

**COUNCIL ACTION FORM**

**SUBJECT: REZONE FROM GOVERNMENT-AIRPORT (S-GA) TO FLOATING SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL) WITH MASTER PLAN AT 601 AND 705 DOTSON DRIVE**

**BACKGROUND INFORMATION:**

Dayton Park, LLC, contract purchasers, of property currently owned by the Ames Community School District, is requesting rezoning with a Master Plan for property located at 601 and 705 Dotson Drive. The City Council recently approved a Final Plat for the Ames Community School District creating the two lots located west of the Dotson Drive extension, west of the Ames Middle School. The two lots proposed for rezoning contain 6.33 acres and are currently zoning Government-Airport (S-GA). (See *Attachment A, Location and Current Zoning Map.*) Dayton Park, LLC proposes the development of a single-family residential subdivision and is requesting a rezoning from Government-Airport (S-GA) to Suburban Residential Low Density (FS-RL). (See *Attachment C, Proposed Zoning Map*) Total development is estimated at 15 dwelling units per the details of the master plan. The applicant has signed the accompanying zoning agreement for the Master Plan.

The Land Use Policy Plan (LUPP) generally represents the subject area as Village/Suburban Residential and Low Density Residential, split by College Creek, on the LUPP map. (See *Attachment B, LUPP Map*) The "FS-RL" zoning district is consistent with the LUPP land use designation and interpretation of its boundaries for the subject site. The proposed FS-RL zoning also matches the abutting FS-RL zoning to the north and to the west. Support materials provided by the applicant (*Attachment F, Applicant's Statement*) describe how the proposed rezoning and implementation of the proposed development is consistent with the goals of the Land Use Policy Plan. **Ultimately, development of the site will require approval of a Major Subdivision following the approval of a rezoning request.**

A Master Plan submitted by the applicant provides a broad view of the development concept by describing the intended use, building types, access points, and protected areas. The submitted FS-RL Master Plan (Attachment E) proposes single-family residential development on 3.75 acres of the property including 4.75 acres of open space area which includes an existing conservation easement. Project details of the Master Plan include:

1. Developable acreage of approximately 3.75 acres. Applicant proposes 15 single family detached home. Total development will meet minimum density requirements of 3.75 units per net acre for the FS-RL zone.
2. One loop road is proposed for the south section of the development to allow for

frontage and access separated from Dotson Drive to limit curb cuts. The north portion of the development is proposed with private driveway access from Dotson Drive to each lot.

3. Open Space Easement areas are proposed between the two development areas of the site due to the College Creek and the existing Conservation Easement along the creek. The existing bike trail also traverses the proposed open space area to allow for connection to Cochrane Parkway.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal.

**Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL zoning district. Staff believes it is consistent with the Objectives and Future Land Use Map of the City of Ames Land Use Policy Plan.**

**Planning and Zoning Commission Recommendation:** At a public hearing on October 7, 2015, the Planning and Zoning Commission voted 6-0 to recommend that the City Council rezone the subject properties from Government/Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL). Other than the applicant, only one member of the audience spoke at the meeting noting they were in favor of the project however, asked if increased density would be an option for this location.

**ALTERNATIVES:**

1. The City Council can approve on first reading the rezoning for the properties at 601 and 705 Dotson Drive from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL), and accept the zoning agreement for the Master Plan, based upon staff's findings and conclusions as found in the addendum.
2. The City Council can deny the request for rezoning from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL) if the Council finds that the City's regulations and policies are not met.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

**CITY MANAGER'S RECOMMENDATION:**

As noted in the attached addendum, the proposed rezoning is consistent with the LUPP goals, objectives and policies and land use designations. Adequate infrastructure has been provided for in the construction of the Dotson Drive and the surrounding area to be available to serve future development. The Master Plan provides for developed areas, conservation areas and open space, housing types and densities that are consistent with the proposed FS-RL zoning district standards.

**Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby rezoning the properties at 601 and 705 Dotson Drive from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL), based upon staff's findings and conclusions as found in the addendum.**

## ADDENDUM

### REZONING BACKGROUND:

**Existing Land Use Policy Plan.** The LUPP designation of the subject area is Village Suburban Residential and Low Density Residential. An LUPP map of the immediate area can be found in Attachment B. A small portion of the northwest corner of the site and the north portion of the Ames Middle School property is within the low density designation area of the LUPP Map, However, because the property is not adjacent to existing RL zoning and the generalized location and extent of the boundaries associated with the Land Use Policy Plan future land use map, the proposed rezoning to FS-RL is in compliance with the existing Village Suburban land use designation of the properties.

The applicant has provided support materials (found in Attachment F) regarding the proposed rezoning and its conformance with the Land Use Policy Plan.

**Existing Zoning.** The subject parcels are currently zoned Government/Airport (S-GA) because of the School District use of the property. The applicant is requesting rezoning for residential development to the Floating Suburban Residential Low Density (FS-RL) zone. The properties to the north and northeast of the subject sites are zoned FS-RL and properties to the west are zoned Planned Residential District (F-PRD). The Middle School property to the east is zoned Government/Airport. With the split in the LUPP designation of the site, both FS-RL and RL zoning districts could be identified to be compatible with the existing LUPP designation and the applicant's proposed use of the property, however, based on current zoning surrounding the subject properties, both FS-RL and PRD are zoning district which meet the underlying LUPP Village Suburban land use designation. RL zoning is not a district currently abutting the submit properties.

**Proposed Floating Suburban Zoning.** The applicant has requested FS zoning as an alternative to Village Residential Zoning. FS zoning is an option that may be selected by an applicant to create a more homogenous development type as compared to the heterogeneous development pattern of Village Residential. With FS zoning there is an option for Residential Low or Residential Medium. The applicant is proposing FS-RL zoning which allows for either single family attached or single family detached housing within the same zoning district. **Development within FS-RL zoning must reach a minimum density of 3.75 units per net acre and not exceed 10 units per net acre.** The applicant at this time is proposing single family residential housing as indicated on the submitted Master Plan to an intended density of 4.0 dwelling units per acre.

**Master Plan.** A Master Plan is intended to provide a general description of the intended development of a property. A Master Plan must address natural areas, buildable areas, building types, range of uses and basic access points, as described in zoning requirements of Section 29.1507(4) (*see Attachment D – Applicable Regulations*).

The entire property has been in Government/Airport zone for many years as part of the Middle School property. The submitted Master Plan proposes areas for residential homes and notes the open space easement which includes a conservation easement

over a portion of the area as detailed in an easement document which was part of the previously approved Final Plat for the two properties.

The Master Plan proposes a development pattern with single-family detached homes fronting on Dotson Drive and a proposed loop road on the south portion of the site for access to additional lots backing up to the open space easement area. The applicant describes a minimum of 15 dwelling units for the project.

The minimum density standard for the area to be rezoned to FS-RL is 3.75 dwelling units per net acre. The Master Plan proposes a minimum net density for the area to be zoned FS-RL of approximately 4.0 dwelling units per acre. Full review of net acreage, layout, and compliance with development regulations of the FS-RL zone will occur with the subsequent preliminary plat subdivision review.

**Access.** The proposed development lots will be accessed off of Dotson Drive. The north portion of the site will include single-family lots fronting on Dotson Drive with private access driveways. The southern portion of the site will likely include a new loop street to allow driveways to individual lots. This will eliminate some private curb cuts along the west side of Dotson Drive. Staff has considered the sight visibility issues for the slope and curvature of Dotson Drive and discussed with the applicant the future considerations for driveway limitations and have agreed upon the appropriate concept of the future subdivision.

**Infrastructure.** New sewer and water connections were installed with the extension of Dotson Drive and required as part of the Minor Final plat for Ames Middle School Plat 3. Private utility service connection for water and sewer were installed into the west right of way for connection for the northernmost lots fronting on Dotson Drive. Additional public improvements and/or easements needed for the subdivision of the private lots will be addressed at the time of the Preliminary Plat.

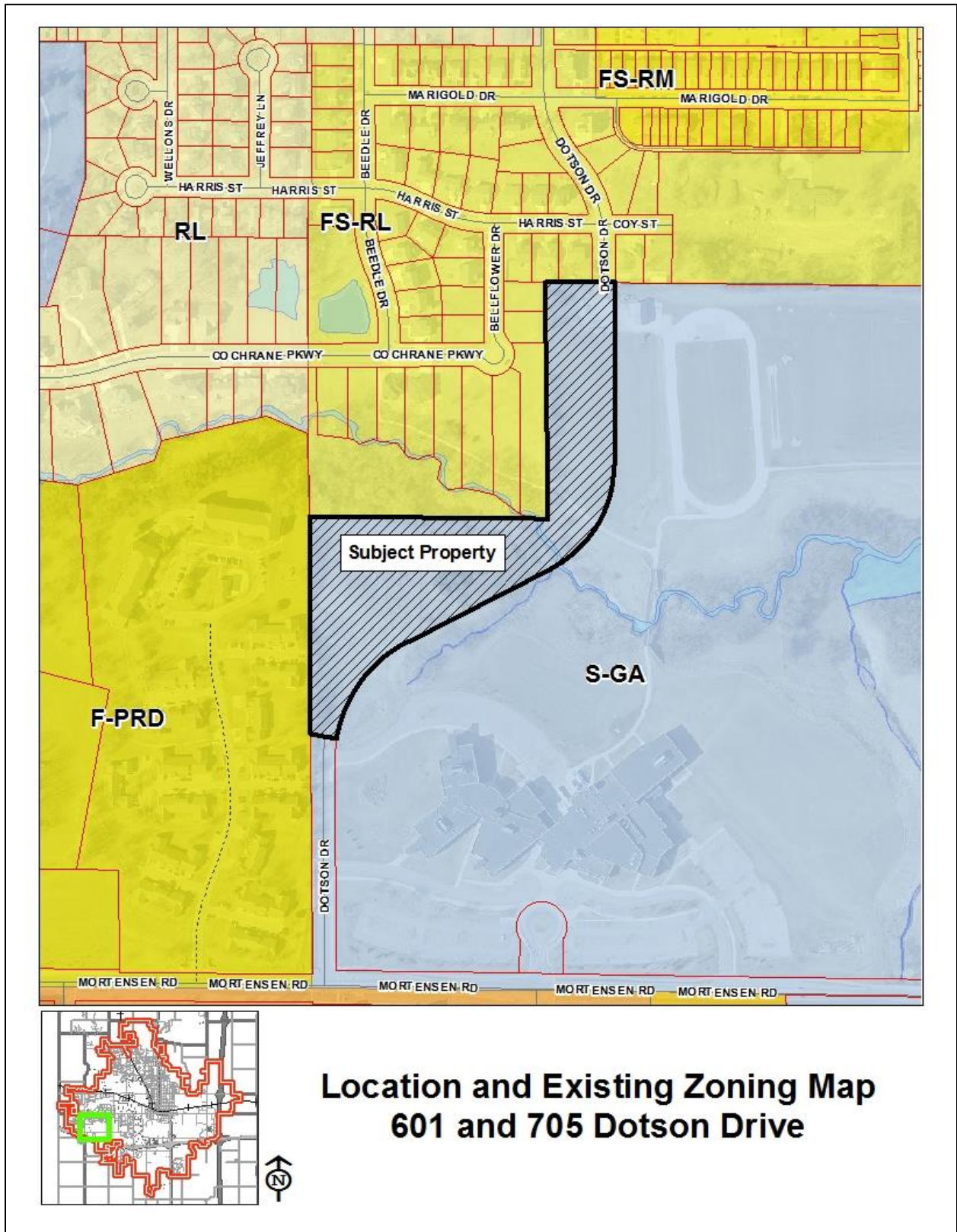
**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. Ames *Municipal Code Section 29.1507(2)* allows owners of fifty percent (50%) or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. It has been determined that the contract purchaser of the lots can also qualify as applicant for a rezoning with submission of a signed contract. The contract purchaser of these two lots has requested the rezoning and provided evidence of a contract to acquire the property.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as mainly "Village Suburban Residential" with a small portion of the area designated as "Low Density."
3. The "Village Suburban Residential" land use designation supports the "FS-RL" (Floating Suburban Residential Low Density Zone) requested zoning designation.

Under the “FS-RL” zoning designation, the proposed single-family residential development can be accommodated subject to the Zone Development Standards allowed within the zone, as described in Chapter 29, Article 7, of the Municipal Code.

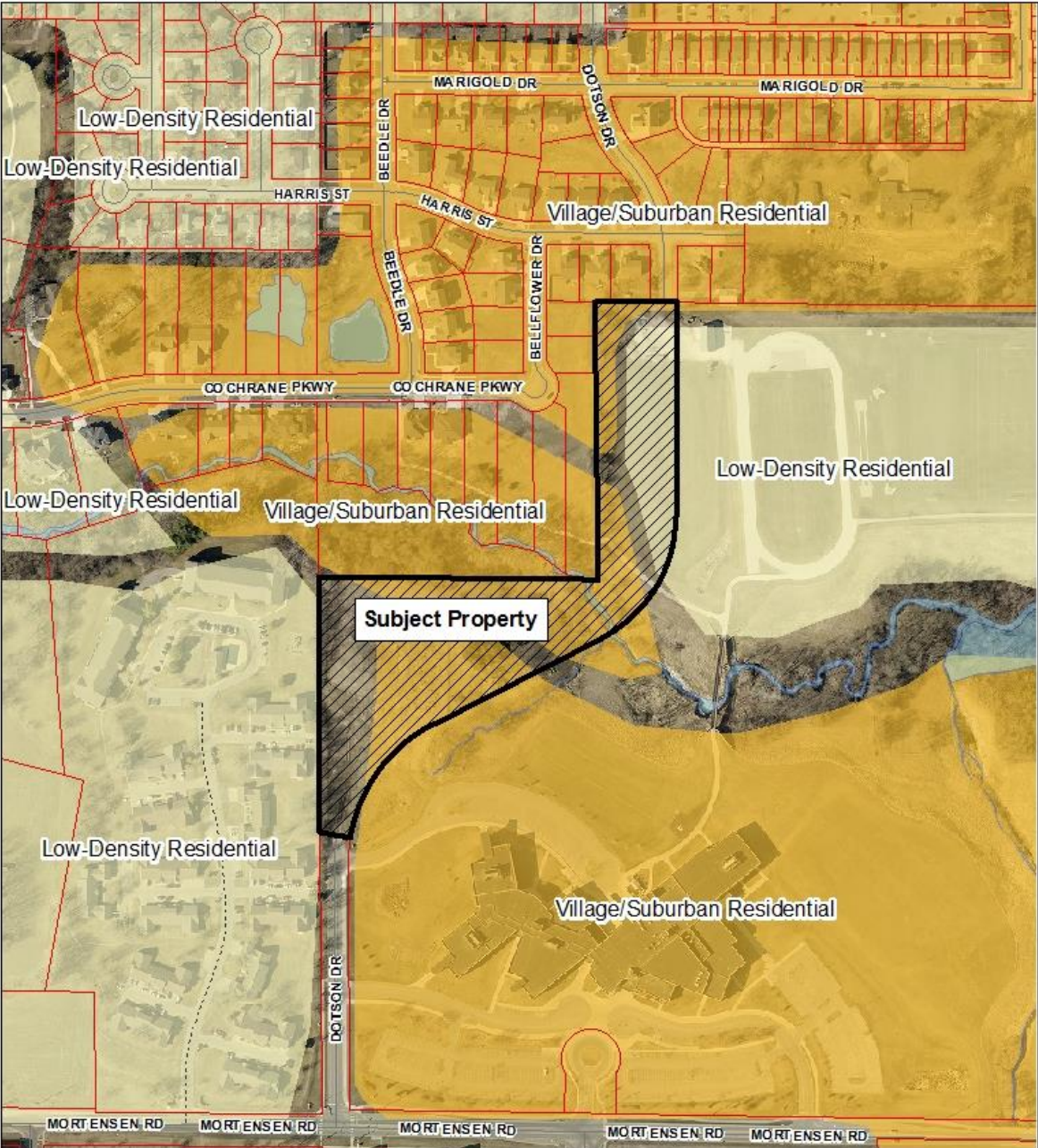
4. All infrastructure improvements have recently been installed and are available for development of the two properties. Necessary easements for service line connections to the single-family lots will be determined at the Preliminary Plat review stage.
5. The Master Plan identifies developable areas and range of uses consistent with the proposed FS-RL zoning district. Subsequent development will be subject to subdivision review.
6. *Ames Municipal Code Sec. 29.1507(5)* requires approval of a zoning agreement for an application with a master plan and that all subsequent development comply with the master plan.

# Attachment A: Location and Current Zoning



**Location and Existing Zoning Map  
601 and 705 Dotson Drive**

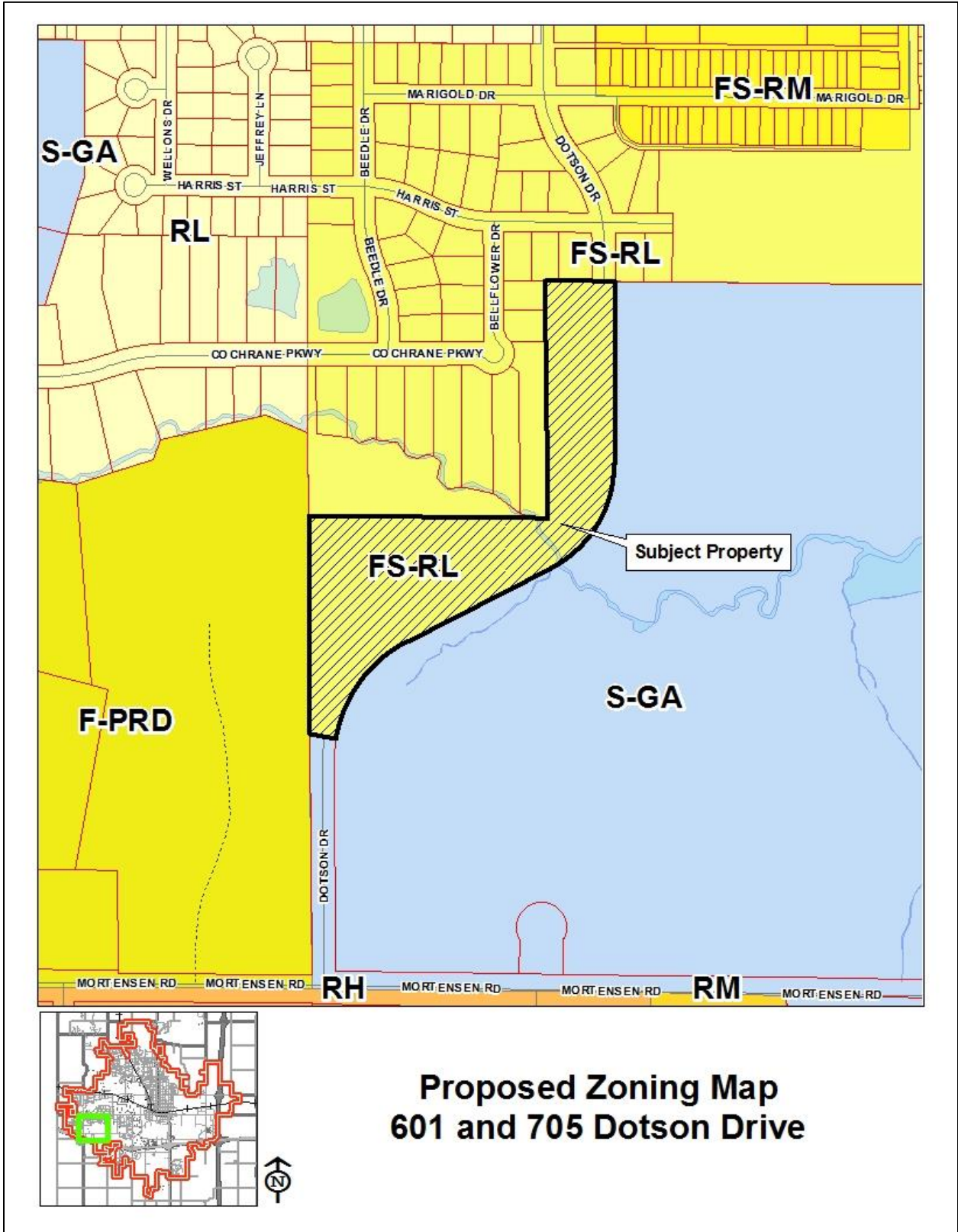
**Attachment B: Land Use Policy Plan Map [Excerpt]**



**Existing LUPP Map  
601 and 705 Dotson Drive**



# Attachment C: Proposed Zoning Map



## Attachment D: Applicable Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1200, Floating Zones, includes a list of uses that are permitted in the Village Residential, Suburban Residential and Planned Residential zoning districts and the zone development standards that apply to properties in those zones.

### **Per Section 29.1507(4): master plan Submittal Requirements:**

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type
- h. Pattern of arterial streets and trails and off-site transportation connections
- i. For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area
- j. For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

# Attachment E: Rezoning Master Plan

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PLT STYLE TABLE	LAYER IMAGE NAME	LAYOUT NAME
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## DOTSON DEVELOPMENT MASTER PLAN

**OWNER / APPLICANT:**  
HCS BUILDERS INC.  
100 6TH STREET  
AMES, IA 50010

**PREPARED BY:**  
FOX ENGINEERING  
414 S. 17TH STREET,  
SUITE 107  
AMES, IA 50010

SINGLE FAMILY DETACHED	ZONE FS-RL	APPROX. NET AREA OF UNITS 3.75	APPROX. # OF UNITS 15	APPROX. DENSITY 4.0
OPEN SPACE	ZONE FS-RL	APPROX. NET AREA OF UNITS 4.75	APPROX. # OF UNITS -	APPROX. DENSITY -

MASTER PLAN DOTSON DEVELOPMENT AMES, IOWA 2015		FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	DATE	REVISION	DESIGNED	BY	DATE
					DRAWN	ELT	10/13
					CHECKED		
					LAST UPDATE:	8/20/15	

## Attachment F: Applicant Statement

### Dotson Development Ames Middle School, Plat 3, Lots 2 and 3 Rezoning Application

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1. **Written explanation of the reasons for requesting rezoning.**

The property is currently zoned Government - "S-GA". We are requesting the property be rezoned to Suburban Residential - Low Density "FS-RL", to allow for construction of single family homes.

2. **Written explanation of the consistency of this rezoning with the Land Use Policy Plan (LUPP).**

This request to rezone to "FS-RL" is consistent with the LUPP's "Village/Suburban Residential" classification (more specifically the "Suburban" classification). Creation of this zone will allow for the development of residential housing.

The requested rezoning is consistent with following goals described in *Chapter One, Planning Base* of the LUPP:

- a. ...to **manage a population base of 60,000-62,000**. Additional land is needed to allow for residential growth and rezoning this property for residential use will help to achieve that.
- b. ...to **provide a greater sense of place and connectivity**. Rezoning will allow development of a residential neighborhood adjacent to other existing and proposed residential areas. This neighborhood will be connected to other residential areas, commercial areas, and recreational areas by way of the existing and proposed system of roadways, sidewalks, and trails.
- c. ...to **have the real costs of development borne by the initiating agent**. The costs of infrastructure within the residential development will be paid by the developer.
- d. ...to **increase the housing supply and to provide a wider range of housing choices**. Rezoning to FS-RL will allow construction of single-family homes, which will bring a mix of housing types to an area that is a mix of single-family detached housing, townhouses, and apartments.
- e. ...to **provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative methods of transportation**. The planned residential development includes a network of local streets that will connect to existing collector/arterial streets, sidewalks, and trails.
- f. ...to **enhance the role of Downtown as a community focal point**. This rezoning request does not propose any uses or activities that would duplicate those activities and services offered by the Downtown, which might diminish the role of Downtown as a community focal point.

## Attachment F: Applicant Statement, Cont.

g. ...to **promote expansion and diversification of the economy.** Availability of housing choices is key to promoting opportunities for some employers. This development will provide additional residential housing in this currently underdeveloped area.

3. **Current zoning of the subject property.**

The property is currently zoned Government - "S-GA"

4. **Proposed zoning of the subject property.**

This request is to rezone to Suburban Residential - Low Density "FS-RL"

5. **Proposed use of the property.**

The intended use within the Suburban Residential - Low Density "FS-RL" zone would include lots for single-family residential housing.

6. **Legal description of the property proposed for rezoning.**

Lot 2, Ames Middle School, Plat 3

and

Lot 3, Ames Middle School, Plat 3

7. **Land area of the property proposed for rezoning.**

Lot 2 - 2.20 acres

and

Lot 3 - 4.13 acres

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DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5146  
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 601 and 705 Dotson Drive, is rezoned with a Master Plan from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL).

**Real Estate Description:** Lot 2 and Lot 3 of Ames Middle School 2003, Plat 3, City of Ames, Story County, Iowa.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor