

COUNCIL ACTION FORM

SUBJECT: LAND USE POLICY PLAN AMENDMENT OF FUTURE LAND USE MAP FOR 3535 S. 530th AVENUE

BACKGROUND:

On August 25, 2015, the City Council considered a request by Hunziker Development Company LLC, to initiate an amendment to the Land Use Policy Plan (LUPP) Future Land Use Map, and directed that a “Minor Amendment” process be followed for an LUPP amendment. The subject property includes approximately 20 acres, and was recently approved for voluntary annexation into Ames, on July 14, 2015. The land is located west of University Boulevard (S. 530th Avenue) and the ISU Research Park, and south of the Wessex apartment development (See *Attachment A – Location Map*).

The designation of the property is currently Village/Suburban Residential, as is the case with newly annexed land. (see *Attachment B – Existing Land Use Designation*). Lands to the south, east, and west of the site are still in the County and not part of the City of Ames, but are shown to be part of the Southwest Growth Area. All of these properties would have the same Village/Suburban Residential land use designation at the time of future annexation into the City. Property north of the site is the Wessex Apartments that were developed as a medium density Planned Unit Development of approximately 12 units per net acre. The existing uses abutting the site or either open areas or large lot rural residential homes.

The applicant requests a change in the land use designation of approximately 50% of gross site area of the property from Village/Suburban Residential to High-Density Residential in order to ultimately rezone the site to Residential High Density (RH) for multi-family housing (See Attachment C). The remainder of the site would be Village/Suburban Residential with the intent by the developer to seek FS-RM zoning. Cottonwood Road would extend through the north end of the site and connect to University Boulevard. An additional public street circulating to the south would also be planned for the property at the time of development.

The density range allowed with Village/Suburban Residential is 3.75 to 22 units per acre, whereas High Density allows between 11 and 38.56 units per acre. **As noted by the developer in his letter(see Attachment E – Applicant Letter to City Council, dated July 24, 2015), the zoning regulations (units per building) of FS-RM versus RH are what have motivated the request for the LUPP amendment more than the allowable density associated with each land use designation.** The developer wishes to have the option to construct apartment buildings in a variety of sizes, ranging from 8- to 12-unit structures in the Village/Suburban Residential portion of the site, to 36-unit structures in the High Density Residential portion. The 36-unit buildings could only

occur within a PRD zoning district with a Major Site Plan approval, or under the desired RH zoning.

The developer originally applied for 100% of the site as Residential High Density. Since the Planning and Zoning Commission meeting in November, the developer has revised their request for High-Density Residential to approximately 50% of the site as described above. The letter provided (*see Attachment F – Applicant Letter for Revised Proposal*) explains that **the developer is modifying their initial request to bring it more in line with staff's recommendation to the Planning and Zoning Commission.** Staff previously had recommended that the whole site should not be designated High Density Residential and that a medium-density transition area was needed to the west for future compatibility with low-density development anticipated to the west. Staff did not anticipate that future low-density development would be proposed to the east as it was situated near the ISU Research Park and would warrant consideration of a high level of use.

Much of the discussion for this proposed amendment is about the building types and development pattern rather than the maximizing the density of this specific site. There are distinct differences in apartment development between the FS-RM zoning associated with Village Suburban Residential and the requested High Density designation. Apartment dwellings are limited in the FS-RM zone to no more than 12 units in each structure and a four-story height limit. FS-RM has this requirement to match standard RM zoning and to be a comparable zoning choice with Village Residential zoning. Additionally, apartment development within Village Suburban Residential designation has a City Council Major Site Development Plan requirement that does not exist for standard RH zoning.

The FS-RM standards are meant to implement the LUPP's vision for transitions in density and compatibility of development with single-family home development in New Lands Areas. High Density zoning was not described in the LUPP as a category for development in New Lands. Examples of FS-RM apartment complexes include Ringgenberg in south Ames and Grayhawk in north Ames. Examples of New Lands areas converted to RH are the apartment developments along Mortensen and South Dakota.

RH Site Evaluation Tool

In January, the City Council asked that each apartment development request include an assessment with the RH Site evaluation tool. (*see Attachment G – RH Site Evaluation Tool*) With this LUPP Amendment request there is minimal detail available to complete the checklist for the overall site. Additionally, it is different than the three previous High Density LUPP requests that were changes from a commercial to a residential designation. Council has not previously discussed how to apply the tool when a request is a change from one type of residential to another type of residential.

Staff approached the checklist as comparing the proposed high density development to the allowed medium density apartments of FS-RM, rather than in isolation as a new residential area changing from a different use. This made answers to questions

regarding Housing Type and Design rank as low, since the City has already planned for the site to be residential and it accommodates multi-family with more specific standards than in the proposed RH designation. However, it did rank fairly well for Location and Surroundings because it is located in an area planned for residential development, there is an existing park, and near a substantial employment area. In terms of transportation, University is being rebuilt at this time and includes shared use paths. Transit service is somewhat limited in frequency.

Land Use Analysis and Capacity

Analysis of the request contemplates the suitability of the specific site for the proposed residential use and ability of the City to serve the site. A full analysis of the LUPP Amendment is included in the attached addendum. The primary issues are how high density development can be accomplished in a manner consistent with providing housing variety and meeting the design objectives of appropriate transitions to future low density development planned around the subject site.

Development of the site will extend Cottonwood Road as a neighborhood collector street through the site and connect to University Avenue. At a minimum provision for a north south public street through the site would also be needed. Prior to any rezoning of the site, a trip generation estimate and analysis of potential transportation impacts would be needed.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission held a public hearing on November 11, 2015 for the proposed High Density Residential LUPP Amendment for the site. Three members of the public spoke and were concerned about the intensity of development and whether there is a need for apartments in the south part of Ames. Comments also were received about how larger apartment buildings would be allowed under RH and how incompatible they would be with the surroundings. **Although staff recommended to the Commission options for re-designating only part of the site for RH, the Commission voted 4-2 to recommend that the City Council deny the request for High Density for any part of this property.**

ALTERNATIVES:

1. The City Council can approve an amendment to the LUPP Future Land Use Map to change the land use designation of approximately 50% of the gross site area for the property located at 3535 S. 530th Avenue, from Village/Suburban Residential to High-Density Residential, as depicted in **Attachment C**.

Council would choose this alternative if it supports allowing for a wider range of multi-family housing types for the property than permitted under Village/Suburban Residential, including larger apartment buildings, but is interested in a transitional land use along the west property line.

2. The City Council can deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of approximately 50% of the gross

site area for the property located at 3535 S. 530th Avenue, from Village/Suburban Residential to High-Density Residential, as depicted in **Attachment C**.

Council would choose this alternative if it believes the site should remain as Village/Suburban Residential in support of lower intensity of building sizes and potentially greater compatibility with its surroundings.

3. The City Council can refer this request back to staff or the applicant for more information, prior to forwarding a recommendation to City Council.

CITY MANAGER RECOMMENDATION:

Most Residential High Density LUPP Amendments have not been for changes to New Lands within designated Growth Areas, but instead have been infill conversion of commercial lands. The subject request is the first New Lands RH area discussion in the past ten years, since the City granted high density zoning along Mortenson/South Dakota. The City has seen mostly single-family home construction in its New Lands areas, which has been consistent with the LUPP expectation that approximately 80% of New Lands would be single family and 20% of development as medium density apartments.

In this instance, staff believes that providing for housing opportunities and multi-family housing options is desirable and appropriate for the City. Development that supports housing types aimed towards smaller household sizes and workforce housing is specifically important to the City.

The issue for deciding which land use designation for the site is the most appropriate, centers on how compatible the character and appearance of the development will be in relation to the surrounding development (both existing and future). If FS-RM zoning is applied to the land, as would be the case for the existing Village/Suburban Residential land use designation, townhouses and apartment dwellings of a much smaller scale would be constructed than would be the case if the land use designation is High-Density Residential, with a corresponding zoning designation of RH.

Staff believes that the remaining land area between this site and Cedar Lane should be expected to be single-family homes as needed for housing supply for the City in the long term. **Developing this property with apartments would meet a near term need for multi-family housing options, but must be done in manner that supports single-family development to the east and would not be viewed as a negative towards development of single-family homes in the future. Staff also believes that areas to the east of this property, along University and near the ISU Research Park, may be able to support a different use than the current rural residential homes that are there today and has not focused on land use transitions to the east.** At the time of rezoning and site development, issues of location and orientation can be considered in relation to the existing neighbors.

It is the recommendation of the City Manager that the City Council approve Alternative #1 with approximately 50% of the site designated for Residential High Density as depicted on Exhibit C, with the remaining area of the property designated as Village/Suburban Residential.

ADDENDUM:

On September 8, 2015, the applicant submitted a formal application for a Land Use Policy Plan (LUPP) Future Land Use Map Change. The Developer has provided statements indicating why he believes this request is supported by the Land Use Policy Plan Goals and Policies. Please review this separate document (*see Attachment H – Developer’s Narrative*). Responses to questions in the application indicate that the Developer has drafted various concept plans for the site, and intends to develop the site with apartment units constructed in a variety of building sizes on approximately 16 net acres of land. **Although no concept plan was included with the application for the LUPP Amendment, staff agrees this would be near the realistic maximum development potential of the property with a typical approach to construction, which is buildings that do not exceed four stories.**

The Goals and Objectives of the LUPP guide all of the other elements of the Plan. They can be found in Chapter One: Planning Base on pages 18-27 of the Plan.

The Developer has provided an analysis of how the proposed change in the LUPP Future Land Use Map is consistent with LUPP Goals No. 1 through 10. (see Attachment H). Based on that analysis, the proposed amendment could reasonably be considered consistent with the applicable goals of the LUPP.

The LUPP Goal that staff believes Goals 4, 5, and 6 are all relevant to the request, but the most consequential to the proposed land use change is Goal No. 4, which reads as follows:

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is further the goal of the community to assure a more healthy, safe and attractive environment.

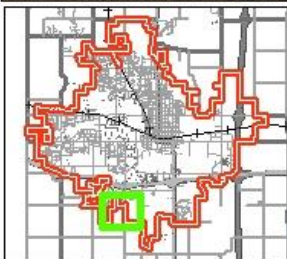
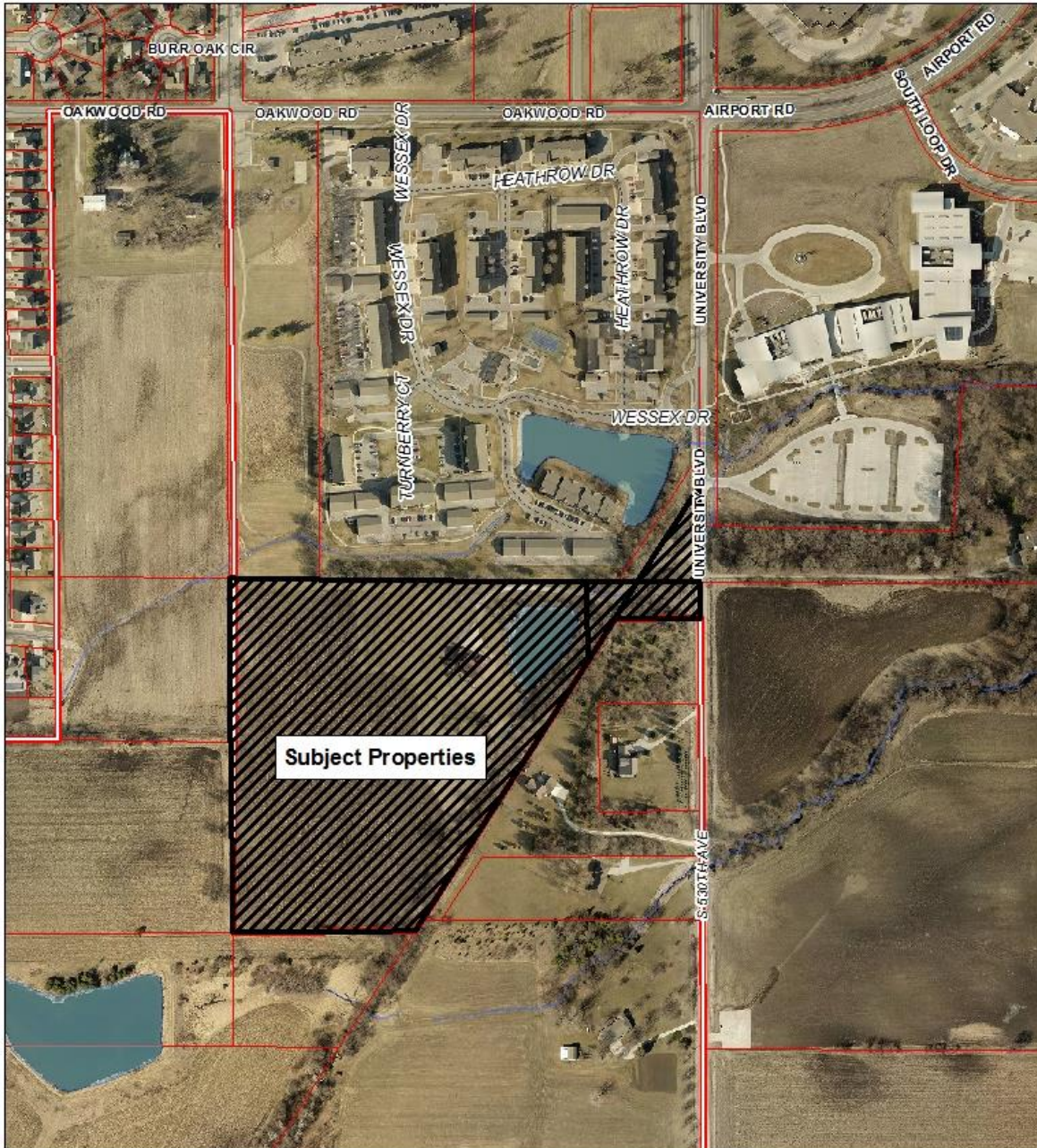
Staff Comments: The differences between FS-RM and RH zoning in the development standards for the number of units per building and the building height open up the options for changing the character of the development such that it is more likely to be compatible with the surrounding neighborhood as FS-RM than an RH. In addition, the process for approval of development in the FS-RM requires noticed hearings and approval by the City Council of a Major Site Development Plan, whereas RH requires only a staff approval. Staff believes that RH can be supported as providing housing options when part of the site is maintained as Village/Suburban Residential.

Land Use Policy Plan (LUPP) New Lands Policy Options. “New Lands” include all of the areas designated in the Ames Urban Fringe Plan as Urban Services Area, including the subject property. The characteristics and expectations for the development of New Lands, once annexed into the city are addressed in the LUPP, and are summarized as follows:

- Create a sense of place and connectivity;
- Distinct and generally homogeneous land uses;;
- Generally singular/homogenous use (single-family, two-family, multi-family or manufactured housing);
- Improved pedestrian scale but orientation focused on vehicular mobility;
- Improved connectivity through street design, mid-block crosswalks on long blocks and connections to school facilities, parks, and open space facilities where possible.
- Multi-family development should be developed in the form of clusters and not continuous strips along designated transit corridors, and should include the required provision of transit stops with shelter facilities for transit riders.
- Sidewalks on both sides of all streets, walks and bicycle connections to school facilities, parks, open space, and other pedestrian and bicycle linkages to the rest of the city;
- Public and/or private park and open space amenities to accommodate the higher density and concentration of people that will result from Suburban Residential development;
- Development design features that fully protect designated environmentally sensitive areas.
- Where different uses of land are adjacent to each other, sufficient landscaped buffers should be installed to create an effective edge between different land use densities:
 - Coniferous and deciduous trees and shrubs creating a generally opaque screen;
 - Earthen berms with landscape features designed to soften the land use transition; and,
 - Public or private park and open space facilities that create a sufficient buffer and separation between different land uses.

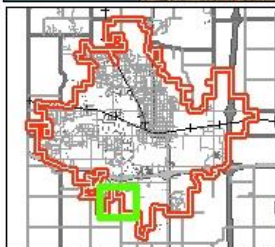
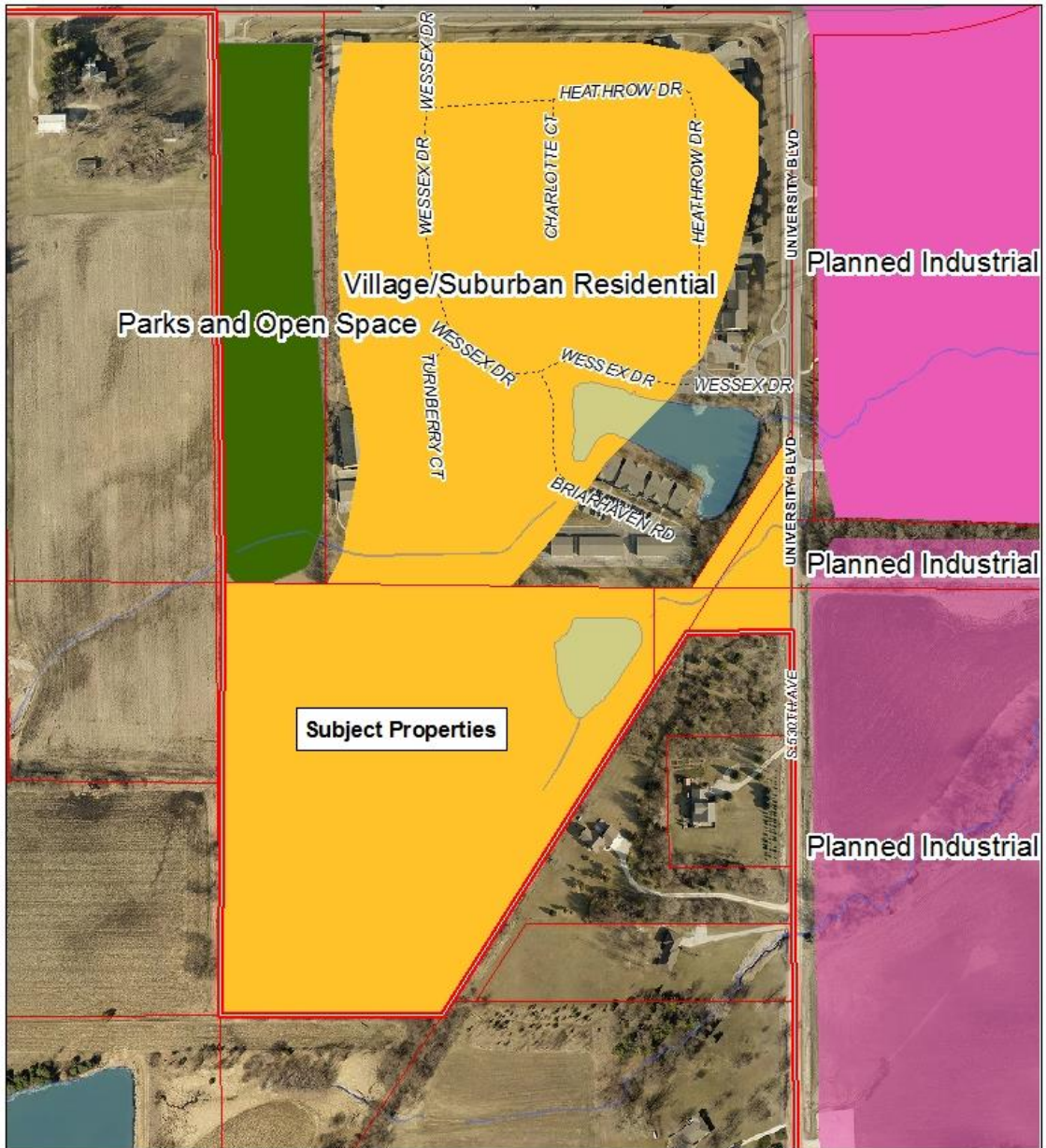
“FS-RM” (Suburban Residential Medium Density Residential) and “RH” (Residential High Density Zone Development Standards). For the portion of the property proposed for designation as High Density Residential, the corresponding zoning designation would be “RH” (High Density Residential). The Village/Suburban Residential land use designation corresponds to the “FS-RM” (Suburban Residential Medium Density Residential) zone. A comparison of the development standards and uses for the two zones reveals that the most significant differences are in the number of units allowed per building, and the maximum building height allowed and the open space and landscaping requirements. In the FS-RM zone, a maximum of 12 units are allowed in each apartment dwelling. In the RH zone, there is no limit on the number of units allowed in each apartment dwelling. The maximum height of buildings allowed in the FS-RM zone is 12 feet to the midpoint of the roof, 15 feet to the ridge. In the RH zone, the maximum height of buildings is 100 feet, or 9 stories, whichever is lower. FS zoning also requires a minimum of 10% of a site as open space for beneficial use by residents.

Attachment A – Location Map



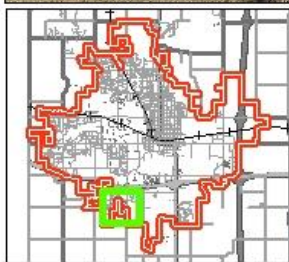
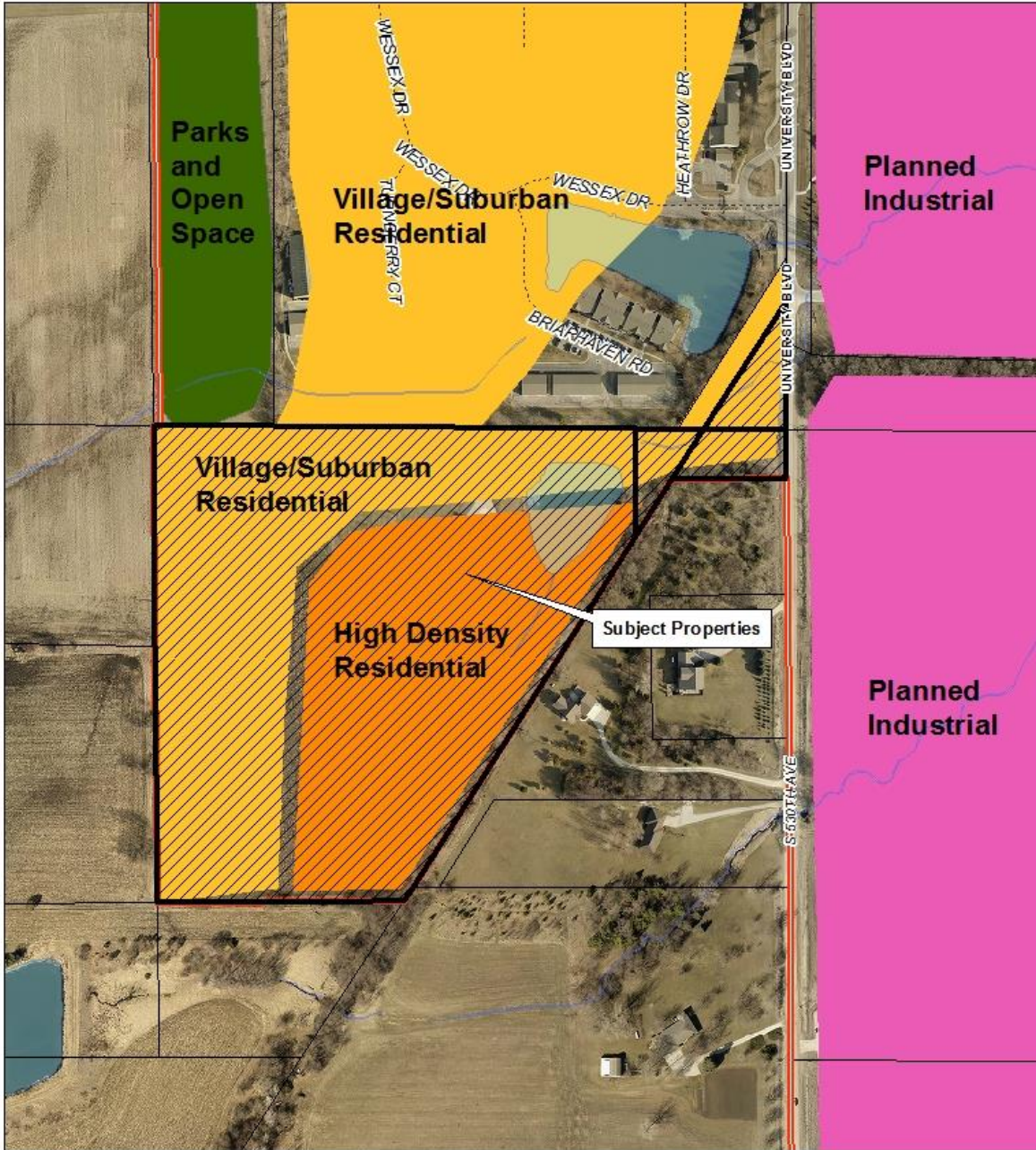
Location Map
3535 S. 530th Avenue

Attachment B Existing Land Use Designation



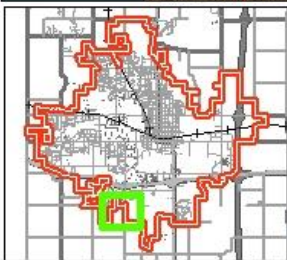
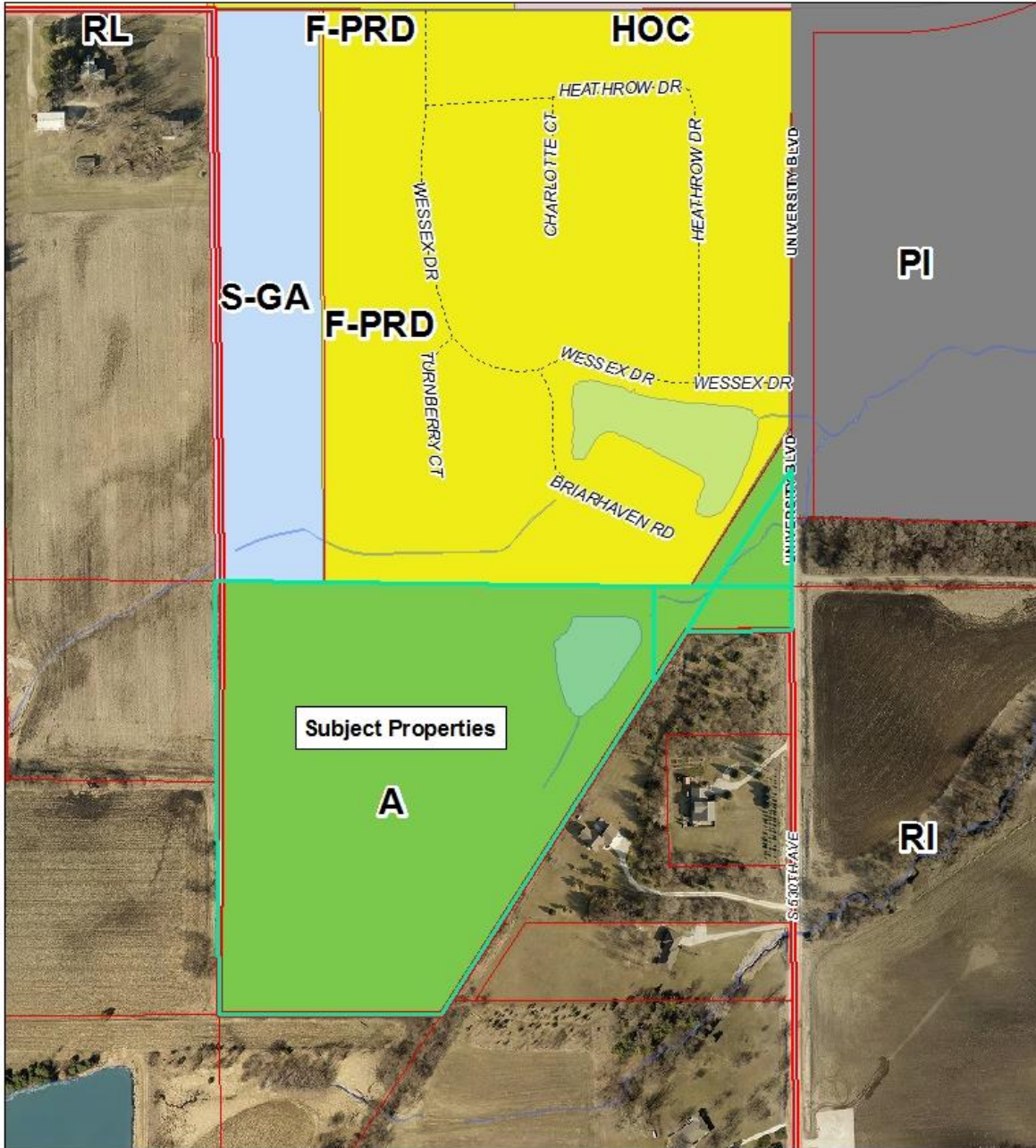
**Existing LUPP Map
3535 S. 530th Avenue**

**Attachment C
Proposed Land Use Designation**



**Proposed LUPP Map
3535 S. 530th Avenue**

Attachment D
Existing Zoning Designation



Existing Zoning Map
3535 S. 530th Avenue

Attachment E
Applicant Letter to City Council – July 24, 2015

Date: July 24, 2015

To: Honorable Mayor and city council

From: Chuck Winkleblack, Hunziker Companies

RE: LUPP minor amendment

Honorable Mayor and council,

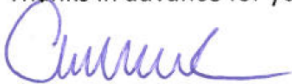
Hunziker Development Company has been working on developing a piece of land on the Southern edge of town (formerly known as the Reyes property). I believe that the Xenia water agreements are going to be on your agenda for action on the July 28 agenda. The council recently approved the annexation of the property and subsequently the non-consenting portion of the annexation became a voluntary annexation therefore avoiding the state development board.

Having those 2 things behind us we would like to move towards the zoning and platting of the site. We met with the planning director this morning and he indicated that we needed to ask for an amendment to the LUPP for this to be considered for (RH) high density zoning. We believe that there will be strong housing demands going forward with the research park expansion. This area is well suited for a higher density development of varying types and sizes.

We need to clarify the zoning before we can finalize plans and layouts for this project. Our goal would be to hopefully move dirt yet this fall. We believe that this change is a minor amendment to the LUPP. We met with most of the home owners along 530th Ave and feel that they are supportive of our goals and intentions for the area. One of our affiliated companies owns the property to the North (Wessex) and they are supportive of the change in zoning. The biggest reason for the change from FS/RM-RL is that those zoning classifications don't allow anything larger than 12 unit structures to be built. To efficiently and effectively develop that land it needs to have some larger buildings on it.

I urge you to send this back to staff to bring back to you in the form of a minor LUPP amendment. We have been working with this property for a long time and feel this will be a great help to our housing stock in close proximity to the research park.

Thanks in advance for your consideration



Chuck Winkleblack, Hunziker companies

Attachment F
Applicant Letter for Revised Proposal

Date: December 31, 2015

To: Honorable Mayor and Ames City Council

From: Justin Dodge, Hunziker Companies

Re: LUPP minor amendment for 3535 S. 530th Ave (University Ave)

Honorable Mayor and City Council,

Hunziker Development Company previously requested a change to the LUPP for a multi-family project we are starting to develop called Village Park (formerly known as the Reyes property), a 20-acre site South of Wessex apartment complex and West of the ISU Research Park. This housing project will be designed and constructed to appeal to the demographics of the ISU Research Park employees.

Hunziker Development Company would like to modify our initial request to bring it more in line with staff's recommendation to the planning and zoning commission.

Planning and Housing staff is recommending that approximately 1/3rd of the Western portion of the property be designated FS-RM rather than RH. Our intention would be for the land to the North of the Cottonwood extension and the land to the West of the North/South road be FS-RM to facilitate the desired transition into the future proposed single-family zoning to the West. The new request for the RH designation would be limited to approximately 9 acres on the Southeast side of the property. With these changes, we believe the City achieves their goals while we are able to achieve our goals for the project. We have attached a map to illustrate our revised request.

It is our intention to host a neighborhood meeting to prior to rezoning to receive input from the surrounding property owners.

I ask for your support for this revised LUPP amendment. This project will bring the much needed housing to this demographic which will be rapidly expanding to meet the needs of the ISU Research Park.

Thanks in advance for your consideration



Justin Dodge, Hunziker Companies

**Attachment G
RH Site Evaluation Tool**

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
Location/Surroundings			
Integrates into an existing neighborhood with appropriate interfaces and transitions High=part of a neighborhood, no significant physical barriers, includes transitions; Average=adjacent to neighborhood, some physical barriers, minor transitions; Low=separated from an residential existing area, physical barriers, no transitions available		X	
Located near daily services and amenities (school, park ,variety of commercial) High=Walk 10 minutes to range of service; Average=10 to 20 minutes to range of service; Low= Walk in excess of 20 minutes to range of service. *Parks and Recreation has specific service objectives for park proximity to residential			X
Creates new neighborhood, not an isolated project (If not part of neighborhood, Does it create a critical mass or identifiable place, support to provide more services?)		X	
Located near employment centers or ISU Campus (High=10 minute bike/walk or 5 minute drive; Average is 20 minute walk or 15 minute drive; Low= exceeds 15 minute drive or no walkability)	X		
Site			
Contains no substantial natural features on the site (woodlands, wetlands, waterways)		X	
Located outside of the Floodway Fringe	X		
Separated adequately from adjacent noise, business operations, air quality (trains, highways, industrial uses, airport approach)		X	
Ability to preserve or sustain natural features		X	
Housing Types and Design			
Needed housing or building type or variety of housing types		X	
Architectural interest and character			X
Site design for landscape buffering			X
Includes affordable housing (Low and Moderate Income))			X
Transportation			

Adjacent to CyRide line to employment/campus High=majority of site is 1/8 miles walk from bus stop; Average= majority of site 1/4 mile walk from bus stop; Low= majority of site exceeds 1/4 miles walk from bus stop.		X	
CyRide service has adequate schedule and capacity High=seating capacity at peak times with schedule for full service Average=seating capacity at peak times with limited schedule Low=either no capacity for peak trips or schedule does not provide reliable service			X
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute	X		
Roadway capacity and intersection operations (existing and planned at LOS C)	X		
Site access and safety		X	
Public Utilities/Services			
Adequate storm, water, sewer capacity for intensification High=infrastructure in place with high capacity Average=infrastructure located nearby, developer obligation to extend and serve Low=system capacity is low, major extension needed or requires unplanned city participation in cost.	X		
Consistent with emergency response goals High=Fire average response time less than 3 minutes Average=Fire average response time within 3-5 minutes Low=Fire average response time exceeds 5 minutes, or projected substantial increase in service calls		X	
Investment/Catalyst			
Support prior City sponsored neighborhood/district investments or sub-area planning			X
Creates character/identity/sense of place			X
Encourages economic development or diversification of retail commercial (Mixed Use Development)			X

**Attachment H
Developer's Narrative (Page 1)**

Village Park Subdivision Land Use Policy Plan (LUPP) Map Change

1. Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan.

Goal 1 - Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preference. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

The development of this property for residential use is consistent with the City's objective to manage a population base of 60,000-62,000. Additional land will be needed to allow for residential growth and designating this property for residential use will help to do that. This residential subdivision would be completed in phases, allowing for the systematic and sustainable addition of lots to the market.

Goal 2 - In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.

Designating this property for residential use is consistent with the City's objective to provide additional developable land while concentrating on the annexation and development of new areas. The types of residential housing planned are consistent and compatible with existing residential housing adjacent to this site while preserving nearby natural resources. The former railroad bed adjacent to the site is planned to become a shared-use trail, while the green space along the trail will be incorporated into open space and storm water management features of the proposed development.

Goal 3 - It is the goal of Ames to assure that Ames is an "environmentally-friendly" community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

The development of this property is consistent with the City's objectives to provide biodiversity through the inclusion of plant and animal habitats and to maintain and enhance the value of its water resources. The higher density of the proposed residential development also provides to increase the City's population within a concentrated footprint, minimizing impacts to existing ecological systems.

Attachment H Developer's Narrative (Page 2)

Goal 4 - It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is further the goal of the community to assure a more healthy, safe and attractive environment.

The development of this property is consistent with the City's objectives. The property is adjacent to other existing and proposed residential areas. This area 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.

Goal 5 - It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

The development of this property is consistent with the City's objectives to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and the desire to integrate its planning with that of Story County. The costs of infrastructure within the residential development will be paid by the developer.

Goal 6 - It is a goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

The development of this project is consistent with the City's objectives. Concept plans for the residential development have included multi-family and high density apartment lots. The conceptual layouts have included a variety of bedroom options to appeal to the ISU Research Park employees.

Goal 7 - It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative methods of transportation.

The development of this project is consistent with the City's objectives. Concept plans for the residential development have included a network of local streets that will connect to existing collector/arterial streets, sidewalks, and trails. The development will make use of an already existing roadway (S. 530th Ave./University Blvd.) as its major access. It's expected that this development will provide housing opportunities for employees of the expanded ISU Research Park. Due to location and proximity to the Research Park, it's likely that many residents will walk or bike to work.

Goal 8 - It is the goal of Ames to enhance the role of Downtown as a community focal point.

The development of this project is consistent with the City's objectives in that it 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 H Developer's Narrative (Page 3)

Goal 9 - It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

The development of this project is consistent with the City's objectives in that availability of housing choices is key to promoting opportunities for some employers. Higher density residential development will require less land to provide a greater number of housing units. Storm water management facilities and green space buffers will help to reduce impacts of the development.

Goal 10 - It is the goal of Ames to maintain and enhance its cultural heritage.

The development of this project is consistent with the City's objectives. The proposed development is not planned to negatively impact architecturally significant structures or archaeologically significant resources.

2. Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.

This property has been outside the City of Ames' Corporate Limits. When annexed, the property was assigned the "Village/Suburban Residential" LUPP designation. We ask that the LUPP Map be amended to classify this property as a mix of "Suburban Residential Medium Density" and "High Density Residential" which will allow for larger, multi-family residential buildings, some of which would not be allowed under the current designation.

3. Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for expanding the amount of land included in the designation proposed for this property.

Chapter 1, "Planning Base" of the Land Use Policy Plan states... "A previous study estimated there are approximately 240 net developable acres remaining in the City for residential development. This can accommodate housing for about 3,000 persons. This is insufficient to meet any but the lowest population projections for Ames within the current City limits." It goes on to identify "... an additional 219 to 1,284 acres of residential land will be needed to accommodate the 2030 projected population." This property (approximately 20 acres gross), is only a fraction of the residential land that is needed to meet population projections.

4. As a result of this action, will there be an adverse impact on:

a. Other undeveloped property in the designation proposed for this site?

No. This property, along with others, will be needed in order to provide the area of residential land needed to meet population projections.

b. Other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation?

Attachment H Developer's Narrative (Page 4)

No. This property, along with others, will be needed in order to provide the area of residential land needed to meet population projections.

5. Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?

Designating this area as "High Density Residential" and "Suburban Residential Medium Density" will provide for orderly residential growth, with development following City of Ames Standards. There continues to be a demand for multi-family/young professional housing in Ames. This development will provide needed housing for the expanding ISU Research Park and anticipated employee growth.

6. What impact will the proposed change have upon the following:

a. Transportation

An internal street network will be designed for the subdivision and constructed by the Developer. Local streets will connect to existing collector/arterial streets and will be designed to City of Ames standards. Primary access to this area will be provided by S. 530th Avenue, which is currently being reconstructed to serve the ISU Research Park. Scenarios, including development of this area as a residential subdivision, have been included in previous modeling completed as part of the City's Long Range Transportation Plan.

b. Sanitary Sewer

Sanitary sewers within the subdivision will be designed to City of Ames standards, and be constructed by the Developer. Sanitary sewer is being constructed along University Boulevard as part of the ISU Research Park expansion.

c. Water

Water mains within the subdivision will be designed to City of Ames standards, and be constructed by the Developer. Water main is being constructed along University Boulevard as part of the ISU Research Park expansion.

d. Storm Sewer

Initial concepts for storm water management include preserving natural drainage features along the former railroad right-of-way and minimizing storm sewers. A network of grassed waterways within open spaces is planned to reduce peak runoff and improve water quality of storm discharges.

e. Housing and Employment

Currently there is one house on the site that will be removed. Concept layouts for the proposed subdivision have included approximately 16 acres (net) for medium and high density multi-family development. Based on densities in similar developments, this could result in approximately 275 dwelling units and 550 residents. Proposed expansion to the ISU Research Park will create additional need for these types of housing choices.