

**COUNCIL ACTION FORM**

**REQUEST: REZONE FROM A (AGRICULTURAL) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY) WITH A MASTER PLAN FOR PROPERTIES LOCATED AT 5442 AND 5440 GRANT AVENUE.**

**BACKGROUND:**

Hunziker Development Company is requesting rezoning of two parcels of approximately 7.50 acres from Agriculture to Suburban Residential Low Density (FS-RL). Boundaries of the site are Grant Avenue on the west, Quarry Estates Subdivision to the north, Ada Hayden Heritage Park on the east, and Hayden's Crossing, a residential subdivision to the south for which a Preliminary Plat was recently approved. *(See Attachment A, Location Map, Attachments C & D, Existing & Proposed Zoning)* The proposed project also includes approval of a Master Plan that shows the site combined for development with the previously approved Hayden's Crossing to the south. *(see Attachment E, Master Plan)*. Following rezoning, the owner intends to revise the Preliminary Plat for Hayden's Crossing, and include this land as part of the subdivision.

This land was annexed by the City on December 30, 2013. Before annexation, the Ames Urban Fringe Plan designated this property for Urban Residential land use and Watershed Protection Area, since it is within the watershed of Ada Hayden Lake. Upon annexation, the property was designated as Village/Suburban Residential on the Land Use Policy Plan map. *(See Attachment B, Land Use Policy Plan Future Land Use Map)* The "FS-RL" zoning district is consistent with this land use designation. Support materials provided by the applicant *(Attachment H, Applicant's Narrative)* describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the Land Use Policy Plan. **Ultimately, development of the site will require approval of a Conservation Subdivision subsequent to approval of the rezoning request.**

The proposed Master Plan *(see Attachment E, Master Plan)* is designed to integrate with the prior approval of Hayden's Crossing for the properties at 5442, 5440 and 5400 Grant Avenue. Developable acres for the combined areas will include approximately 10.01 net acres with common open space, storm water detention areas, and buffers comprising 5.82 net acres of the combined area. The new area for development as part of this rezoning request and master plan will constitute approximately 2.5 acres of the 10 net developable acres.

Project details of the combined Master Plan areas include:

1. Developable acreage of approximately 10.01 acres. Applicant proposes single family detached units. Total development will meet minimum density requirements of 3.75 units per net acre. A total of 46 dwelling units are planned for Hayden's Crossing subdivision, as described by the applicant. Note that the

maximum density under FS-RL would permit approximately 100 dwelling units at 10 dwelling units per net acre.

2. Two access points on the west with Grant Avenue. One access point is required to be coordinated with development to the west, this was previously discussed as part of the original Hayden's Crossing approval.
3. A second pedestrian trail access will be part of the new area with a connection at the northeast corner of the site to connect to the trail provided with Quarry Estates. The original approval had one point of access to the south.
4. Conservation areas along the west, east and south perimeter of the site. Including, a minimum 30-ft wide buffer of undevelopable open space between the developed lots of Hayden's Crossing and Grant Avenue, as well as between Hayden's Crossing and the City-owned property to the east and south, to be planted with native grasses and forbs during the first phase of the development.

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

The site is subject to the Ames Conservation Subdivision standards. These standards are designed to protect the quality of water in Ada Hayden Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly-owned open space and conservation areas and protect such areas in perpetuity. The Master Plan shows approximately 37% of the property as conservation areas and open space distributed throughout the development and abutting the residential areas.

Prior to annexation, an agreement was approved by owners of this subject property and other land parcels between Ada Hayden Heritage Park and the railroad right-of-way, and south of 190<sup>th</sup> Street, which established the timing and responsibility for extension of all of the urban infrastructure necessary to provide city services to this area as an assessment district (Grant Avenue) and connection districts (sewer and water). Sewer and water main extensions have been constructed and street construction is nearing completion. Utilities are available to serve the development.

**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**

The Commission conducted a public hearing on December 16, 2015, and recommended approval (5-0) of the proposed rezoning from "A" to "FS-RL", including the proposed Master Plan. The Commission discussed the two access points to Grant Avenue, along the west boundary of the site. Staff explained to the Commission that the location of the access points on Grant Avenue would need to be resolved, prior to approval of the final plat for Hayden's Crossing Subdivision.

**ALTERNATIVES:**

1. The City Council can approve, on first reading, the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), including the Master Plan to be integrated with the development site to the south, with the signed zoning agreement.
2. The City Council can deny the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), including the Master Plan, 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 RECOMMENDED ACTION:**

As noted in the attached addendum, the proposed rezoning is consistent with the Land Use Policy Plan goals, objectives, and policies and land use designations. Adequate infrastructure has been provided for at the time of 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 and generally consistent with the intent of subsequent Conservation Subdivision standards. The Master Plan also provides adequately for transportation connections and circulation and for interface with Ada Hayden Heritage Park that are in the best interests of the community, under the proposed conditions.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is approval of the request for rezoning, on first reading, from Agricultural (A) to Suburban Residential Low Density (FS-RL), including the Master Plan designed to be integrated with the development to the south, with the signed zoning agreement.

## **ADDENDUM**

**Existing Land Use Policy Plan.** The LUPP designation of the entire subject area is Village/Suburban Residential. The proposed change in zoning to FS-RL is consistent with that designation as one option for zoning of the site. The applicant has provided support materials (see *Attachment H – Applicant’s Narrative*) regarding how the proposed rezoning is consistent with the Land Use Policy Plan. These materials describe how the proposed rezoning and implementation of the proposed development is consistent with all ten goals of the LUPP.

The LUPP designation of the property to the east and south is Parks and Open Space, with Ada Hayden Lake and its surrounding land designated as Environmentally Sensitive Area. Property to the west is the future Rose Prairie development and designated as Village/Suburban Residential.

The property to the north (Quarry Estates subdivision) is located inside the city limits, and is designated as Village/Suburban Residential.

**Existing Uses of Land.** Land uses that occupy the subject property and other surrounding properties are described in the following table:

<b>Direction from Subject Property</b>	<b>Existing Land Uses</b>
Subject Property	Farmstead, including two single-family detached dwellings
North	Farm Land, future Quarry Estates Development
East	Ada Hayden Heritage Park
South	Ada Hayden Heritage Park, trailhead and future parking lot
West	Farm Land, Former Farmstead

**Existing Zoning.** The site is zoned as Agricultural (A). The property directly to the east and south is Ada Hayden Heritage Park, zoned as Government/Airport (S-GA). To the north is Quarry Estates, which includes land zoned as Suburban Residential Low Density (FS-RL), and land zoned as Suburban Residential Medium Density (FS-RM). Land to the west, on the other side of Grant Avenue is zoned as Agricultural (A).

The proposed zoning is reflected in *Attachment D – Proposed Zoning*.

**Proposed Floating Suburban Zoning.** The applicant has requested FS (Floating Suburban) 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 Density or Residential Medium Density. 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.**

**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 F – Applicable Regulations*).

The entire property has been in agricultural use for many years. An inventory of vegetation and structures required by the Conservation Subdivision standards has been submitted for the land at 5400 Grant Avenue, and was part of the consideration and approval of the preliminary plat for this property. A review of an inventory will also be required for the land at 5440 and 5442 Grant Avenue, at the time of approval of the revised Preliminary Plat for Hayden's Crossing. The Master Plan proposes areas for homes and conservation areas with residential development on 10.01 net acres of the property and common open space and conservation areas totaling approximately 5.82 net acres. Approximately 2.5 net developable acres are being added with the requested rezoning and master plan.

The Master Plan combined with the original Hayden's Crossing would result in a development pattern with single-family attached dwellings, for a total of an estimated 46 dwelling units. The proposed rezoning facilitates the development of the south area with the addition of a public street to complete a looped road system.

The minimum density standard for the area to be rezoned to FS-RL is 3.75 dwelling units per net acre. The revised Master Plan proposes a minimum net density for the area to be zoned FS-RL of approximately 4.59 dwelling units per acre, including single-family detached homes. Full review of net acreage will occur with the subsequent revised preliminary plat subdivision review.

Each detached single-family home must be on its own individual lot. Layout and specific design of the site will be evaluated at the time of review of the revised preliminary plat.

**Access.** The integrated Master Plans include two access points with the existing street, Grant Avenue, that borders the west property line of the site. Alignment of access points will need to be coordinated with planned access points to the west prior to preliminary plat approval.

**Ada Hayden Heritage Park.** Among of the attractions of Hayden's Crossing will be its proximity to Ada Hayden Heritage Park and the view into the park's naturalized landscape from some of the Hayden's Crossing lots. The proposed project with its Master Plan seeks to protect the park landscape from the development and the many more people who will be living next door to it. **An additional trail connection is proposed with this Master Plan at the Northeast corner of the development.**

The Master Plan includes a buffer between the developed lots of Hayden's Crossing and the park. This buffer will consist of 30 feet (minimum) of open space running along the entire shared property boundary, in which development is prohibited. It will be

planted with native grasses and forbs. The shared property boundary itself will be identified with permanent markers designed by the city. This entire buffer will be established, installed and maintained by the Hayden's Crossing property owners association.

**Landscape Buffers.** Other landscape buffers, with a width of 25-feet, will be established between the proposed single-family units and Grant Avenue. The use of buffering is consistent with the development expectations identified within FS zoning standards.

**Conservation Subdivision.** The subject area is within the watershed that drains into Ada Hayden Lake, which the city uses for a back-up water supply. To protect the quality of the water in the lake, the development is required to comply with the Conservation Subdivision standards of Ames *Municipal Code*, Section 23.600.

In addition to protecting water quality, the intent of the Conservation Subdivision Developments is to protect existing surface drainage systems, to promote interconnected greenways, to provide commonly-owned open space and conservation areas and to protect such areas in perpetuity.

The Conservation Subdivision standards address lot arrangement, buffer distances from drainage ways, stormwater management systems and pedestrian and bicycle facilities. Many of these standards will apply only during the subdivision process.

**Open Space and Conservation Areas.** Several Conservation Subdivision standards are evident in the Master Plan. Conservation areas and open space is required to comprise at least 25% of the property and must be distributed throughout the development. The Master Plan identifies approximately 37% of the land area as open space and conservation areas with the integrated development of Hayden's Crossing.

Because no significant native plant communities exist on the site, this conservation area and will be "naturalized" by establishing native plant communities. Conservation easements will be established for all conservation areas and maintained according to a conservation area management plan that is required during the subdivision process.

A requirement of the Conservation Subdivision ordinance is that 80% of the residential lots must abut a conservation area or open space. Therefore, the Master Plan layout demonstrates an effort to plan a development pattern of residential areas around central open spaces or conservation areas. The details of features within the conservation areas will be part of the revised preliminary plat review. The revised preliminary plat also will provide the arrangement of these lots and the local streets serving them and final configuration of open space areas.

**Water Quality.** In addition to the protection of the water quality in Ada Hayden Lake afforded by the Conservation Subdivision standards, the city also has design standards for new construction to protect surface waters from degradation due to storm water runoff. Ames *Municipal Code*, Chapter 5B "Post Construction Stormwater Management" contains these standards and also references the "Iowa Stormwater Management

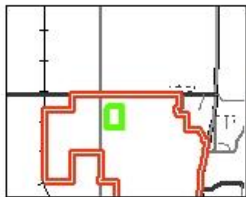
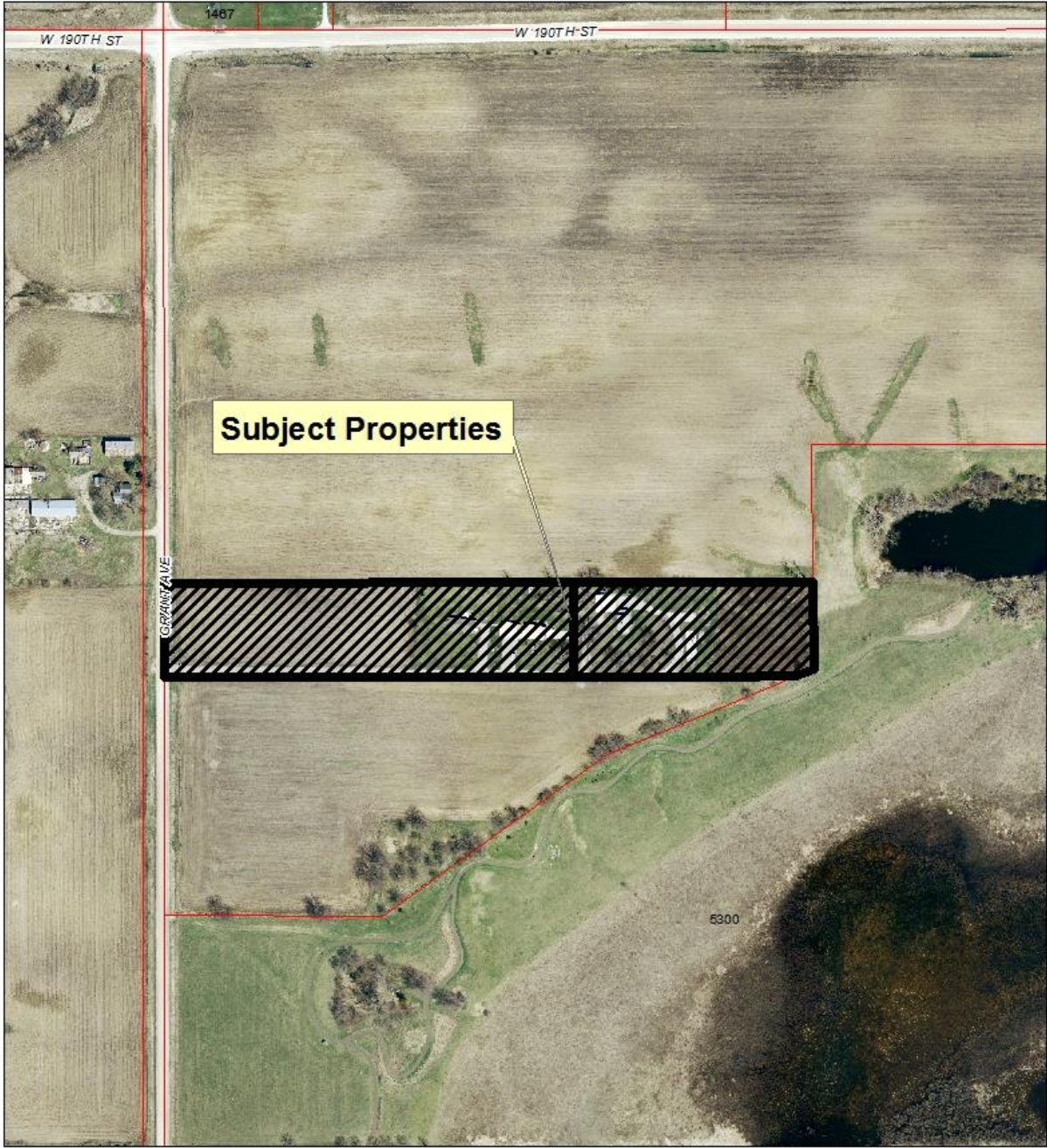
Manual.”

**Infrastructure.** The City and Developer have a pre-annexation agreement that, among other commitments, confirms the developers’ contributions to City infrastructure costs. Installation of water and sanitary sewer mains serving the developments along Grant Avenue are underway. The paving of Grant Avenue is nearing completion. At the time of subdivision, the intersections with Grant Avenue will be reviewed for coordination of access to the west and adequacy for turning needs.

**Public Notice.** Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

# Attachment A

## Location Map



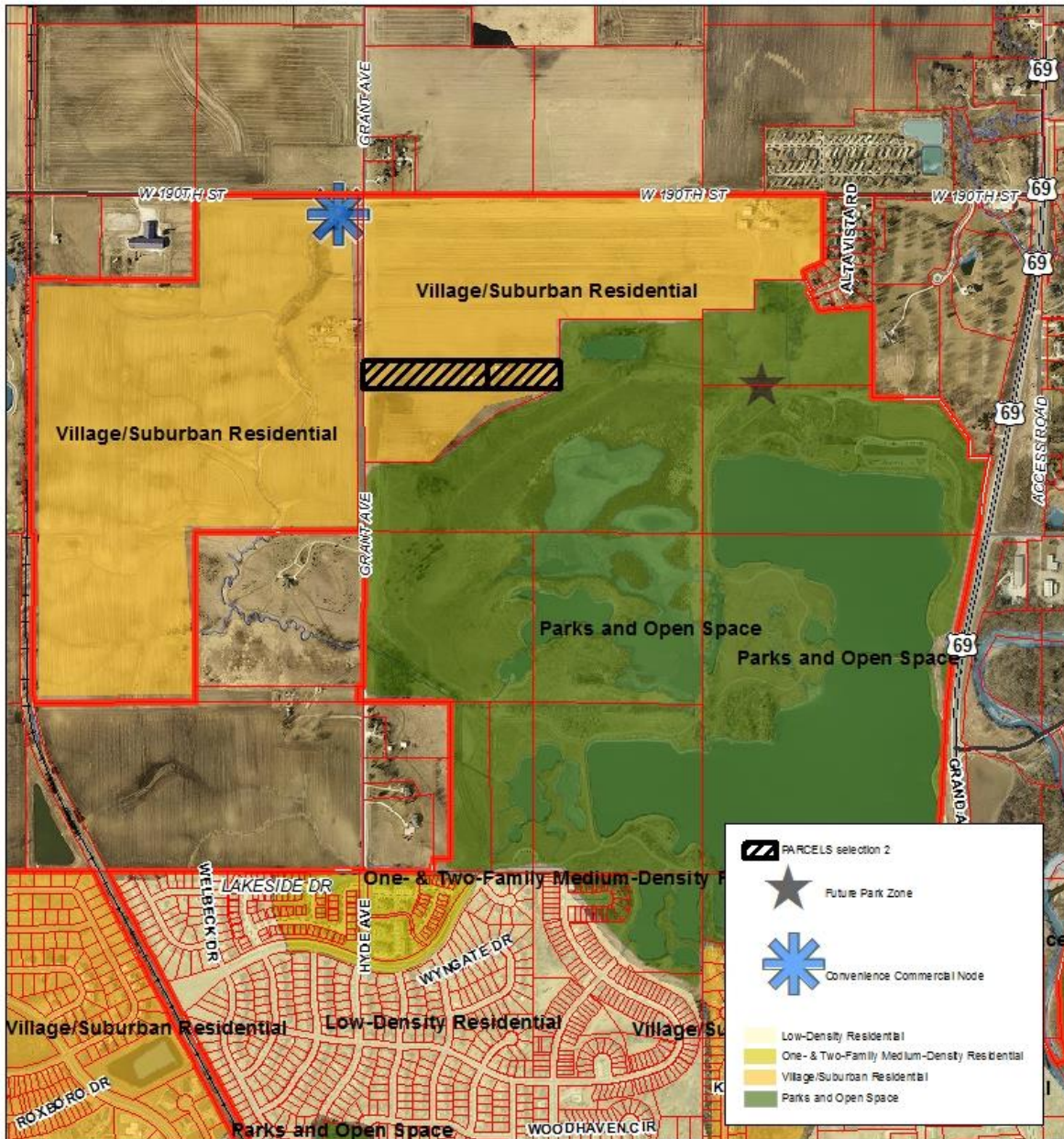
**Location Map**  
**5440 & 5442 Grant Ave.**



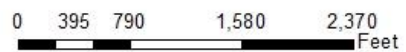


# Attachment B

## Land Use Policy Plan Future Land Use Map

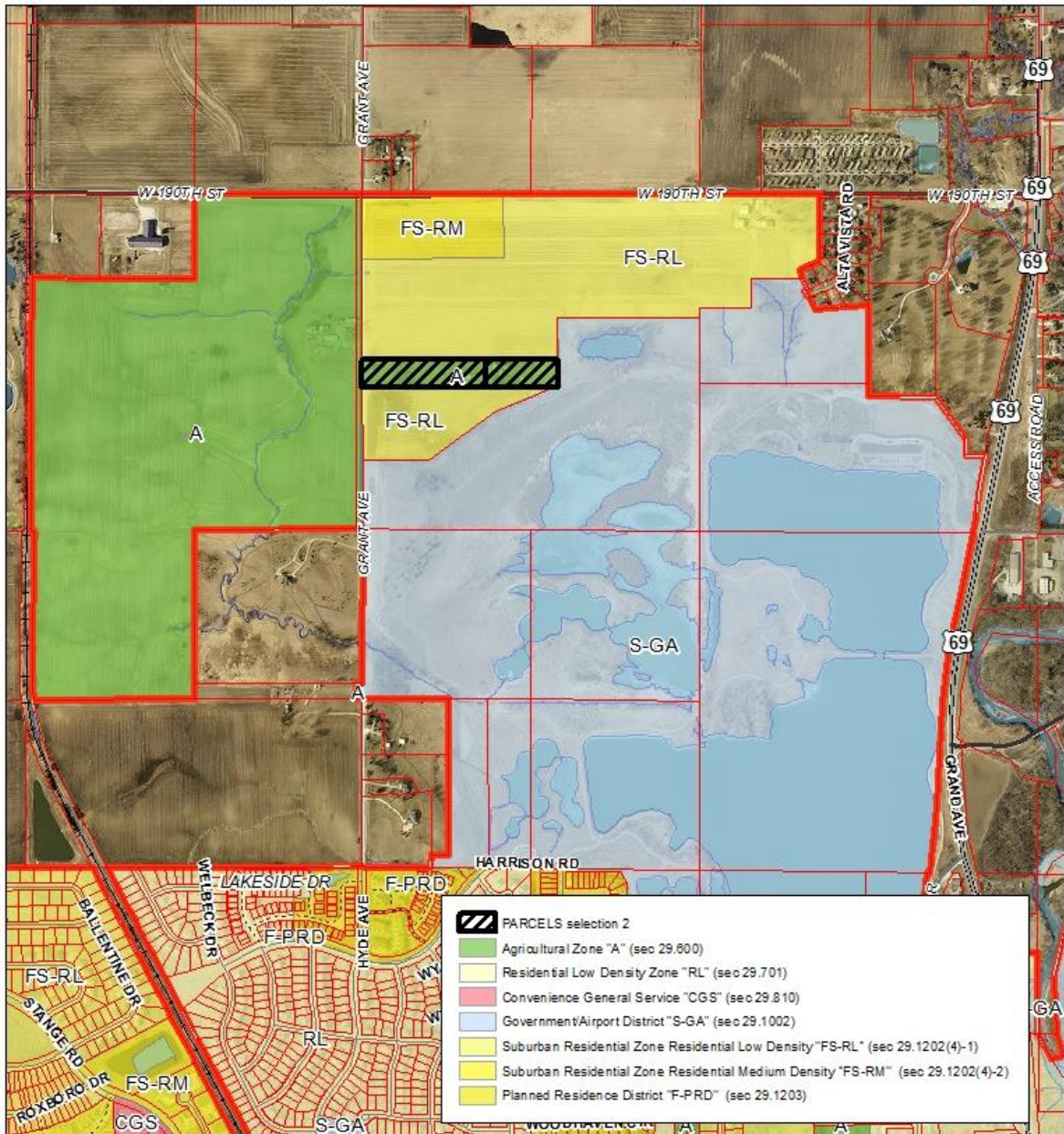


### LUPP Future Land Use Map 5440 & 5442 Grant Avenue



# Attachment C

## Existing Zoning



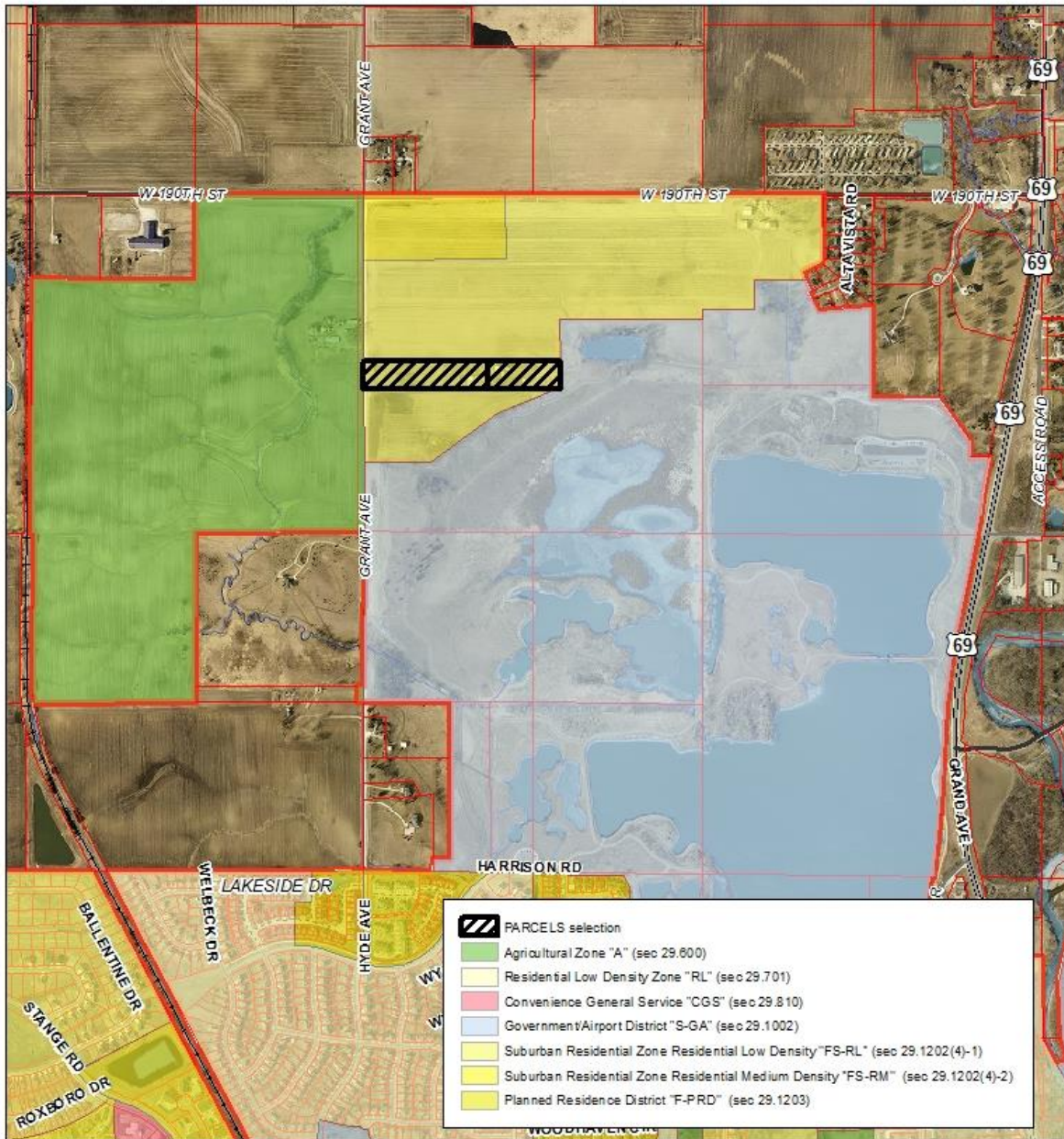
### Existing Zoning Map

### 5440 & 5442 Grant Avenue



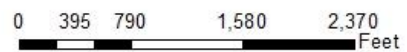
# Attachment D

## Proposed Zoning

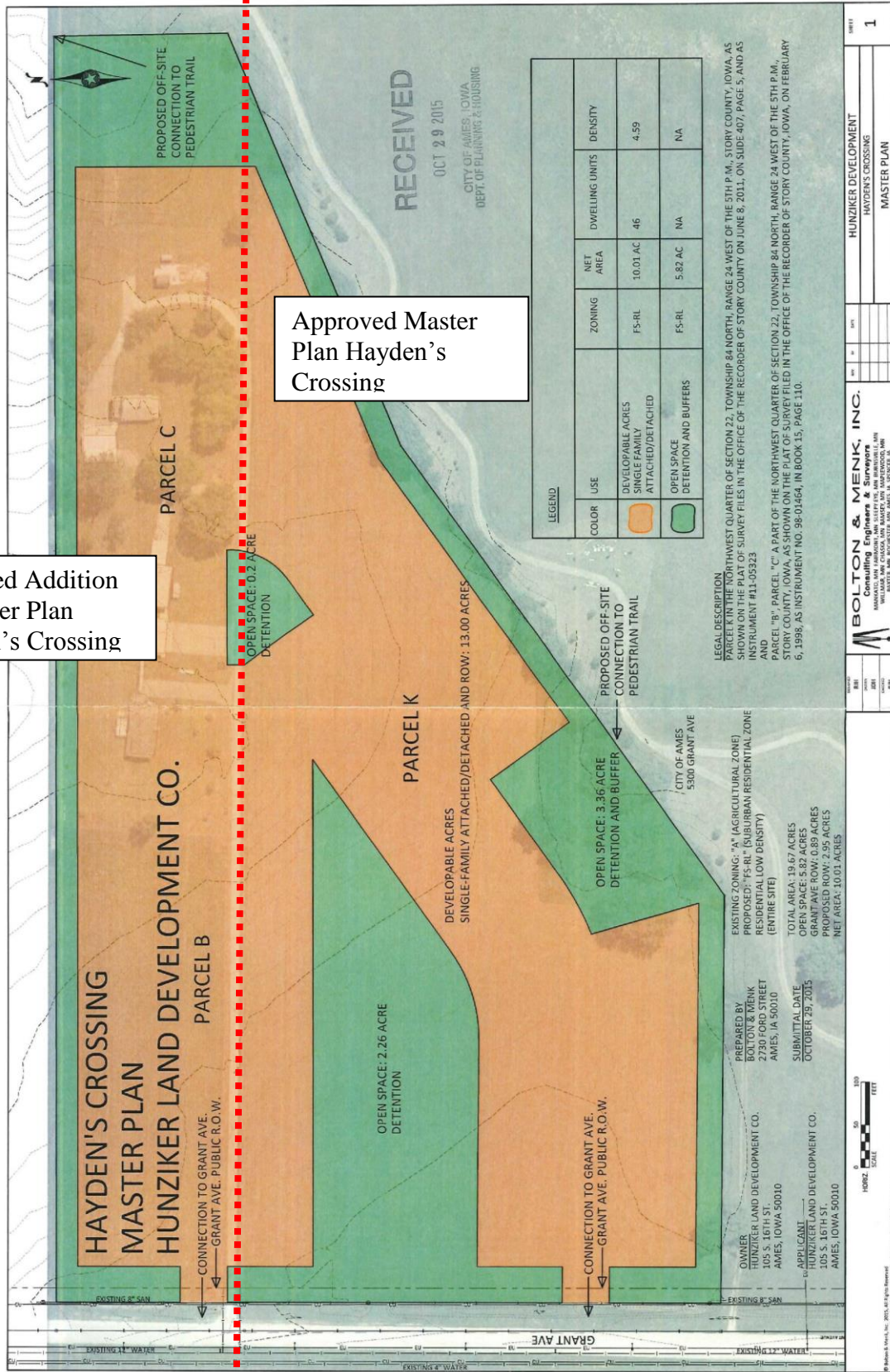


### Proposed Zoning Map

### 5440 & 5442 Grant Avenue

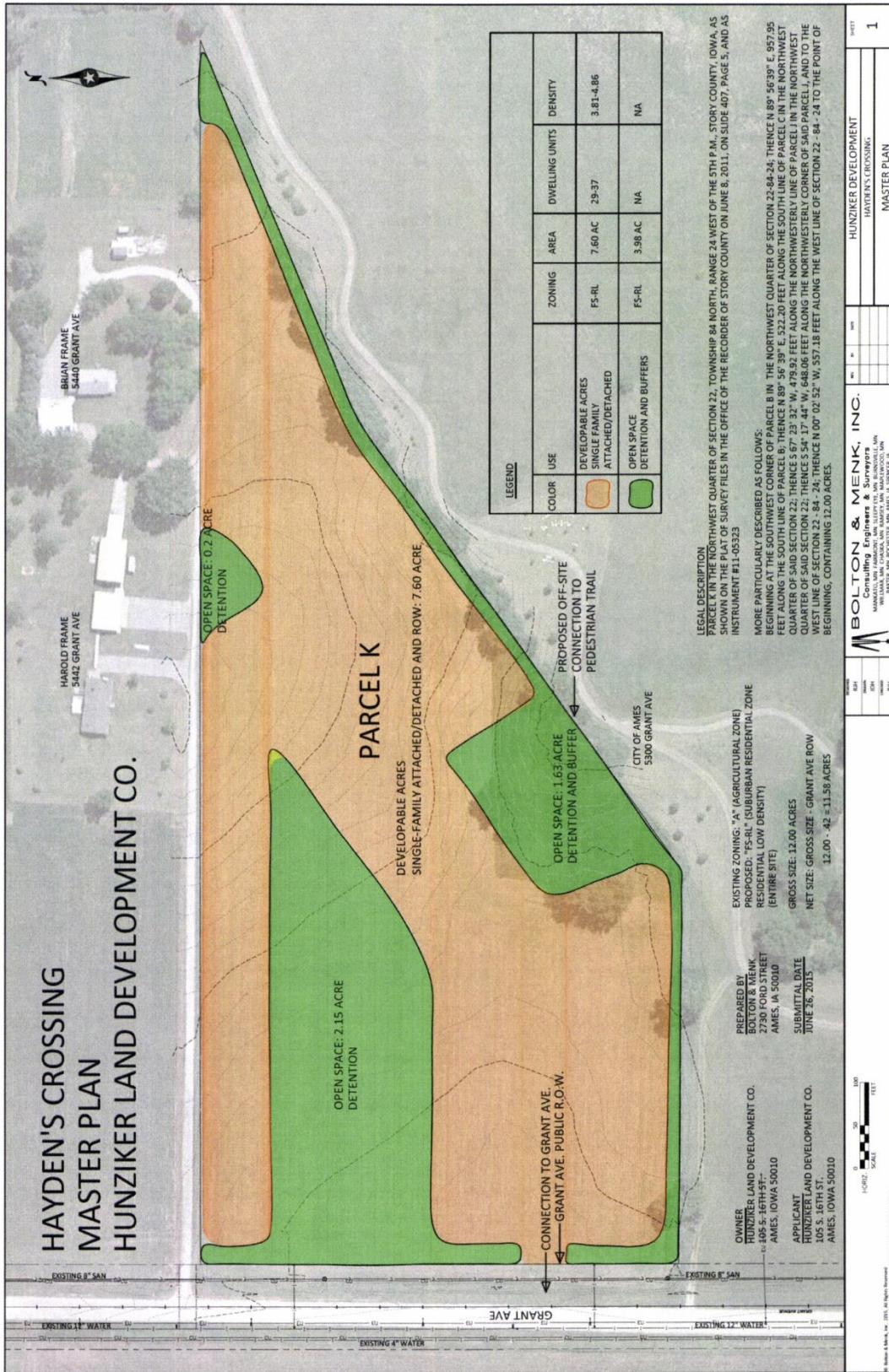


# Attachment E Combined Master Plans



# Attachment F

## Original Master Plan for South Area of Hayden's Crossing





## **Attachment G**

### ***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 H

## *Applicant's Narrative – Page 1*

### Hayden's Crossing Subdivision Rezoning

#### Reasons for Requesting Rezoning

We are requesting the parcel be rezoned from the current Agricultural – A to Suburban Residential – Low Density FS-RL to allow the development of the property as residential.

#### Consistency of this rezoning plan with the Land Use Policy Plan

The parcel requested for rezoning meets the consistency and goals of the Land Use Policy Plan (LUPP), as FS-RL zoning is an acceptable use for residential subdivisions. The LUPP identifies the parcel as part of the North Allowable Growth Area. We feel that this rezoning meets the following goals of the LUPP:

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 preferences.** This expansion provides for additional housing to provide for the expanding population. It allows for the utilization of recently upgraded infrastructure to expand the City, making it an ideal location for a residential subdivision. The community also has a preference to locate here, as seen by recent construction.
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.** This request fits the character and compatibility of growth of the surrounding area by expanding on the development of existing residential to provide sufficient land resources.
3. **It is the goal of Ames to assure that it 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 planned for this area is to include buffers, natural areas, and storm water management features based on the City's Conservation Subdivision overlay.
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 the further goal of the community to assure a more healthy, safe, and attractive environment.** The development is intended to add to the connectivity of the community by having a physical connection to Ada Hayden Park which will allow for healthy and safe recreation and attractive views of the environment.
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.** As noted in item 1, this development will be able to utilize the new infrastructure installed along Grant Avenue for the development for the North Allowable Growth Area.



# **Attachment H**

## ***Applicant's Narrative – Page 2***

6. **It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.** This development will provide for additional lots for construction which will help with the availability of housing.
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 modes of transportation.** This development will be directly adjacent to a park access and across the street from a future shared use path, which can both provide alternate modes of transportation.
8. **It is the goal of Ames to enhance the role of Downtown as a community focal point.** This project does not propose uses that would duplicate those offered by the downtown. It would increase population which will provide potential shoppers/customers/users of downtown.
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 subdivision provides additional housing for people to allow economic growth.
10. **It is the goal of Ames to maintain and enhance its cultural heritage.** The proposed site does not negatively impact the cultural heritage of Ames.

### **Current Zoning of the subject property**

The property is currently zoned Agricultural – A

### **Proposed Zoning of the subject Property**

The requested zoning is Suburban Residential – Low Density FS-RL

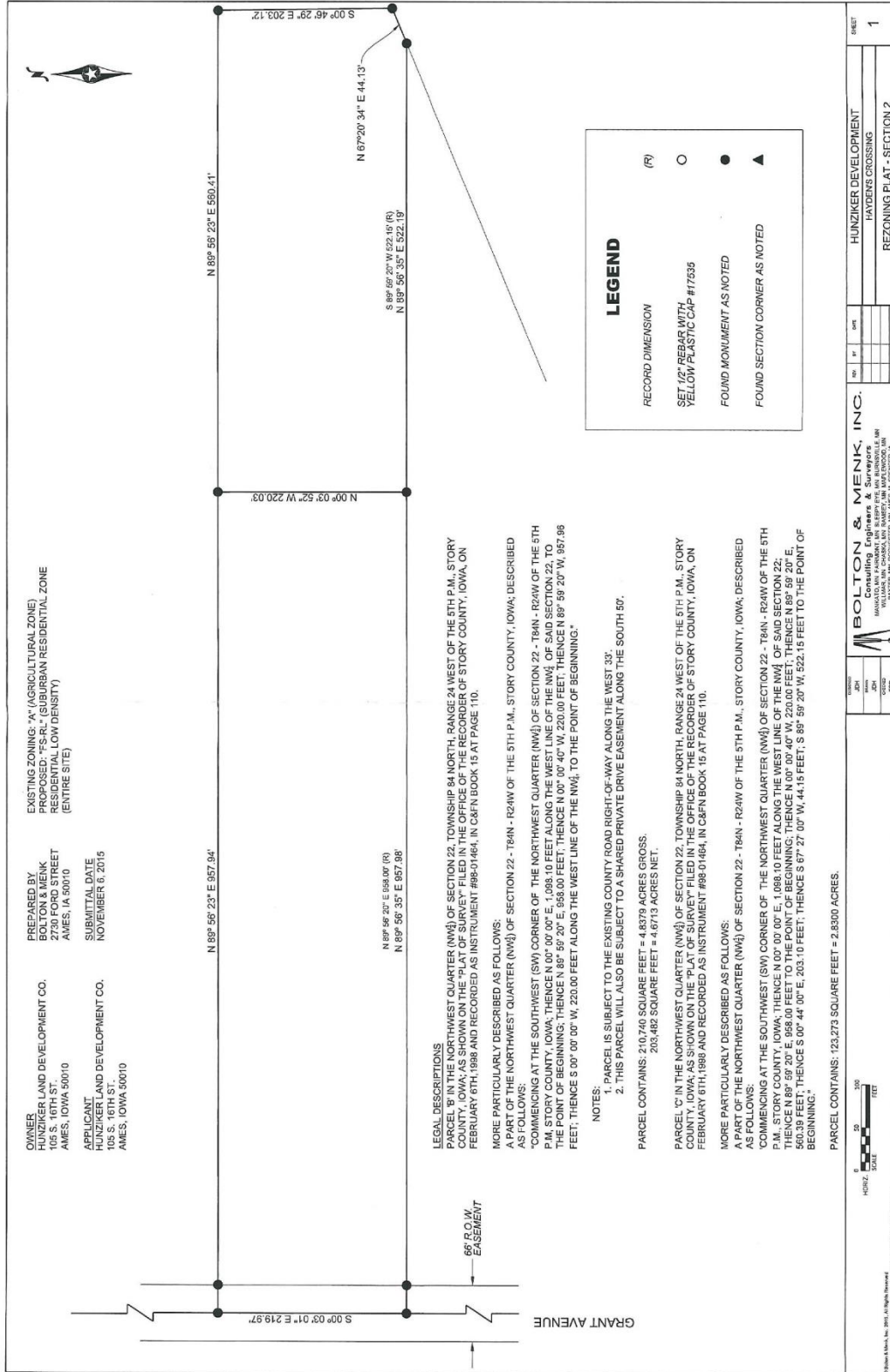
### **Proposed Use of the Property**

The intended use of the property is single family residential housing.

### **Legal Description of the property proposed for rezoning.**

PARCEL "B", PARCEL "C" A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON FEBRUARY 6, 1998, AS INSTRUMENT NO. 98-01464, IN BOOK 15, PAGE 110.

# Attachment I Rezoning Plat



EXISTING ZONING: "A" (AGRICULTURAL ZONE)  
 UNDEVELOPED (RURAL RESIDENTIAL ZONE)  
 RESIDENTIAL LOW DENSITY  
 (ENTIRE SITE)

PREPARED BY:  
 BOLTON & MENK, INC.  
 2720 FOOD STREET  
 AMES, IOWA 50010

SUBMITTAL DATE:  
 NOVEMBER 6, 2015

OWNER:  
 HUNZIKER LAND DEVELOPMENT CO.  
 105 S. 16TH ST.  
 AMES, IOWA 50010

APPLICANT:  
 HUNZIKER LAND DEVELOPMENT CO.  
 105 S. 16TH ST.  
 AMES, IOWA 50010

**LEGAL DESCRIPTIONS**  
 PARCEL 'B' IN THE NORTHWEST QUARTER (NW¼) OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON FEBRUARY 6TH, 1989 AND RECORDED AS INSTRUMENT #89-01464, IN C&N BOOK 19 AT PAGE 110.  
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22 - T84N - R24W OF THE 5TH P.M., STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS:  
 "COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22 - T84N - R24W OF THE 5TH P.M., STORY COUNTY, IOWA; THENCE N 00° 00' 00" E, 1,068.10 FEET ALONG THE WEST LINE OF THE NW¼ OF SAID SECTION 22, TO THE POINT OF BEGINNING; THENCE N 89° 56' 20" E, 958.00 FEET; THENCE N 00° 00' 40" W, 220.00 FEET; THENCE N 89° 59' 20" W, 957.96 FEET; THENCE S 00° 00' 00" W, 220.00 FEET ALONG THE WEST LINE OF THE NW¼, TO THE POINT OF BEGINNING."

**NOTES:**  
 1. PARCEL IS SUBJECT TO THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE WEST 33'.  
 2. THIS PARCEL WILL ALSO BE SUBJECT TO A SHARED PRIVATE DRIVE EASEMENT ALONG THE SOUTH 50'.  
 PARCEL CONTAINS: 210,740 SQUARE FEET = 4.8379 ACRES GROSS.  
 203,482 SQUARE FEET = 4.6713 ACRES NET.

PARCEL 'C' IN THE NORTHWEST QUARTER (NW¼) OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON FEBRUARY 6TH, 1989 AND RECORDED AS INSTRUMENT #89-01464, IN C&N BOOK 19 AT PAGE 110.  
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22 - T84N - R24W OF THE 5TH P.M., STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS:  
 "COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22 - T84N - R24W OF THE 5TH P.M., STORY COUNTY, IOWA; THENCE N 00° 00' 00" E, 1,068.10 FEET ALONG THE WEST LINE OF THE NW¼ OF SAID SECTION 22; THENCE N 89° 59' 20" E, 958.00 FEET TO THE POINT OF BEGINNING; THENCE N 00° 00' 40" W, 220.00 FEET; THENCE N 89° 59' 20" E, 560.39 FEET; THENCE S 00° 44' 00" E, 203.10 FEET; THENCE S 67° 27' 00" W, 44.45 FEET; S 89° 59' 20" W, 522.15 FEET TO THE POINT OF BEGINNING."

PARCEL CONTAINS: 123,273 SQUARE FEET = 2.8300 ACRES.

**LEGEND**

- (R) RECORD DIMENSION
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP #17335
- FOUND MONUMENT AS NOTED
- ▲ FOUND SECTION CORNER AS NOTED

SHEET	1
PROJECT	HUNZIKER DEVELOPMENT
DRAWN BY	HAYDEN CROSSING
CHECKED BY	REZONING PLAT - SECTION 2
DATE	
SCALE	
DRAWN AT	
CHECKED AT	
DATE	
<b>BOLTON &amp; MENK, INC.</b> Civil Engineering & Surveying 2720 FOOD STREET, AMES, IOWA 50010 MANASSAS, VA 20108-1000, USA PHONE: 515.281.1111 FAX: 515.281.1112 WWW.BOLTONANDMENK.COM	

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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 5440 and 5442 Grant Avenue, is rezoned, with a Master Plan, from Agricultural (A) to Suburban Residential Low-Density (FS-RL).

**Real Estate Description:**

PARCEL 'B' IN THE NORTHWEST QUARTER (NW¼) OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON FEBRUARY 6TH, 1998 AND RECORDED AS INSTRUMENT#98-01464, IN C&FN BOOK 15 AT PAGE 110, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS: "COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22-T84N-R24W OF THE 5TH P.M, STORY COUNTY, IOWA; THENCE N 00° 00' 00" E, 1,098.10 FEET ALONG THE WEST LINE OF THE NW¼ OF SAID SECTION 22, TO THE POINT OF BEGINNING; THENCE N 89° 59' 20" E, 958.00 FEET; THENCE N 00° 00' 40" W, 220.00 FEET; THENCE N 89° 59' 20" W, 957.96 FEET; THENCE S 00° 00' 00" W, 220.00 FEET ALONG THE WEST LINE OF THE NW¼ TO THE POINT OF BEGINNING."

NOTES:

1. PARCEL IS SUBJECT TO THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE WEST 33'.

2. THIS PARCEL WILL ALSO BE SUBJECT TO A SHARED PRIVATE DRIVE EASEMENT ALONG THE SOUTH 50'.

PARCEL CONTAINS: 210,740 SQUARE FEET= 4.8379 ACRES GROSS.

203,482 SQUARE FEET = 4.6713 ACRES NET.

PARCEL 'C' IN THE NORTHWEST QUARTER (NW¼) OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON FEBRUARY 6TH, 1998 AND RECORDED AS INSTRUMENT#98-01464, IN C&FN BOOK 15 AT PAGE 110, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS: "COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW¼) OF SECTION 22-T84N-R24W OF THE 5<sup>TH</sup> P.M., STORY COUNTY, IOWA; THENCE N 00° 00' 00" E, 1,098.10 FEET ALONG THE WEST LINE OF THE NW¼ OF SAID SECTION 22; THENCE N 89° 59' 20" E, 958.00 FEET TO THE POINT OF BEGINNING; THENCE N 00° 00' 40" W, 220.00 FEET; THENCE N 89° 59' 20" E, 560.39 FEET; THENCE S 00° 44' 00" E, 203.10 FEET; THENCE S 67° 27' 00" W, 44.15 FEET; S 89° 59' 20" W, 522.15 FEET TO THE POINT OF BEGINNING."

PARCEL CONTAINS: 123,273 SQUARE FEET= 2.8300 ACRES.

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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
Ann H. Campbell, Mayor