

COUNCIL ACTION FORM

REQUEST: REZONE FROM A (AGRICULTURAL) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY), FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY), AND CGS (CONVENIENCE GENERAL SERVICES) WITH A MASTER PLAN FOR PROPERTIES LOCATED AT 5571 GRANT AVENUE

BACKGROUND:

The property owner, Rose Prairie LLC, requests rezoning of a single parcel of land located at 5571 Grant Avenue. The site, on the west side of Grant Avenue and south of 190th Street, comprises 170.33 acres (see Attachment A: Location and Current Zoning Map). The developer seeks a rezoning to allow for development of the site with low density residential, a medium-density apartment component along the north boundary of the site, and a commercial node at the northeast corner. The developer also seeks City Council approval of an amendment to a pre-annexation development agreement that is a separate item on this agenda.

The rezoning request is for three separate zoning districts (see Attachment B: Proposed Zoning) with one master plan for the entire property. The applicant proposes a 10.31 gross acre site at the northeast corner of the site, with frontage along both Grant Avenue and 190th Street, for Convenience General Services. A 15.50 gross acre site lying west of the proposed commercial zone is anticipated to be developed as FS-RM. The FS-RM area has existing frontage along 190th Street. The remaining 144.51 gross acres will be developed as FS-RL. The FS-RL area of the site has existing frontage along Grant Avenue. Since the subject parcel is one tract of land, the proposed rezoning districts are described as metes and bounds. Later, final plats will create individual lots which will follow these described zoning district boundaries.

The Land Use Policy Plan considers this area as part of the North Allowable Growth Area and as New Lands. City Council approved a Village/Suburban Residential land use designation at their meeting last spring. That action also included creating a Convenience Commercial Node at the intersection of Grant Avenue and 190th Street. The LUPP defines policies for support of zoning within the above designations, including size limits and location elements for commercial; minimum residential development densities between 5 and 6 units per acre; and allowances for a mix of single family and multi-family housing types. The two proposed residential zoning districts are compatible with the current residential LUPP. So, too, is the proposed CGS designation compatible with the commercial node. An excerpt from the LUPP Land Use Map can be found in Attachment C.

The Master Plan (Attachment D) submitted with this rezoning request anticipates the eventual development of a number of "pods." These pods will likely be developed separately, either by Rose Prairie LLC or by other developers. The Master Plan

identifies the acreage of each pod and a range of dwelling units for each. The total estimated net acres for all development (residential and commercial) are approximately 100 acres, with the remainder of the area (about 70 acres) used for open space, a public park, and streets. The Master Plan includes a summary of total acres for each development type as well as acreages reserved for open space, parks, etc. for the entire site. The park is shown on the Master Plan as Parcel 15 and is approximately 5 acres in size. The mix of uses within the developable area, by land area, is approximately 80% single family, 14% multi-family, and 6% commercial.

The FS-RL portion comprises an estimated 80.91 net acres of the entire development area. The total number of dwelling units (proposed both as single-family attached and detached) in the FS-RL will fall within the range of 342 to 500. This equates to a density range of 4.23 dwelling units per net acre to 6.18 dwelling units per net acre. Required density for FS-RL is between 3.75 and 10.00 dwelling units per net acre.

The FS-RM zoning comprises an estimated 13.54 net acres. The total number of dwelling units will fall between 136 and 246. This equates to a density range of 10 dwelling units per acre to 18.17 dwelling units per net acre. Required density for FS-RM is between 10.00 and 22.31 dwelling units per acre. FS-RM zoning standards limit apartment buildings to no larger than 12 units in any one building. As part of the Master Plan, no more than 25 percent of the units in any one apartment building may be three bedroom units, all other units must be two or less bedrooms. Single-family attached homes have no restriction in the Master Plan on bedroom counts.

The Master Plan identifies the CGS zoned area as being 6.01 net acres. Because of topography, this node is split into two separate sites. The LUPP indicates a Convenience Commercial Node should typically be between 2 to 5 acres, but not exceed 10 acres. The LUPP also describes the intent for such convenience commercial uses to be located in a highly concentrated area of residential development and to be placed along a thoroughfare. Approval of this site for CGS zoning would fulfill the LUPP's intent for this commercial node in the North Growth area.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal. The Multi-Family RH checklist has also been attached for review of the FS-RM component of the project. Ultimately, development of the property will be subject to preliminary plat and final plat approval, as well as site development plan approvals for commercial, multi-family, and attached housing developments.

The property is located within the Ada Hayden Watershed and is subject to the City's conservation subdivision ordinance standards. These requirements are above and beyond standard subdivision requirements and address mandatory storm water treatment measures and provide for increased open space. One of the key issues for development in the watershed is the long term protection and enhancement of water quality downstream from this site. The majority of the watershed area eventually flows through this site and to the southeast corner where it then passes under Grant Avenue to the park area and the wetlands located west of the lake. The addendum to this report includes an estimate of the impervious surfaces related to development of the site in

relation to the proposed Master Plan. Site development will ultimately need to meet the stormwater quality and quantity standards of Chapter 5B of the Municipal Code.

Although the site has never been rezoned for development, an existing pre-annexation development agreement defined a concept plan and layout for the development of this site. That agreement was approved prior to the annexation of the site in 2010. The development concept included 292 single-family detached homes with an additional component (approximately 8 acres) of townhomes. In April of this year the City Council consented to allow the developer to propose a new Master Plan and zoning and to consider a revision to the development agreement along with the rezoning application. If no changes are approved by City Council to the development agreement concurrent with the rezoning, the site can be rezoned only to FS-RL without the commercial component or medium density component and with a cap of 292 single family units. Council action on the Addendum to the Development Agreement follows this rezoning request to consider changes to the allowed uses as well as other terms associated with development of the site.

Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL and FS-RM zoning districts. Staff believes the rezoning proposal to FS-RL, FS-RM, and CGS is consistent with LUPP objectives and Future Land Use Map.

Planning and Zoning Commission Recommendation. At its public hearing on June 1, 2016, the Planning and Zoning Commission recommended approval (4-2) of the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) with a limit on the number of FS-RM dwelling units to 246 dwelling units and to limit the overall number of dwelling units to 746 units. The discussion by the Commission was primarily concerned about open spaces, overall development intensity on the edge of the city, and the multi-family component of the project. In response to this recommendation, the developer amended their initial rezoning request to conform to the Planning and Zoning Commission's recommendation by essentially lowering their multi-family development request.

ALTERNATIVES:

1. The City Council can approve the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) as proposed by the rezoning request, supported by the findings of fact, and to adopt the included Master Plan.

This option reflects the developer's request and the Planning and Zoning Commission recommendation. The signed zoning agreement for the Master Plan is required prior to approval of the rezoning ordinance.

2. The City Council can approve the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) with a limit on the number of

FS-RM dwelling units to 144 multi-family dwelling units and to limit the overall number of dwelling units to 644 units.

Although there are a number of options available for a lower range of intensity of development for the site, this alternative, as explained in the Addendum, reflects an overall density slightly above the LUPP target of 6 units per net acre when considering a mix of FS-RL and FS-RM. This option reduces the FS-RM allowance to 144 units, which could equate to twelve 12-unit apartment buildings, and a density of approximately 11 units per acre within FS-RM. This alternative would require the applicant to update the proposed Master Plan to reflect this maximum number of dwellings prior to the rezoning ordinance third reading.

3. The City Council can approve a modified Master Plan, different densities, or changes to size and location of the proposed zoning districts.

If the City Council desires alternative zoning boundaries, uses, or densities, it can ask the applicant to prepare revisions to the application and Master Plan for consideration at a later meeting.

4. The City Council can deny the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) as proposed by the rezoning request if the City Council finds that the City's regulations and policies are not met.

If the City Council finds that the proposed rezoning and Master Plan is inconsistent with the Land Use Policy Plan or City ordinances, it can deny the rezoning request with the proposed Master Plan.

CITY MANAGER'S RECOMMENDATION:

The proposed rezoning to FS-RL, FS-RM and CGS area is consistent with the Land Use Policy Plan. Staff believes that the diversity of housing identified by the applicant is desirable, including the allowance for 12-unit apartments and a small commercial node. The proposed development concept is higher in density than many recent suburban developments when accounting for the maximum number of units described in the Master Plan. If the project was to develop at the lower level of the density ranges it would be similar to other larger FS-RL/FS-RM development areas.

Final development approvals will still be subject to Preliminary Plat and Site Plan approval processes that will address in more detail the City's development standards and ensure that the proposed density of development is suitable for a site. The apartment component has one specific element concerning a bedroom limitation that is intended to ensure there is broad market appeal and limits the intensity of use. The Master Plan includes a limit that no more than 25 percent of any one apartment building can have more than two bedrooms (that is, no more than 3 units in a 12-unit building).

The Master Plan proposes development that falls within the density range of the respective zones and meets the open space requirements of the conservation

subdivision ordinance. It is also intended to allow for individual development of residential pods that are integrated with open space and connected by a collector street system. The range of development density is intended to give flexibility to subsequent developers to provide a variety of housing types in the project area. The developer proposes to include an east/west trail connection through the development as well as a shared use path along Grant Avenue. In addition, the Conservation Subdivision ordinance requires additional internal trail connections which will be shown in subsequent preliminary plats. The developer has also included 5 acres of land for a neighborhood park to serve this area. The proposed development agreement provides additional information regarding the platting and acceptance of the park land.

The site lies within sanitary sewer and water connection districts and is also subject to an assessment agreement regarding payback for the cost of paving Grant Avenue. This development was also part of a broad area-wide traffic study from 2010 that determined development impacts from build-out of the Northern Growth Area. Conclusions from the staff review of overall infrastructure needs are that adequate facilities are in place or will be in place to serve the development with conditions on the platting of the property and in conformance with the development agreement. Further infrastructure details will be refined during the preliminary plat submittal and review.

The developer has also estimated the differences between the impervious surfaces related to the proposed project and the original developer's plan. Although a stormwater management plan has not been formally reviewed by staff, Public Works believes the estimates of runoff are reasonable and that the planned open space in the project will be adequate to treat and detain water. Ultimately, the final subdivision design and density will be subject to conformance with the City's Chapter 5b stormwater requirements and Conservation Subdivision standards.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) as proposed by the rezoning request, and to adopt the included Master Plan. This alternative would allow a maximum of 500 single family attached and detached homes and 246 multi-family apartment units with a further limit that no more than 25 percent of the units in any one building can contain three bedrooms.

ADDENDUM

Existing Land Use Policy Plan. Prior to annexation of the property, the Land Use Policy Plan (LUPP) identified this parcel as within the “North Allowable Growth Area” and designated as “Urban Residential” by the Ames Urban Fringe Plan. The annexation was approved by City Council on July 12, 2011; however, a Future Land Use designation was not placed on the land until May 26, 2015. At that time, the property was designated as “Village/Suburban Residential”, allowing for a broad range of residential development types. In addition, a Convenience Commercial Node was placed at the intersection of Grant Avenue and 190th Street at the northeast corner of the site. The node is intended to provide only a general location.

The Village/Suburban designation is intended for one of two types of development: the village concept or the suburban residential concept. Suburban residential developments are intended for remaining in-fill areas and for New Lands area where the village residential development is not chosen. Suburban residential designated areas are anticipated to develop similar to past residential development patterns, such that it is generally a singular residential use pattern with little design integration as compared to a village. The LUPP expects that Suburban Residential, although vehicular focused, is to provide improved pedestrian connections to parks, schools and open space areas using such amenities as sidewalks on both sides of the street, bike connections, and open space areas. It is also required that the conservation of designated natural resources areas, such as designated environmentally sensitive areas, be protected through design features incorporated into the development. The LUPP describes development of New Lands as averaging 5 units per acre across the build-out of these areas, but that no one project is limited to 5 units per acre. The general assumption is that a mix of 80% single family and 20% medium density would accomplish this goal for density. The description of the mix of FS-RL and FS-RM targets a minimum density of 6 units per net acre.

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

Direction from Subject Property	Existing Land Uses
Subject Property	Farmland, abandoned farm house
North	Farmland, scattered home sites, horse stable, communications tower (all outside the city)
East	Mostly vacant but recently approved developments include Quarry Estates (low and medium density residential) and Hayden’s Crossing (low density residential), Ada Hayden Heritage Park (all inside the city)
South	Home site, cell tower, farmland (all outside the city). An agreement with the owner of the farmland anticipates future annexation and development
West	Ames Golf and Country Club, farmland (outside the city). An agreement with the golf course will allow for future annexation.

Existing/Proposed Zoning. The land was automatically zoned as Agricultural upon annexation. Properties to the north, west, and south of the subject property remain in

unincorporated Story County and are zoned A-1 Agriculture. The home site to the south is zoned A-R by the County.

The area to the east, across Grant Avenue, lies within the City limits and is zoned FS-RM (a 10-acre piece in the northwest portion of Quarry Estates), FS-RL (the remainder of Quarry Estates and all of Hayden's Crossing), and S-GA (Ada Hayden Park).

The developer is seeking rezoning to FS-RL, FS-RM, and CGS. As noted previously, these zoning designations are consistent with the Land Use Policy Plan Future Land Use Map. The location of the CGS is acceptable to staff as it is situated at the traditional location of the two major streets in the area, rather than pulled farther south to a more central location. Although a central location would be desirable from a walkable community perspective, it could be challenging for commercial to work further south due to lower traffic volumes and minimal development concentrated around it with the City's open space of Ada Hayden to the east.

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

The Rose Prairie Master Plan identifies a number of development "pods," allowing each to be developed independently and, possibly, by different developers. Three of the ten pods shown in the FS-RL zone are destined for single-family attached homes (twin homes, attached townhouses, etc.). The remaining seven pods are single family detached homes. The intent within the FS-RL areas is that single family detached could be mixed with any of the other building types, but that other building types could not be added to an area that is not anticipated on the plan.

The submitted Master Plan proposes areas for residential development on 94.5 acres of the property and commercial development on about 6 acres. The remaining 70 acres of the site is planned to accommodate open space, including storm water detention areas, open space, and a 5 acre park to be dedicated to the City. The City has requested this park area in order to be consistent with the service level goals of the Land Use Policy Plan for 5 acres of parkland per 1,000 people. The park would be a neighborhood park that requires some areas of level land for amenities, but there would be no on-site parking constructed within the park. The layout of the park conforms to the general interests of the Parks and Recreation Director for relatively flat land that is visible and has a large enough area for the City to program a variety of features. The accompanying development agreement specifies the conditions for the developer to provide a park to the City as part of the development.

Public road access to Grant Avenue is anticipated at three points. The northern point is aligned with Ada Hayden Road, the access to Quarry Estates; the middle access is aligned with Leopold Drive, the north entrance to Hayden's Crossing; and the southern access is aligned with the access to a parking area for Ada Hayden Heritage Park.

Public road access to 190th Street lies between the proposed commercial zone and the FS-RM zone. A north-south collector street will run the length of the development, which will also have an easterly connection to Grant Avenue.

The Master Plan also shows the General Flood Plain Overlay that is located, generally, east/west along the north boundary of the southern quarter-quarter section. Development, including grading, is limited in this area unless the developer seeks to have the designation changed through a site specific study that determines specific flood plain dimensions.

Proposed FS-RL (Suburban Residential Low Density) Zoning. The developer is requesting FS-RL zoning for 80.91 acres of the site. FS-RL allows for single-family detached homes as well as single-family attached homes. Up to 12 attached units can be constructed provided the development has access from a rear alley; otherwise attached dwellings are limited to 5 units. Apartments are not an allowed use in the FS-RL district.

The FS-RL district requires a housing density of between 3.75 dwelling units per acre and 10.00 dwelling units per acre. The overall density of the FS-RL, as shown on the submitted Master Plan is between 4.23 and 6.17 dwelling units per acre. However, as the developer wishes to allow each “pod” to be developed separately and, possibly, by different developers, the density of each individual pod also falls within the allowable density range.

Proposed FS-RM (Suburban Residential Medium Density) Zoning. The developer is requesting FS-RM zoning for a portion of the parcel lying at the north end, comprising about 13.5 acres. FS-RM allows for single-family attached and detached homes (including twin-homes and duplexes), as well as apartment buildings having up to 12 dwelling units. Apartments will require the submittal of a Major Site Development Plan and approval by the City Council at the time of construction.

The FS-RM district requires a housing density of between 10.0 dwelling units per acre and 22.31 dwelling units per acre. With 136 proposed units at the low end to 246 units at the high end, the Master Plan shows that the FS-RM district will have a range of overall density of between 10.04 and 18.17 dwelling units. Staff generally believes adding diversity of housing is good for such a larger area, but cautions that the site does not score well on the RH checklist overall and should be an overly intense apartment project that maximizes FS-RM density allowances.

Overall Density. While the City seeks to increase density to better and more efficiently provide services, the City also recognizes the impacts of development on downstream resources. In this case, the community has a very strong interest in ensuring the quality of the Ada Hayden watershed. The 2010 agreement with the then-owners of Rose Prairie anticipated 292 single family detached homes (and an undetermined number of townhomes). The City Council gave direction in April of this year to proceed with amending that agreement and consider an alternative development concept. The report to City Council included an exhibit from the developer showing his desire to increase the

number of dwelling units to 739. The proposed Master Plan arrives at a total of 746 dwelling units, essentially the concept that was proposed in April.

Staff looked at the site through the policies and language of the LUPP for density expectations in New Lands and how the concerns about over development in the watershed and its general location on the edge of the community affected development intensity. In other areas of the City developed only under FS zoning standards there would likely be 100+ net acres for development on a 170 acre site when removing street right-of-ways and mandatory 10% of the area as open spaces. Due to a mandatory 25% open space requirement in the Conservation Subdivision standards there are fewer net acres available for this development, but the developer has been able to maximize the net land are with the proposed layout.

The language of the LUPP supports a goal of an average development density between 5 and 6 unit per net acre, but mandates that no one development is restricted to such a range. Typical developments of exclusive single-family homes are built at a density of just over 4 units per net acre, although the LUPP targets approximately 600 units for a similarly situated 100 net acre area (6 units x 100 net acres) when factoring in a broader range of uses. Staff then considered goals of housing diversity and how the developer was promoting housing choices in both single-family and multi-family housing to justify a higher range of development. Staff originally concluded that a mix of uses that result in 644 units was within the policy direction of the LUPP for new lands areas by supporting a large number of single family homes and a modest component of apartments. Staff viewed this as realistic projection of what could be built within typical Ames development practices.

At that June Planning and Zoning Commission meeting, the applicant discussed their intent for development and desire to have a range of housing options with flexible densities to market to other developers. The developer also discussed (and staff agrees) that the proposed 246 apartment units within the FS-RM area are unlikely to be achieved uniformly across the area. The amount of parking, landscaping, driveway access and the irregular shape of the FS-RM district would make a layout of 21 apartment buildings problematic because of the building size limitation and location requirements of zoning.

Staff believes the impacts of having the maximum number of total units (746) and subsequent overall density of 7.90 dwelling units per acre, can be ameliorated during the subsequent preliminary plat reviews and site plan reviews. The conservation requirements of low-impact development and a minimum of 25 percent green space will provide areas for storm water management required under the City's Chapter 5B requirements. More discussion follows on these issues.

Public Water. Water service has been brought to the site under the terms of the development agreement and is adequate to serve the entire development. Actual internal water service and anticipated stubs to adjacent properties will be finalized during the review of the preliminary plat.

Public Sanitary Sewer. Sanitary sewer service has also been brought to the site, lying on the east side of Grant Avenue. This sewer extension was facilitated through the establishment of a connection district for which the developer will pay a share of the costs. The developer must then connect to the system and extend sewer throughout the project. Due to the request for an increase in density beyond what was contemplated in 2010, Public Works redid the sewer modeling. The conclusions were that with the extension of sewer lines described in the Development Agreement that adequate capacity would exist to serve the Rose Prairie development and the adjacent properties, including the Borgmeyer land west of the site. There were no downstream issues identified.

Storm Water Management. The site will be developed to meet the requirements of the City's conservation subdivision ordinance. The natural drainage features will be preserved and impacts of development on the landscape will be ameliorated. The standards require on-site treatment and storage of stormwater within open spaces and conservation areas. These open spaces and conservation areas shall comprise at least 25 percent of the gross acreage of the site. The Master Plan provides 43.35 acres of open space and an additional 5 acres of a public park, totaling 28.5 percent of the gross acreage.

Since the proposed development is currently covered by a Master Plan approved in the 2010 development agreement, staff sought to obtain information about the differences in storm water volume between that development and this proposed one. The results can be found in Attachment E.

The 2010 Master Plan anticipated about 300 single family homes plus an additional (undetermined) number of attached homes. The estimated impervious surfaces based on that layout (rooftops, roads, parking areas, driveways, sidewalks, and paved paths) comprised about 29 percent of the site (51.14 acres). The proposed Master Plan doubles the number of proposed units and adds a commercial component. The estimated impervious surface comprises about 39 percent of the site (68.12 acres).

Based on these estimates, the 2010 development would have contributed 29.73 acre-feet of stormwater from impervious surfaces in a 100-year rainfall event. The proposed 2016 development would create 39.61 acre-feet during the same 100-year rainfall event (7.12 inches of rain in 24 hours).

While these numbers provide a comparison of impervious surfaces and expected rain runoff between the previously approved and currently proposed development plans, they do not indicate how that generated runoff will be treated and stored in accordance with City requirements. For example, the Conservation Subdivision regulations require buffers along drainage ways and encourage best management practices in treating storm water. In addition, the Chapter 5B Post-Construction Storm Water Management requires the treatment of the "first flush" of rainfall as well as the detention of storm water, allowing the release only at a volume and rate consistent with that of a "meadow in good condition." The specific stormwater treatment plan for the development will be evaluated as part of the preliminary plat review.

Staff has not formally reviewed a storm water management plan with the rezoning, since such a review is a submittal requirement for subdivision and site plan review. However, staff concurs that the estimated impervious surfaces are a worst case or conservative estimate of the storm water treatment needs. The applicant believes from their preliminary assessment that the proposed level of development can meet the storm water treatment objectives with the elements of open space included in the project.

Traffic. The current agreement requires the developer to install a number of traffic improvements to serve Rose Prairie. These improvements include the installation of a traffic light and an additional traffic lane on Hyde Avenue at Bloomington Road and an additional right turn lane on Bloomington Road at Grand Avenue. The City's traffic engineer has reviewed the proposed development and, although additional traffic can be expected over the previous development, he does not believe the conclusions of the prior traffic study for improvements are substantially affected by the proposed changes to the project. No other traffic analysis was required with the rezoning request.

Apartment Matrix. The matrix used to evaluate apartment locations is included in Attachment F. The FS-RM component has mixed grades. The site scores high only on being outside the Floodway Fringe. **And while it also provides a housing type in the North Growth Area other than single-family homes, it is a staff belief that such a housing type is desirable in this area for diversity, but it is not necessarily a needed type for the community overall.**

In most other categories, it scores low as it is on the far periphery of the City, distant from employment centers, CyRide, shopping, and other amenities. However, it does allow for a mix of housing types to complement the proposed single-family detached and attached homes that will be found to the south.

Development Agreement. A previous owner of the property signed a development agreement in 2010 with the City prior to annexation of the property in 2011. The current owner has requested amendments to that development agreement, including the adoption of a new Master Plan allowing up to 500 single family units (219 attached and 281 detached) rather than the 292 previously approved. With the proposed apartment component, the developer seeks an upper limit of 746 dwelling units.

The development agreement also limited rezoning to only FS-RL. The City Council amended the LUPP Future Land Use Map with the understanding that the Village/Suburban Residential designation would allow both FS-RL and FS-RM. The City Council also placed a commercial node on the site to allow retail and/or office development.

The City Council will be asked to amend the agreement prior to final approval of the rezoning request on third reading. There are other, minor proposed changes which do not affect the design or layout of the proposed development. For example, the terms of the development describing the off-site traffic improvements at Bloomington Road and Hyde Avenue and at Bloomington Road and Grand Avenue are retained.

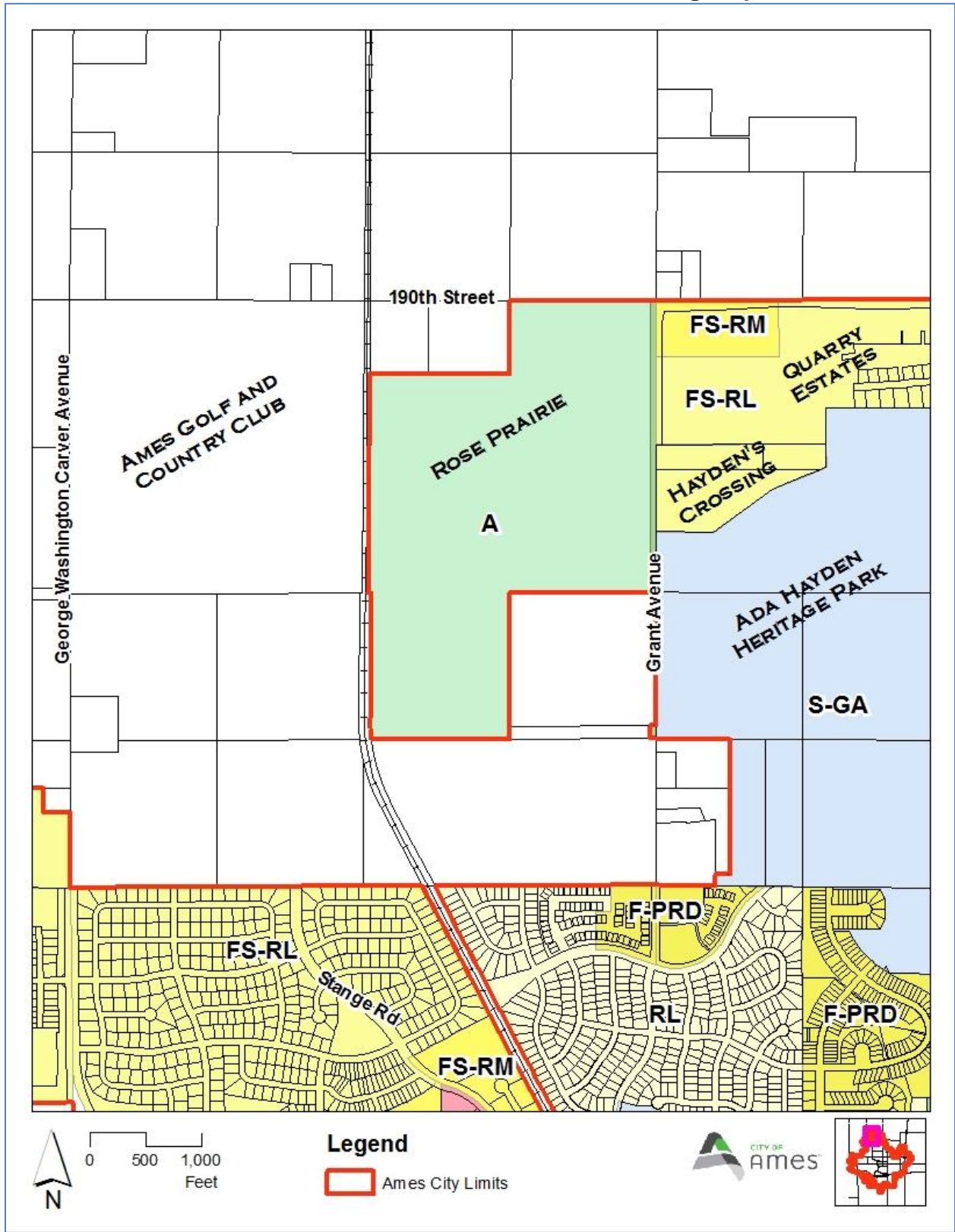
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Findings of Fact

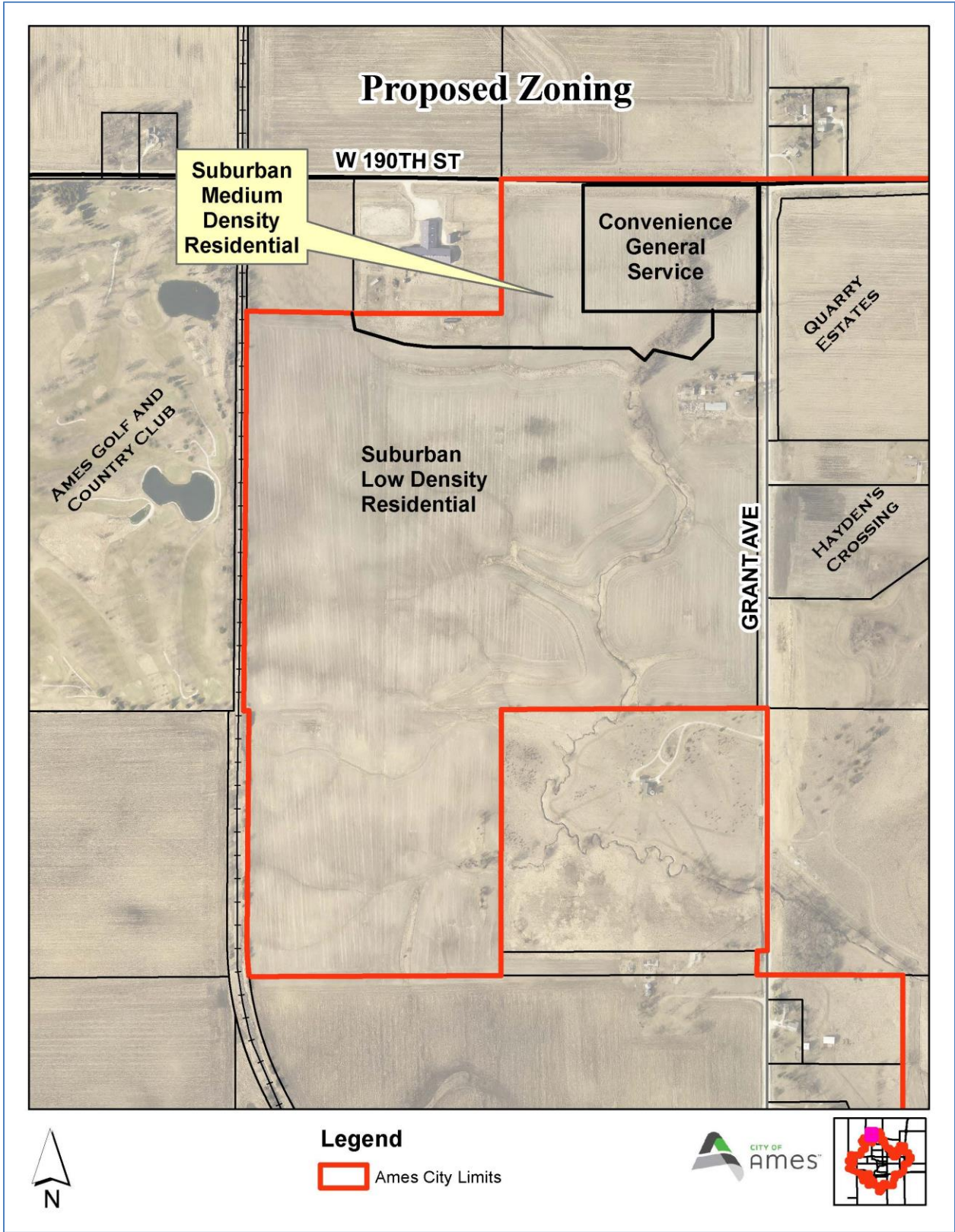
Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

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. The owner of this single parcel has requested the rezoning.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as Village/Suburban Residential with a Convenience Commercial Node.
3. The Village/Suburban Residential land use designation supports the FS-RL and FS-RM zoning designations. The Convenience Commercial Node supports the CGS zone.
4. The Master Plan provides information required by code and demonstrates that the densities for FS-RL and FS-RM will be within the standards.
5. Infrastructure is available to this site. The preliminary plat will determine sanitary sewer layout and demonstrate increased capacity for the existing stub under Grant Avenue.
6. Accesses to this site are being defined by the Master Plan and have been reviewed by the traffic engineer.

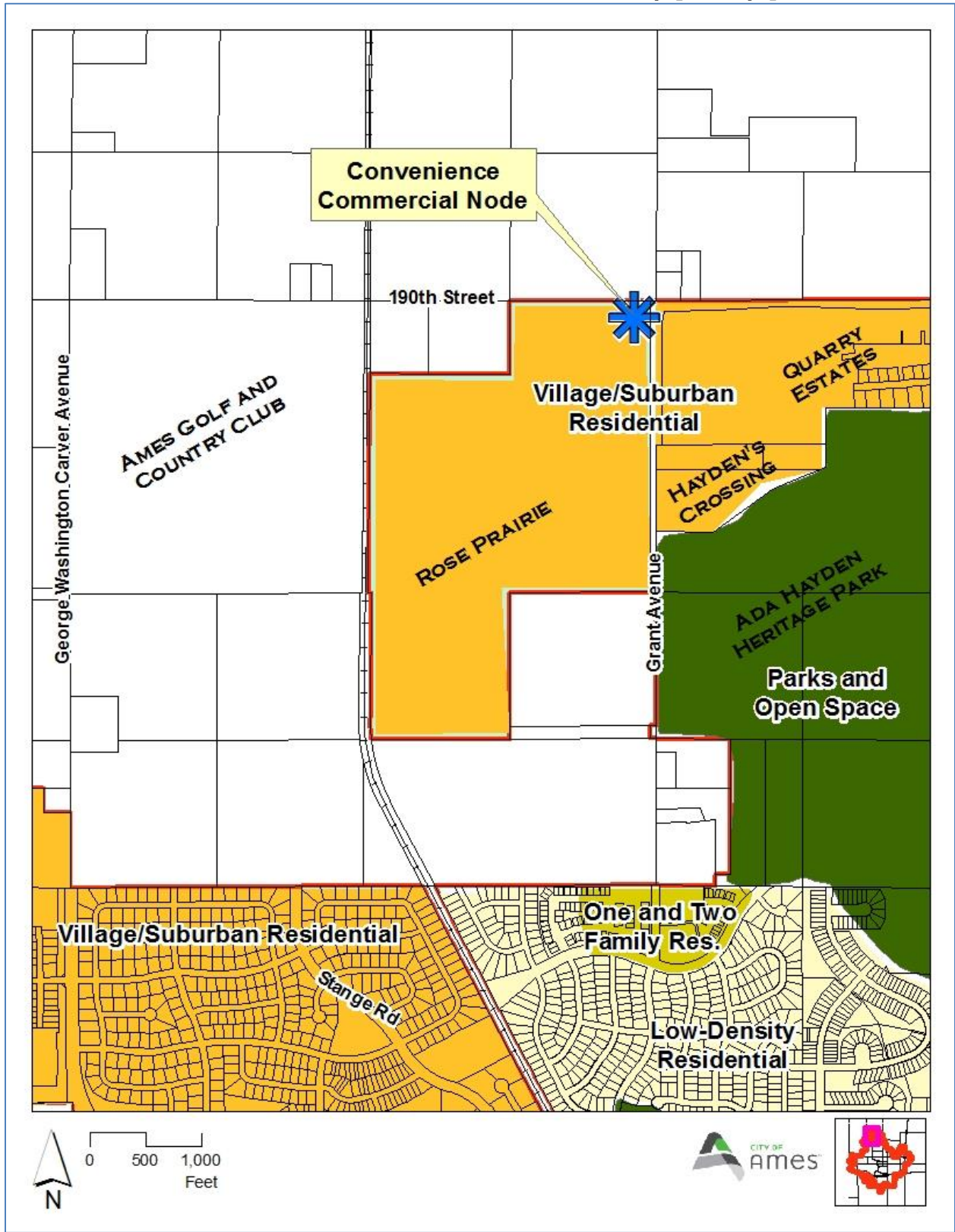
Attachment A: Location and Current Zoning Map



Attachment B: Proposed Zoning



Attachment C: LUPP Future Land Use Map [excerpt]



Attachment D: Proposed Master Plan



Attachment E: Impervious Area Runoff Calculations

Rose Prairie Master Plan - Impervious Area Stormwater Volume Calculations^{1,8}

(6.2.16)

Table 1: Impervious Area Calculations for 2010 Master Plan

Usage	Area (acres)	Units or Lots	% Impervious ⁵	Impervious Area (acres)
Single Family Lots	95.75 ³	292	30%	28.73
Townhomes	7.33	66 ⁴	65%	4.76
ROW	26.34	-	67% ⁷	17.65
Open Space	44.33 ²	-	0%	0.00
	173.75	358	29%	51.14

Table 2: Impervious Area Calculations for 2016 Master Plan

Usage	Area (acres)	Units or Lots ⁶	% Impervious ⁵	Impervious Area (acres)
Single Family (Detached)	50.19	282	43%	21.58
Single Family (Attached)	30.72	218	60%	18.43
Medium Density	13.54	246	60%	8.12
Commercial	6.01	-	85%	5.11
ROW	21.45	-	67%	14.37
Park	5.07	-	10%	0.51
Open Space	46.74	-	0%	0.00
	173.72	746	39%	68.12

Table 3: Stormwater Volume Calculations (on impervious areas only)^{1,8}

	1 Yr (acre-feet)	10 Yr (acre-feet)	100 Yr (acre-feet)
Depth, in. (24 hour event)	2.67	4.46	7.12
2010 Master Plan (51.14 acres imp.)	11.15	18.63	29.73
2016 Master Plan (81.38 acres imp.)	14.85	24.81	39.61

V = CDA

Where,

V = Total Volume (acre-ft)

C = Runoff coefficient

D = Depth of rainfall (ft.)

I = Area (acres)

Footnotes:

- Only calculates surface water runoff from impervious areas that are conservatively assumed.
- 14.24 acres were taken out of Open Space as it appears the Equestrian Facility was included in their 187.99 acre total. This brings the total acreage to a similar comparison size.
- 95.75 acres was derived by taking the original 187.99 total, minus 58.57 (original open space), 26.34 (ROW), and 7.33 acres (townhome)
- A density of 9 lots per acre (similar to single family attached) was used for an assumed unit count for the 2010 townhome parcel.
- SUDAS Table 2B-4.03 used for percent of impervious area based on acres per lot
Example: 95.75 acres for 292 single family lots is 1/3 acre per lot, resulting in 30% impervious area per SUDAS Table 2B-4.03.
- The maximum density provided in the 2016 Master Plan is used for these calculations per City request.
- A typical 60' ROW with 28' paving and dual 6' sidewalks was assumed for 67% impervious for ROW
- These calculations should not be construed as volumes of stormwater that will be released from the site. These calculations carry vast assumptions and are preliminary in nature. They do not consider any rainfall on a majority of the site (92.34 acres), nor do they consider stormwater treatment facilities that will be designed as part of future City processes.

Attachment F: Apartment Matrix

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 G: Applicant's Letter



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

April 28, 2016

Charlie Kuester
Planner
Department of Planning and Housing
Room 214, City Hall
515 Clark Avenue
Ames, Iowa 50010

RECEIVED

APR 29 2016

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

RE: ROSE PRAIRIE REZONING APPLICATION & REVISED MASTER PLAN
MEC# 2212007

Dear Charlie,

On behalf of Rose Prairie LLC, please find enclosed our first submittal of the rezoning application for the Rose Prairie development at Lot 2 of Rose Prairie Final Plat, an official plat forming part of the City of Ames. Provided are the following documents per the City of Ames Rezoning Application Packet and City Code Section 29.1507 (4):

- Rezoning Application Packet - Signed
- Rezoning Application Fee
- "Rezoning Exhibit – Rose Prairie" Full Size (7)
- "Rezoning Exhibit – Rose Prairie" Half Size (1)
- "Rose Prairie – Revised Master Plan" Full Size (7)
- "Rose Prairie – Revised Master Plan" Half Size (1)

The applicant wishes to rezone their property from Agricultural to a mix of Residential Low Density (FS-RL), Residential Medium Density (FS-RM), and Neighborhood Commercial (NC) for development purposes. This zoning would be consistent with the Land Use Policy Plan and Revised Master Plan (see attached). The property would be developed into a mixture of single family, single family attached, villas, and commercial uses. This project will be phased and be subject to City of Ames standards and procedures.

We appreciate the opportunity to submit this plan for review and look forward to staff comments. Please let me know if you have any questions or concerns in the meantime.

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read "Jake Becker".

Jake Becker, E.I.
Staff Engineer

N:\C3D Projects\ANK 2210026\Submittals

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 5571 Grant Avenue, is rezoned, with Master Plan, from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Service (CGS).

Real Estate Description

FS-RL: Suburban Residential Low Density Parcel:

A PIECE OF LAND TO BE REZONED FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL) BEING A PART OF LOT 2 OF ROSE PRAIRIE FINAL PLAT, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF AMES IN THE COUNTY OF STORY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF ROSE PRAIRIE FINAL PLAT; THENCE ALONG THE EAST LINE OF SAID LOT 2 S00°02'48"E, 590.79 FEET TO THE POINT OF BEGINNING; THENCE S89°57'10"W, 447.89 FEET; THENCE S14°22'29"W, 159.42 FEET; THENCE S36°30'55"W, 241.70 FEET; THENCE N63°53'52"W, 201.23 FEET; THENCE 84.33 FEET ALONG A 833.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING S29°00'08"W, 84.29 FEET; THENCE N58°05'52"W, 66.00 FEET; THENCE N89°59'34"W, 791.51 FEET; THENCE N74°20'24"W, 136.73 FEET; THENCE N59°05'37"W, 189.37 FEET; THENCE N00°34'18"E, 91.91 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF ROSE PRAIRIE FINAL PLAT; THENCE ALONG THE

WEST LINE OF SAID LOT 1 N00°24'57"E, 1.45 FEET; THENCE N88°57'23"W, 525.14 FEET TO THE WEST LINE OF LOT 2 OF ROSE PRAIRIE FINAL PLAT; THENCE ALONG SAID WEST LINE S00°24'50"W, 1973.22 FEET; THENCE ALONG SAID WEST LINE N89°38'22"E, 24.66 FEET; THENCE ALONG SAID WEST LINE S00°25'05"W, 1118.49 FEET; THENCE ALONG SAID WEST LINE 193.34 FEET ALONG A 1574.42 FOOT RADIUS CURVE, CONCAVE EAST, CHORD BEARING S03°07'06"E, 193.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 N89°45'53"E, 1243.45 FEET; THENCE N00°00'28"E, 1314.12 FEET; THENCE N89°38'22"E, 1263.94 FEET TO THE EAST LINE OF SAID LOT 2; THENCE ALONG SAID EAST LINE N00°02'48"W, 2019.39 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 144.51 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FS-RM: Suburban Residential Medium Density Parcel:

A PIECE OF LAND TO BE REZONED FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL MEDIUM DENSITY (FS-RM) BEING A PART OF LOT 2 OF ROSE PRAIRIE FINAL PLAT, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF AMES IN THE COUNTY OF STORY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF ROSE PRAIRIE FINAL PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 2 S89°58'27"W, 759.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°58'27"W, 501.38 FEET TO THE WEST LINE OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2 S00°01'05"W, 663.05 FEET TO THE SOUTH LINE OF LOT 1 OF ROSE PRAIRIE FINAL PLAT; THENCE ALONG SAID SOUTH LINE S89°58'19"W, 731.77 FEET; THENCE S00°34'18"W, 91.91 FEET; THENCE S59°05'37"E, 189.37 FEET; THENCE S74°20'24"E, 136.73 FEET; THENCE S89°59'34"E, 791.51 FEET; THENCE S58°05'52"E, 66.00 FEET; THENCE 84.33 FEET ALONG A 833.00 FOOT RADIUS CURVE, CONCAVE NORTHWEST, CHORD BEARING N29°00'08"E, 84.29 FEET; THENCE S63°53'52"E, 201.23 FEET; THENCE N36°30'55"E, 241.70 FEET; THENCE N14°22'29"E, 159.42 FEET; THENCE S89°57'10"W, 319.29 FEET; THENCE 107.30 FEET ALONG A 799.09 FOOT RADIUS CURVE, CONCAVE WEST, CHORD BEARING N03°49'07"E, 107.22 FEET; THENCE N00°01'33"W, 484.11 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 15.50 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CGS: Convenience General Service Parcel:

A PIECE OF LAND TO BE REZONED FROM AGRICULTURAL (A) TO CONVENIENCE GENERAL SERVICE (CGS) BEING A PART OF LOT 2 OF ROSE PRAIRIE FINAL PLAT, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF AMES IN THE COUNTY OF STORY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF ROSE PRAIRIE FINAL PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 2 S89°58'27"W, 759.77 FEET; THENCE S00°01'33"E, 484.11 FEET; THENCE 107.30 FEET ALONG A 799.09 FOOT RADIUS CURVE, CONCAVE WEST, CHORD BEARING S03°49'07"W, 107.22 FEET; THENCE N89°57'10"E, 767.18 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE ALONG SAID EAST LINE N00°02'48"W, 590.79 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 10.31 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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