

**COUNCIL ACTION FORM**

**REQUEST: REZONING FROM PLANNED RESIDENCE DISTRICT (F-PRD) TO COMMUNITY COMMERCIAL/RESIDENTIAL (CCR) AND MASTER PLAN FOR 1114 SOUTH DAKOTA AVENUE**

**BACKGROUND:**

Dickson and Luann Jensen own a 4.68 acre parcel on the northeast corner of South Dakota Avenue and Mortensen Road. Access to the site exists from Mortenson Road and South Dakota Avenue. The site has a Land Use Policy Plan designation of Residential Low Density and is in the vicinity of the Southwest Growth Area Community Commercial Node on the Highway 30 interchange with South Dakota. The zoning for the site is Planned Residence District (Attachment A Zoning Map). The site was originally part of a 1974 Planned Unit Development.

At the Planning & Zoning Commission's June 21, 2017 meeting, the applicant's request for rezoning the property to a Community Commercial/Residential (CCR) zoning district included a Master Plan. During the Public Hearing, the applicant agreed to continue the item to the July 5<sup>th</sup> Planning & Zoning Commission meeting to reconsider rezoning the site to Community Commercial Node (CCN) without a Master Plan, rather than the requested Community Commercial/Residential (CCR). On June 27<sup>th</sup>, after the Planning & Zoning Commission meeting, the applicant met with a portion of the Willow Creek Home Owner's Association Board to discuss the proposal. As a result, at the July 5<sup>th</sup> Planning & Zoning Commission meeting, the applicant continued with the initial request to CCR zoning but without a Master Plan. At the July 5<sup>th</sup> meeting the Planning & Zoning Commission voted 5 to 0 to require a Master Plan.

After meeting with the Willow Creek Home Owner's Association, the property owner has decided to limit the development of the site to office, commercial and residential. The notes included on the Master Plan allows for the office and commercial uses allowed in the CCR district and limits the residential units to a maximum of 48 – one and two bedroom units and prohibits the development of a hotel (short-term lodging). In the CCR zoning district residential is only allowed to be constructed when located above commercial.

The developer has described in the Master Plan their intentions for the developed area. The site will have to comply with the development standards of the CCR district. A Final Plat and Minor Site Plan will need to be submitted and approved prior to any development of the site.

For any alternative where the Council requires a Master Plan, the Zoning Code requires the applicant to submit a signed zoning agreement that specifies future development will be consistent with the approved Master Plan subject to consistency with Municipal Code. **Staff recommends that submission of the signed zoning agreement for the Master**

**Plan be required prior to the third reading of any ordinance rezoning the site.**

The Planning and Zoning Commission, by a vote of 5 to 0, recommended that the City Council approve the request for rezoning from F-PRD-Planned Residence District to CCR-Community Commercial/Residential along with a Master Plan that would limit redevelopment of the site to stand-alone commercial development and a maximum of 48 household living apartments with commercial uses below, not to exceed two bedrooms per unit.

During the public hearing, concerns from neighbors included development of a hotel, and impacts to existing greenspace, vegetation, and ground water. One Commission member asked if the Master Plan included descriptive information only, rather than a sketch of the development. This Master Plan may include both commercial and residential uses. Therefore, a descriptive Master Plan would adequate. Another Commission member asked if it is intended to have commercial development on the east side of South Dakota. Staff explained that the CCN Node does not have a defined boundary, but rather a range of acres and square footage of commercial development for the area. These amounts have not yet been met with existing development.

**ALTERNATIVES:**

1. The City Council can approve the first reading of the request for rezoning from F-PRD-Planned Residence District to CCR-Community Commercial/Residential with the attached Master Plan that allows office and commercial development, limits residential develop to 48 – one and two bedrooms units, and prohibits short-term lodging based upon staff’s findings and conclusions as found in the Addendum. **A signed zoning agreement will be required prior to the third reading of the ordinance.**
2. The City Council can deny the request for rezoning from from F-PRD-Planned Residence District to CCR-Community Commercial/Residential with the attached Master Plan if the City 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 land use designations and policies. A Community Commercial Node is shown on the LUPP map at the interchange with Highway 30 that is south of the site. This node was created to provide for large scale commercial uses to serve west Ames and the Southwest Growth Area. Community Commercial/Residential (CCR) zoning is intended to create clustered development as compared to strip commercial development.

The proposed housing type is allowed in the proposed zoning. In addition, the described

Master Plan appears to be consistent with the underlying zoning standards. CCR zoning only allows household living above a non-residential use and cannot be permitted above short-term lodging. In addition, this Master Plan prohibits short term-lodging.

Utilites are readily available to serve this development. However, depending on the timing, a sewer study may be needed to analyze capacity needs.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the first reading of the request for rezoning from F-PRD-Planned Residence District to CCR-Community Commercial/Residential with the attached Master Plan that allows office and commercial development, limits residential develop to 48 – one and two bedrooms units, and prohibits short-term lodging based upon staff's findings and conclusions as found in the Addendum. **A signed zoning agreement will be required prior to the third reading of the ordinance.**

## ADDENDUM

### REZONING BACKGROUND:

**Existing Land Use Policy Plan.** The LUPP designation of the subject site is Low Density Residential. This designation applies to the area north and west of the Mortensen Road and South Dakota Avenue intersection. The LUPP designations of the immediate area can be found in Attachment B. A Community Commercial Node is also shown on the LUPP map at the interchange with Highway 30 that is south of the site.

The CCR Node was created to provide for large scale commercial uses to serve west Ames and the Southwest Growth Area. At the time of the adoption of the 1997 LUPP, there was minimal development in west Ames and no commercial development. Two commercial zones are options for implementation of the CCR Node. These two zones are the Convenience Commercial Node and Community Commercial/Residential. Each of the zones permit a wide range of trade and office uses, with the principal difference being that CCR permits mixed use residential. Both Node zoning choices were intended to create clustered development as compared to strip commercial development typically associated with Highway Oriented Commercial zoning.

The CCR Node is intended to encompass between 40 and 75 acres and 100,000-800,00 gross square feet of commercial development. The gross area of this Southwest CCR Node with CCN zoning and CCR zoning is 57 acres. While a square foot total was not calculated, some of the existing development is not made up of commercial uses intended to serve the community, e.g. the Iowa State Women's Basketball Complex. The acreage and potential square footage of this site is not inconsistent with the expectations of the LUPP due to current mix of uses in the area and the underdevelopment of commercial square footage.

When determining consistency of a rezoning with the Land Use Policy Plan, it must be consistent with the Land Use Policy Plan Land Use Map as well as other policies of the Plan. Nodes are meant to be a general depiction of land use intent and overlay other land use designations. This means that although the land use designation is Low Density Residential, a change to commercial zoning can be found to be consistent with the LUPP because of the CCR Node. This is similar to the existing commercial zones in this area that all have a residential land use designation, even though they are developed as commercial properties. At the same time, the property could be used for residential in a manner consistent with the Low Density Residential Designation.

**Existing Zoning.** The site is zoned Planned Residence District, as are the abutting properties to the east and north. The Planned Residence District zoning was applied to the site in 2000 to replace the prior Planned Unit Development (PUD) zoning. The original PUD included the condominiums to the north and the apartments to the east. In 1974, the approved Willow Creek PUD showed five apartment buildings with six units in each building for this site. However, in 1999, the PUD site plan was amended and the existing church was approved. Additional structures and parking related to the church were approved in 1999, but were never constructed. A change in use or design of the site under the PRD zoning would require a Major Site Development Plan review.

The zoning classification of the CCN zoning district was modified in 2005 to exclude mixed use development and the new CCR zoning district was created and applied to this area in response to the already approved mixed use developments. CCR zoning was again modified in 2008 to clarify that household living is only allowed above a non-residential use and cannot be permitted above short term lodging that occurred within part of the West Towne Condominiums project. The CCN zoned properties are also subject to the Southwest Gateway Overlay (O-GSW). The overlay (Ames Municipal Code 29.1112) allows for parking reductions with clustered development and requires basic architectural design and material requirements. The area to the south of the subject site is zoned RH, Residential High Density. An excerpt of the zoning map can be found in Attachment A.

**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	Church
North	Willow Creek Estates Condominiums
East	University West
South	Coconino Place and University West Apartments
West	Vacant

**Master Plan.** The Planning and Zoning Commission, at the July 5<sup>th</sup> meeting, voted to require a Master Plan to accompany this rezoning. A Master Plan is intended to provide a general description of the intended development of a property. The submitted Master Plan complies with the submittal requirements listed in Section 29.1507(4) (see Attachment F). The Master Plan proposes office, commercial development, limits residential develop to 48 – one and two bedrooms, and prohibits short term lodging. Residential in a CCR district is only allowed when located above the first floor.

**Apartment Matrix.** The matrix used to evaluate apartment locations is included in Attachment D. This site is near a CCR node and an already developed mixed area of commercial, high density, and mixed use development. There are a few development options proposed with this Master Plan. The west side of the site will maintain an office/amenity space for tenants that lease from other properties owned by the applicant. One option for the east side of the site does include apartments. This matrix was done assuming that development option.

Assuming apartment development occurs, the site ranks high-average as an infill site in a diverse area with many services and good transportation facility access. This is a location where residential may be acceptable in a small quantity since a high amount of high to medium density residential exists in the surrounding area. It may be a desired housing type but not a necessary housing type in this area.

**Infrastructure.** Sanitary sewer and water connections are readily available, as are electric services. The site is within the sanitary sewer service area that is known to be at or near capacity with the full development of properties to the west. Depending on timing of the development of this site and the intensity of proposed development, the City may require a sanitary sewer evaluation to confirm downstream capacity.

The intersection of Mortenson Road and South Dakota is large multi-lane arterial intersection that has fully signalized and controlled turning movements. Under current conditions the intersection performs consistent with the City's level of service standards. Development of the site will likely affect traffic patterns with a modest number of new trips through the intersection and have an effect on turning movements to seek out the newly established commercial activities. Site access and turning movement affects may be evaluated in greater detail at the time of site development. Any missing infrastructure or right-of-way dedication will be required concurrent with redevelopment of the site.

**Access.** Access on the master plan is shown where it exists today. Access to the site is available from both Mortensen Road and South Dakota Avenue. No formal access or site plan review has been completed with the Transportation Division of the City. Upon development of the site, access management for driveway locations will be reviewed by the City. Access near the Mortenson/South Dakota intersection will be limited.

**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:

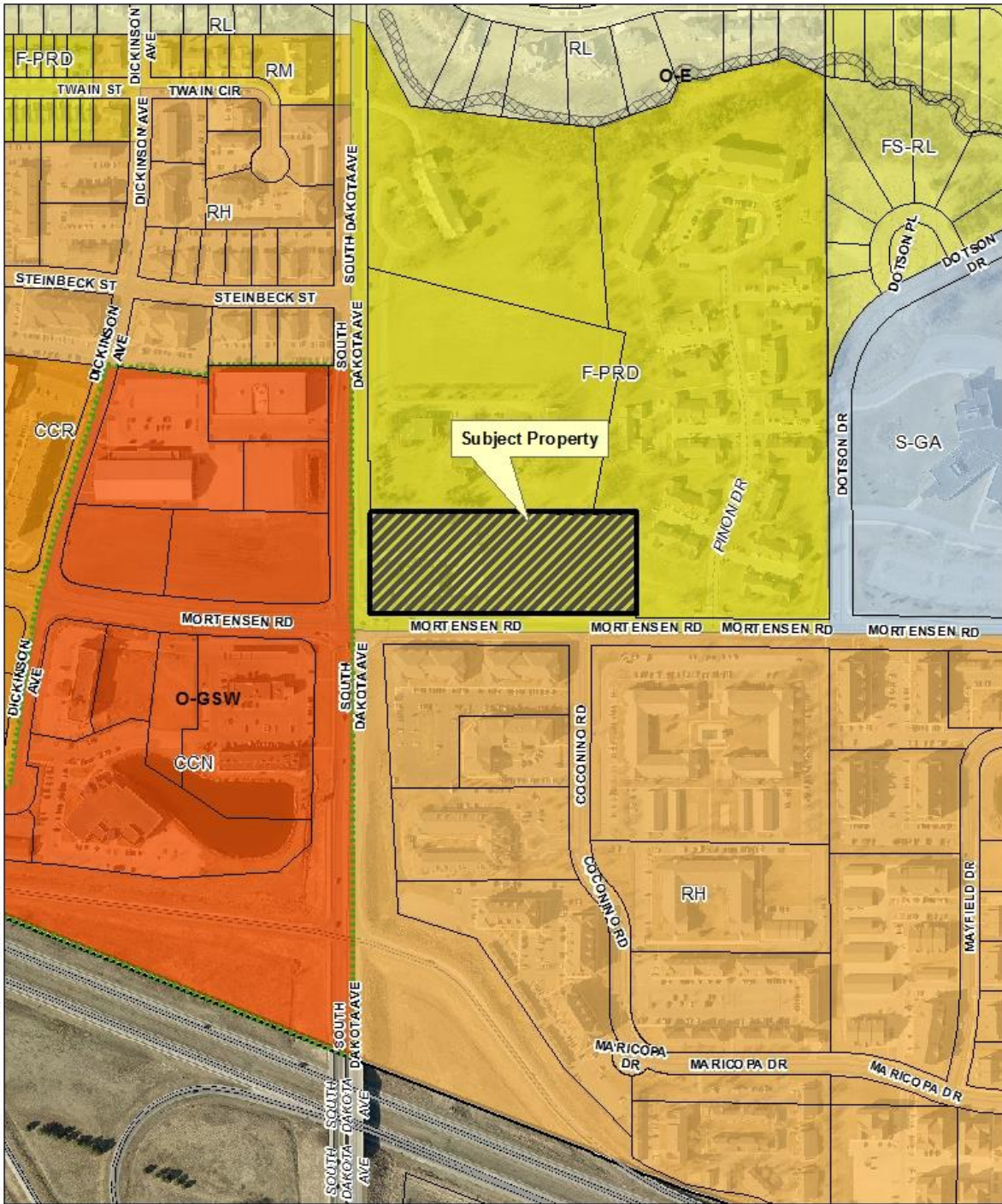
1. Ames *Municipal Code Section 29.1507(2)* allows owners of 50 percent or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The property represented by the applicant is entirely under one ownership representing 100 percent of the property requested for rezoning.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map within the service area of a Community Commercial Node.
3. The "Community Commercial Node" land use designation supports the "CCR, Community Commercial/Residential zoning designation. Under the "CCR" zoning designation, all of the proposed development options are allowed.
4. The proposed Master Plan identifies a mix of uses that supports a commercial rezoning and includes appropriate limits on the use and arrangement of the site to provide predictable and compatible development patterns.
5. Infrastructure is currently adequate to serve the site.

**Public Notice.** Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. The notice distance was expanded to include the 700 address range of the abutting Willow Creek Condominiums as requested by the Planning and Zoning Commission. The original notice did not include the 700

block of homes as they are beyond the standard 200-foot notice requirement and on a separate parcel in the assessor records. As of this writing, no comments have been received. The developer also met with member of the Willow Creek Condominiums in the last week of June.

**Conclusions.** Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject property is consistent with the Future Land Use Map, as well as the Goals and Objectives of the City of Ames Land Use Policy Plan.

# Attachment A: Location and Current Zoning

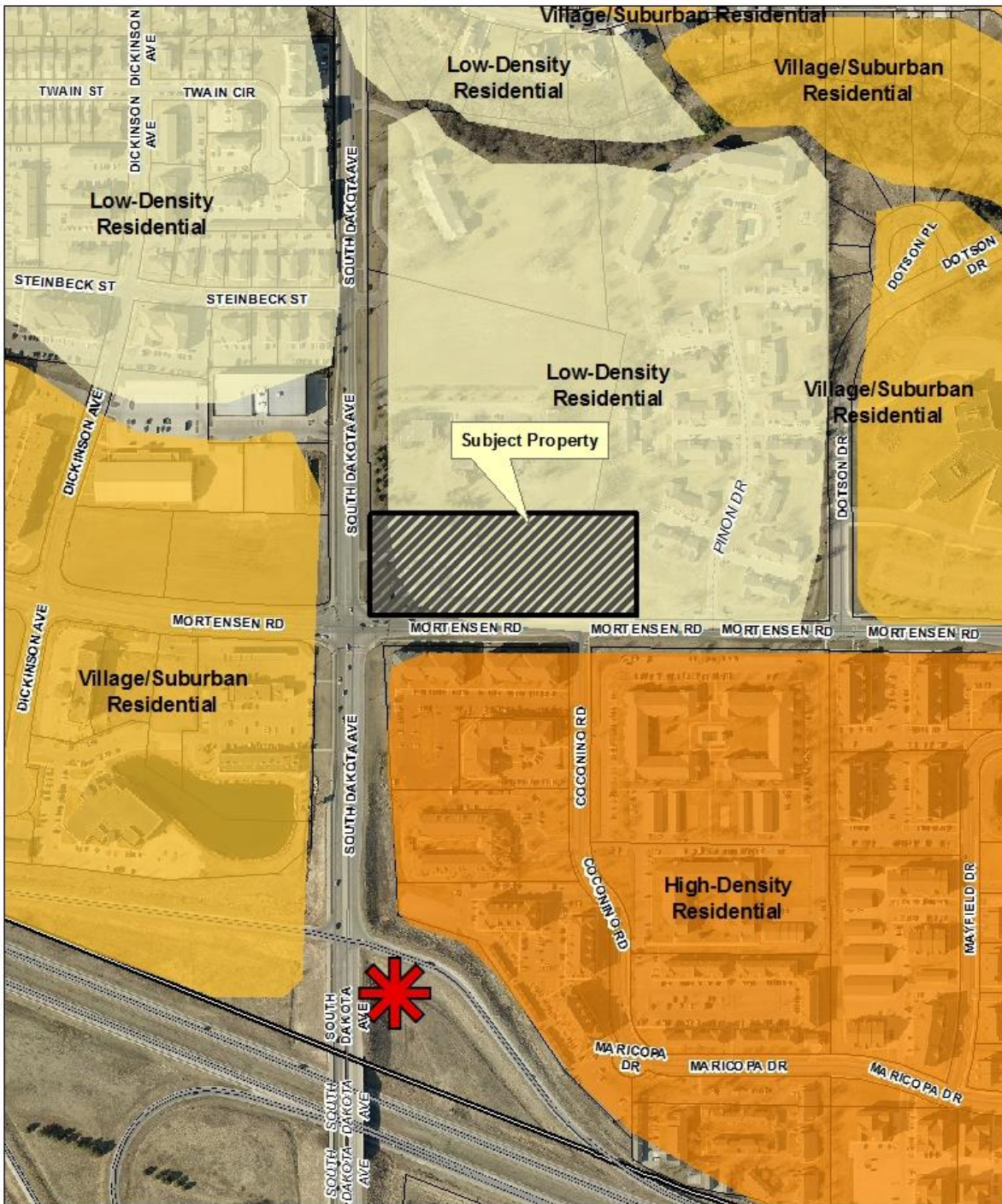


 CITY OF Ames 1114 South Dakota Avenue





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



1114 South Dakota Avenue



# Attachment C: Updated Applicant's Statement

Re: 1114 South Dakota rezoning

<https://mail.notes.na.collabserv.com/livemail/0/7B45F89FC562611D...>

**From:** Luke Jensen <luke@resgi.com>  
**To:** Julie Gould <JGould@city.ames.ia.us>  
**Cc:** Dickson <ddjensen2010@gmail.com>, lauraaballantine@gmail.com, dellmann.o@gmail.com, frank.poduska@gmail.com, Brad Dell <bradedell@gmail.com>

**Date:** Wednesday, June 28, 2017 07:32AM  
**Subject:** Re: 1114 South Dakota rezoning

Hi Julie,  
We met with some of the HOA Board from Willow Creek yesterday afternoon to discuss the rezoning of 1114 S. Dakota. We had a productive time. Below is the outcome of our discussion and agreement:

- CCR Zone
- Up to 48 apartments with any mix of 1 or 2 bedroom units
- No hotel
- Fence/Screening along north boundary of 1114 S. Dakota
- No preset limit on commercial square footage maximum-we will do as the code allows.

Please let us know if you have any issues.

Thanks,  
Luke

On Fri, Jun 23, 2017 at 4:00 PM, Julie Gould <JGould@city.ames.ia.us> wrote:  
I wanted to verify that based on the outcome of the P&Z meeting on the 21st, you now want to rezone to CCN, Community Commercial Node? To further clarify, a Master Plan will not be required with this submittal and Household Living is not an allowed use in the CCN district.

Please confirm that this is correct.  
Thank you,

**Julie Gould**  
*Planner*

515.239.5400- *main* | 515.239.5443 *direct* | 515.239.5404 -*fax*  
[jgould@city.ames.ia.us](mailto:jgould@city.ames.ia.us) | City Hall, 515 Clark Avenue | Ames, IA 50010  
[www.CityofAmes.org](http://www.CityofAmes.org) | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



**Luke Jensen**  
RES Development, Inc.  
2519 Chamberlain St., Ste. 101

## Attachment D: Apartment Matrix

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
<b>Location/Surroundings</b>			
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	
<b>Site</b>			
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		
<b>Housing Types and Design</b>			
Needed housing or building type or variety of housing types			X
Architectural interest and character			
Site design for landscape buffering			
Includes affordable housing (Low and Moderate Income))			
<b>Continued next page...</b>			

<b>Transportation</b>			
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	
<b>Public Utilities/Services</b>			
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	
<b>Investment/Catalyst</b>			
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 E: Master Plan

## 1114 SOUTH DAKOTA - MASTERPLAN



1114 SOUTH DAKOTA DEVELOPMENT

LOT DESCRIPTION  
 1114 SOUTH DAKOTA AVE  
 EXISTING ZONING: F-PBD  
 PROPOSED ZONING: CCR  
 LOT AREA: 4.88 ACRES  
 PROPOSED DEVELOPMENT: OFFICE COMMERCIAL, RESIDENTIAL  
 NOTE: - 48 MAX. RESIDENTIAL UNITS (1 & 2 BR UNITS)  
 - SHORT-TERM LODGING PROHIBITED

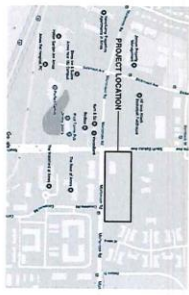
### LEGAL DESCRIPTION

Beginning at a point on the south line of the Northwest Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5<sup>th</sup> P.M., Story County, Iowa, distant S89°03'07" E 45.0 feet from the SW Corner thereof; thence S89°03'07" E 45.0 feet to the NW 1/4 of the SW 1/4 of the southerly line of the plat of Willow Creek Estates Second Addition to the City of Ames, Story County, Iowa; thence S70°54'48" E 77.2 feet; thence S89°06'12" E 119.3 feet; thence S70°54'48" E 77.2 feet to the South line of the plat of Willow Creek Estates Second Addition to the City of Ames, Iowa, containing 5.56 acres, all in the City of Ames, Story County, Iowa, except Commencing at the SW Corner of the plat of Willow Creek Estates Second Addition to the City of Ames, Iowa, thence S89°03'07" E 45.0 feet along the south line of the said NW 1/4 of the SW 1/4; thence N0°05'12" S 329.5 feet parallel to and 45.0 feet easterly from the west beginning; thence continuing N0°05'12" W 439.9 feet to the southerly line of the plat of Willow Creek Estates Second Addition to the City of Ames, Iowa, thence S89°06'12" E 119.3 feet to the NW 1/4 of the SW 1/4 of the southerly line of the plat of Willow Creek Estates Second Addition to the City of Ames, Iowa, containing 0.69 acres, all in the City of Ames, Story County, Iowa, and except The West 50 feet of the South 330 feet of the NW 1/4 of the SW 1/4 of Sec. 8 T83N-R24W of the 5<sup>th</sup> P.M., Ames, Story County, Iowa, containing 0.33 acres, more or less; AND (8) Township Eighty-three (83) North, Range Twenty-four (24) West of the 5<sup>th</sup> P.M., Story County, Iowa, thence S89°06'12" E 119.3 feet to the NW 1/4 of the SW 1/4 of the Southwest Quarter (SW 1/4) of Section Eight (8) of the said Township Eighty-three (83) North, Range Twenty-four (24) West of the 5<sup>th</sup> P.M., Story County, Iowa, thence S10°05'46" W 77.2 feet; thence N89°06'12" W 390.0 feet; thence N0°05'12" W 76.1 feet to the point of beginning; containing 0.69 acres, all in the City of Ames, Story County, Iowa.

APPLICANT: JENSEN GROUP  
 4811 MORTENSEN ROAD  
 AMES, IOWA 50010

OWNER: DICKSON & LYANN JENSEN  
 4811 MORTENSEN ROAD  
 AMES, IOWA 50010

VICINITY MAP



1114 SOUTH DAKOTA DEVELOPMENT  
 1114 SOUTH DAKOTA  
 AMES, IA 50014

Project Name	1114 SOUTH DAKOTA DEVELOPMENT
Parcel Number	505
REZONING	091937
MASTERPLAN	1

# Attachment F

## Applicable Regulations

### **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.

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 1114 South Dakota Avenue, is rezoned, with Master Plan, from Planned Residence District (F-PRD) to Community Commercial/Residential (CCR).

**Real Estate Description:** Beginning at a point on the south line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5<sup>th</sup> P.M., Story County, Iowa, distant S89°03'30"E 45.0 feet from the SW Corner thereof; thence N0°06'12"W 473.4 feet parallel to and 45.0 feet distant easterly from the west line of said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  to the southerly line of the plat of Willow Creek Estates, Second Addition, to the City of Ames, Story County, Iowa; thence along the southerly boundary of said Addition: S89°06'12"E 210 feet; S0°06'12" 220.0 feet; S89°06'12"E 390.0 feet; and N10°53'48"E 77.2 feet; thence S89°06'12"E 119.3 feet; thence S0°06'12" 330.0 feet to the South line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence N89°03'30"W 734.1 feet to the point of beginning; subject to public road right-of-way and containing 5.56 acres, all in the City of Ames, Story County, Iowa, **except** Commencing at the SW Corner of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 8-T83N-24W of the 5<sup>th</sup> P.M., Story County, Iowa; thence S89°03'30"E 45.0 feet along the south line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence N0°06'12" 329.5 feet parallel to and 45.0 feet easterly from the west line of the said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  to the point of the beginning; thence continuing

N0°06'12"W 143.9 feet to the southerly line of the plat of Willow Creek Estates Second Addition, to the City of Ames, Iowa; thence S89°06'12"E 210.0 feet along the southerly boundary of said Addition; thence S0°06'12"E 143.9 feet; thence N89°06'12"W 210.0 feet to the point of beginning; containing 0.69 acres, all in the City of Ames, Story County, Iowa, **and except** The South 50 feet of the West 779.1 feet and the East 5 feet of the West 50 feet of the South 330 feet of the NW¼ of the SW¼ of Sec. 8-T83N-R24W of the 5<sup>th</sup> P.M., Ames, Story County, Iowa, containing 0.93 acres, more or less, **AND** Commencing at the SW Corner of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5<sup>th</sup> P.M., Story County, Iowa; thence S89°03'30"E 45.0 feet along the south line of the said NW¼ of the SW¼; thence N0°06'12"W 329.5 feet parallel to and 45.0 feet easterly from the west line of said NW¼ of the SW¼; thence S89°06'12"E 210.0 feet to the point of beginning; thence continuing S89°06'12"E 404.7 feet; thence S10°53'48"W 77.2 feet; thence N89°06'12"W 390.0 feet; thence N0°06'12"W 76.1 feet to the point of beginning; containing 0.69 acres, all in the City of Ames, Story County, Iowa.

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

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

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

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

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