

Staff Report

**INITIATE AN AMES URBAN FRINGE PLAN MAP AMENDMENT
FOR TIMBER CREEK ACRES**

November 14, 2017

BACKGROUND:

On October 24, 2017, the City Council referred a request from Dickson Jensen to initiate an Ames Urban Fringe Plan Map Amendment for Timber Creek Acres to staff (*See attached Location Map*). Timber Creek Acres is a previously developed rural home area south of Ames off of Highway 69. Mr. Jensen, property owner and developer, is interested in pursuing a change of approximately 75.02 acres of land from an urban fringe land use designation of “*Agriculture and Farm Service*” to “*Rural Residential*”, which are both subcategories of the “*Rural Service and Agricultural Conservation Area*.” The subject area is composed of four parcels of land, including Parcel C (19.35 acres); Parcel D (16.51 acres); Parcel E (33.08 acres); and, Parcel F (6.08 acres).

The purpose for the change in Urban Fringe Plan Map designations is to allow the division of each of the four existing parcels into two parcels, resulting in a total of eight parcels, for the construction of additional single-family detached dwellings in the Ames Urban Fringe. The current Urban Fringe designation, Agriculture and Farm Service, is limited to non-agricultural residences that existed at the time of adoption of the Ames Urban Fringe Plan in 2006, or remaining scattered building sites where farmstead homes once existed or homes on very large parcels of ground typical of the agricultural setting. Otherwise, subdivision for the creation of new residential development is not supported within the Agriculture and Farm Service designation.

Subdivision review in the Agriculture and Farm Service designation is the purview of Story County. Mr. Jensen has applied for a Residential Parcel Subdivision with Story County to create the four new lots within the current A-1 zoning. Story County reviewed the proposed subdivision and found that it met the County’s development standards but was not consistent with the current Fringe Plan designation and condition the subdivision approval on seeking a Fringe Plan Amendment. Staff consulted with the Story County Planning Department and concurred with their findings during the subdivision review.

The proposed amendment is change the designation to Rural Residential to reflect the existing use of the area and desired change to add four additional home sites. The Rural Residential designation is intended for residential land uses that are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation

recognizes a residential market segment seeking large lots in a rural setting, benefitting from agricultural activities on a small scale. This land use designation includes all single-family residential land uses/developments that involve maximum average net densities of one unit per acre. Full urban infrastructure standards are not required. Rural Residential designation can be found consistent with the A-1 zoning that already exists.

OPTIONS:

Option 1: *Initiate the Urban Fringe Plan Map Amendment as a Minor Amendment*

This option would initiate the process to change the current urban fringe land use designation from “Agriculture and Farm Service” to “Rural Residential”. Approval of the Map Amendment would allow the division of four existing parcels into a total of eight parcels to provide locations for the construction of four additional single-family residential homes. Each parcel would be required to meet the maximum average density of one unit per acre. The subdivision would be reviewed by Story County.

Option 2: *Retain the Current Urban Fringe Designation and Do Not Initiate the Urban Fringe Plan Map Amendment*

This option would retain the current Urban Fringe land use designation of “Agriculture and Farm Service.” The property owner/developer’s proposal to divide the existing four parcels into eight new parcels for the construction of additional single-family detached dwellings in the urban fringe, would not be allowed on the subject properties as being inconsistent with the current Land Use designation of the Fringe Plan.

STAFF COMMENTS:

The Story County Board of Supervisors has approved the proposed Residential Parcel Subdivision requests to divide each of the existing parcels into two new parcels, with the condition that the applicant request an amendment to the Ames Urban Fringe Land Use Framework Map designation from Rural Service and Agricultural Conservation Area – Agriculture and Farm Service to the Rural Residential subcategory.

A majority support from the City of Ames, the City of Gilbert, and Story County is required to proceed with the submittal and consideration of the proposed amendment application. Ultimately, approval by all three entities of the requested amendment at a public meeting is required to change the land use designation.

The Planning and Housing Department, and the Story County Planning and Development staff support having the applicant seek an amendment to the Fringe Plan to address the existing use of the area (Option 1). The proposed change would not lead to a rezoning to more intense rural development options than the current A-1 zoning. The proposed change is minor in nature due to the current

rural residential development pattern of the area and that there would be no impact on agricultural resources in the area.

If the City Council selects Option 1, staff will provide notice of a public hearing with the Planning and Zoning Commission on December 6, 2017. and subsequently bring the Planning and Zoning Commission recommendation to the Council for a final decision on the Ames Urban Fringe Plan Map Amendment for Timber Creek Acres.

Attachment 1 Location Map

