

COUNCIL ACTION FORM

SUBJECT: Ames Urban Fringe Future Land Map For Land Addressed as 200 Timber Creek Drive, 585 Timber Creek Drive, 600 Timber Creek Drive, and 3935 South U.S. Highway 69.

BACKGROUND:

The Story County Board of Supervisors is the applicant for a minor amendment to the Ames Urban Fringe Plan Land Use Framework Map for four previously developed parcels of land within the boundaries of the Ames Urban Fringe. The four parcels are described as Timber Creek Acres and are located south of the corporate limits between the Ames Municipal Airport and U.S. Highway 69 (*see Attachment A*).

The proposed change is from Agriculture and Farm Services to Rural Residential. Agricultural and Farm Services (AFS) is intended to allow for agricultural uses and accessory uses with scattered sites for residential dwellings. Rural Residential allows for residential uses that are situated in a compatible setting with agricultural uses and a maximum density of one dwelling per acre, but no minimum density. Attachment E includes excerpts regarding the two land use designations. The full text of the Fringe Plan is available on the Ames Planning Division website. The area is subject to conformance with the 28E agreement between Story County, Gilbert, and Ames for consistency with the Ames Urban Fringe Plan and procedures for project approval.

The four subject parcels were originally created through plats of survey in the 1990s. The County allows for subdivision of A-1 zoned properties with existing dwellings to be divided into one additional parcel, this is known as a Residential Parcel Subdivision within the County. The applicant for the Residential Parcel Subdivision for Timber Creek was Dickson Jensen. Mr. Jensen intends to construct four additional dwellings with the approval of the Residential Parcel Subdivision. The purpose for the change in Urban Fringe Plan Map designation is to maintain land use consistency with the division of each of the four existing parcels resulting in a total of eight parcels for residential use.

The County procedure for Residential Parcel Subdivisions at times can be inconsistent with the policies of the Fringe Plan. Specifically, that new residential developments in the AFS are not permitted and creation of new lots for residential uses is limited. Changing the land use designation to Rural Residential would better reflect the existing conditions of the area and intent for creating additional residential dwellings that are not associated with agricultural uses. Agriculture and Farm Service Policy #4 states:

“AFS Policy 4: Limit non-agricultural residences in the Agriculture and Farm Service designation to homes existing at the time of this Plan 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 lots is not supported within the Agriculture and Farm Service designation.”

Although review of Subdivisions for land designated as “Agriculture and Farm Service” is the purview of Story County, the County seeks to maintain consistency with their subdivision procedures and policies of the Fringe Plan. Story County reviewed the proposed Residential Parcel subdivision and found that it met the County’s development standards but was not consistent with the current AFS Fringe Plan designation for creating new residential parcels. Staff consulted with the Story County Planning Department and concurred with their findings during the subdivision review. The Board of Supervisors originally approved the subdivision conditioned upon approval of Fringe Plan Amendment. At the Board’s February 20th meeting the Story County Board of Supervisors voted to approve the Timber Creek Estates Plats 1-4 and separately directed Story County planning staff to seek an Ames Urban Fringe Plan map amendment for the same area from Agriculture and Farm Services to Rural Residential from the City of Ames.

The proposed amendment changes 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 Story County zoning that already exists. The change to Rural Residential does not necessitate a change of County zoning to allow for additional intensification of development beyond the planned four parcel Residential Parcel subdivision.

Planning and Zoning Commission Recommendation The Planning and Zoning Commission considered the request at a Public Hearing on May 2, 2018. The Commission voted 6-0 to recommend approval of the proposed map change.

The Story County Board of Supervisors are scheduled to consider the request in June. The Gilbert City Council will consider this request at its May 7th City Council meeting.

ALTERNATIVES:

1. The City Council can approve a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map from Agriculture and Farm Service to Rural Residential for the properties as requested by the applicant.
2. The City Council can deny a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map from Agriculture and Farm Service to Rural Residential

for the properties.

3. The City Council can deny the request if it is found not to conform to the Policies of the LUPP.

CITY MANAGER'S RECOMMENDED ACTION:

Amending the Ames Urban Fringe Plan Land Use Framework Map to change the identified properties from Agriculture and Farm Service to Rural Residential can be viewed as compatible with the existing residential properties in the identified areas created prior to the adoption of the Ames Urban Fringe Plan. Creation of one additional residential parcel from each of the four existing residential parcels is viewed as consistent with pre-existing residential uses in the same location and therefore not creating new residential areas in the Fringe adjacent to the City where none previously existed. The intent of supporting this change is not to further intensification of residential development or rezoning in the area, but to acknowledge the existing residential conditions of the Timber Creek area.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 which is to approve a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map from Agriculture and Farm Service to Rural Residential for the properties as requested by the applicant.

ADDENDUM

Request and Referral. On November 14, 2017, the City Council voted to initiate a Minor Amendment to the Ames Urban Fringe Land Use Framework Map, as requested by the property owner, Dickson Jensen. Mr. Jensen owns approximately 75.02 acres, divided between four parcels, designated as “Agriculture and Farm Service” in the Rural Service and Agricultural Conservation Area, located south of the corporate limits between the Ames Municipal Airport and U.S. Highway 69, described as Timber Creek Acres (see *Attachment A*). Mr. Jensen did not proceed with a formal application upon initiation by the Council.

Division of each of the four parcels in two new lots has been approved as a Residential Parcel Subdivision (for each parcel) by the Story County Supervisors, pending approval of an amendment to the Ames Urban Fringe Plan Land Use Framework Map from “Agriculture and Farm Service” to “Rural Residential.” (Attachment B) The Final Plats divide each of the existing parcels into two lots, for a total of eight lots that would each accommodate a single-family dwelling, with approval of the map amendment. Each parcel is described as follows:

- Parcel C (Lots 1 & 2, Final Plat of Timber Creek Acres, Plat 3) is located at 3935 South U.S. Highway 69, and includes approximately 19.35 gross acres. Proposed Lot 1 includes 19.34 net acres with the golf course and related buildings. Proposed Lot 2 includes 1.37 net acres and an existing single-family dwelling built in 1952 (see *Attachment D*).
- Parcel D (Lots 1 & 2, Final Plat of Timber Creek Acres, Plat 4) is located at 200 Timber Creek Drive, and includes approximately 16.51 gross acres. Proposed Lot 1 includes an existing single-family dwelling constructed in 2001 on 8.43 acres. Proposed Lot 2 includes 8.08 net acres that would accommodate a single-family dwelling. There is approximately three acres of FEMA designated flood zone on the western portion of the property, to the west of the existing single-family dwelling. The portion of Lot 1 located in the flood zone is also designated as “Natural Area” on the Ames Urban Fringe Land Use Framework Map (see *Attachment E*).
- Parcel E (Lots 1 & 2, Final Plat of Timber Creek Acres, Plat 1) is located at 600 Timber Creek Drive, and includes approximately 33.08 gross acres, abutting the corporate limits along the west property line. Proposed Lot 1 includes the applicant’s single-family dwelling constructed in 1996, and a utility building on 29.29 acres. Proposed Lot 2 would accommodate a single-family dwelling on 3.79 acres. The northern portion of proposed Lot 2 is designated as “Natural Area” on the Ames Urban Fringe Land Use Framework Map (see *Attachment F*).

- **Parcel E** (Lots 1 & 2, Final Plat of Timer Creek Acres, Plat 2) is located at 585 Timber Creek Drive, and includes approximately 6.08 gross acres. Proposed Lot 1 includes an existing single-family dwelling constructed in 1997, and a detached garage built in 2009. Proposed Lot 2 includes 3.03 acres for construction of a single-family dwelling. The creek and trees on proposed Lot 2 have been designated as “Natural Area” on the Ames Urban Fringe Land Use Framework Map (see Attachment G).

Ames Urban Fringe Plan. The Ames Urban Fringe Plan designates this site as “Agriculture and Farm Services.” To accommodate the request, an amendment must be made to designate this land as “Rural Residential.” The existing and proposed land use designations are each a subclass of the “Rural Service and Agricultural Conservation Area.” This designation allows for development of residential property in rural areas within the Urban Fringe Area at rural densities and in areas where urban infrastructure may not be in place for a time after the Fringe Plan. This type of development style includes large lots with a maximum average density of 1 unit per acre.

Zoning. The subject site is currently zoned A-1 by Story County.

Applicant’s Statement. The applicant’s Narrative for the Amendment to the Ames Urban Fringe Land Use Framework Map is included in Attachment C.

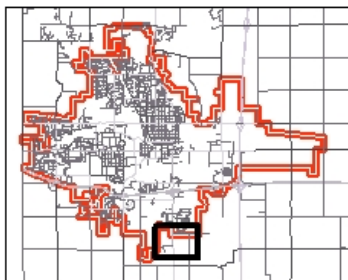
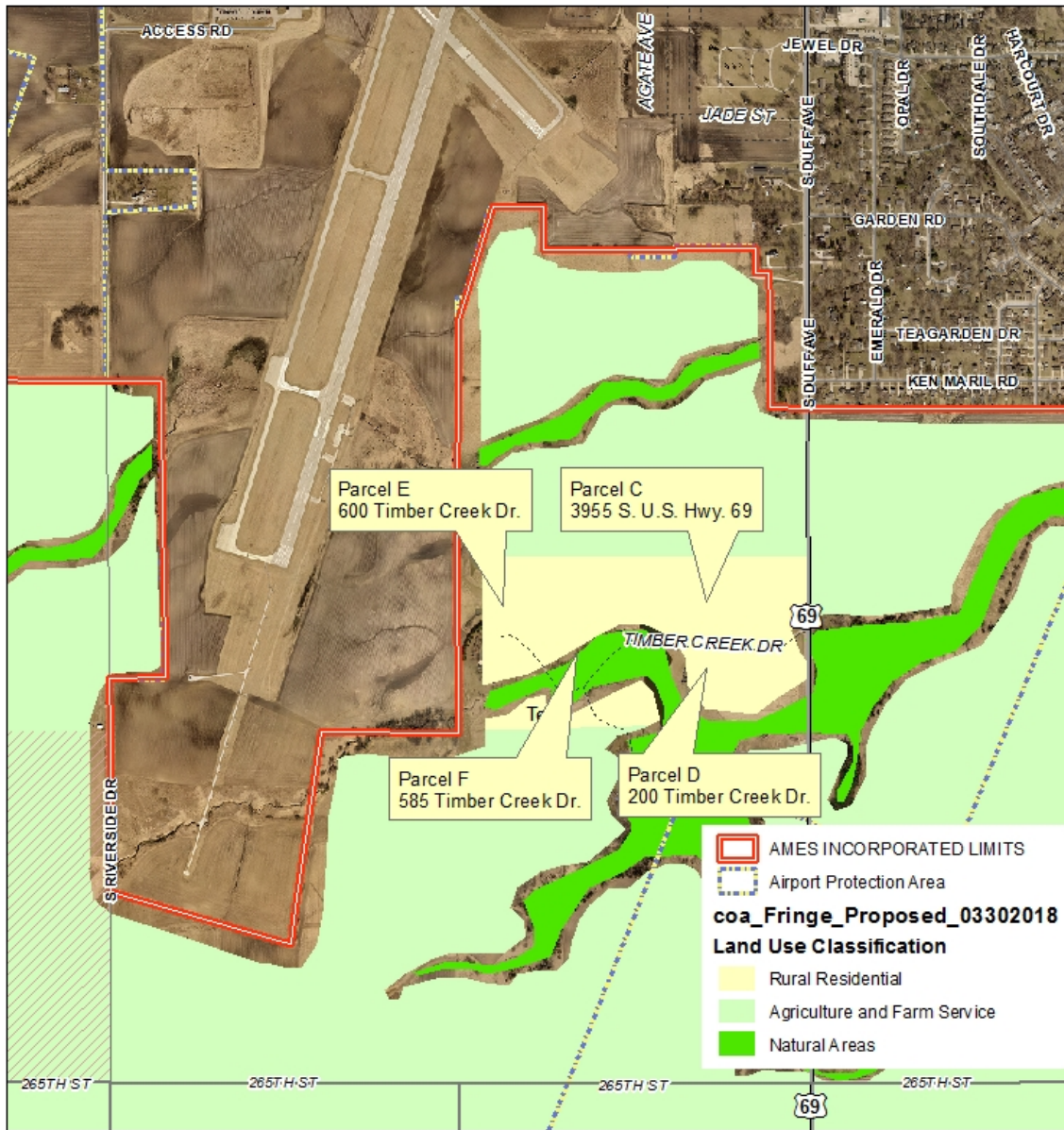
Amendment Considerations. The Land Use Policy Plan provides guidance on what considerations should be given for an amendment to the Land Use Policy Plan. When reviewing major and minor proposed amendments to the Land Use Policy Plan, consideration should be given to whether or not the proposed amendment is consistent with the Goals for the Urban Fringe. [Found in Attachment D.] These goals, and the related objectives below each goal, should apply to review of both minor and major amendments.

Traffic. The addition of four buildable lots, for a total of eight lots in the subdivision, will result in a minimal increase in traffic volumes that exist on U.S. Highway 69, providing access to the subdivision. The County determined through the Residential Parcel Subdivision that it met the traffic and access standards of the County.

Public Utilities. The City of Ames does not extend public infrastructure beyond the corporate limits. No City public utilities will serve the parcels under consideration for a land use amendment, prior to annexation.

Natural Areas. The Rural Residential designation will not alter that Natural Area designation. A change in the land use designation from “Agriculture and Farm Service” to “Rural Residential” will not take any land out of row crop production.

Attachment A: Location and Current Urban Fringe Designation

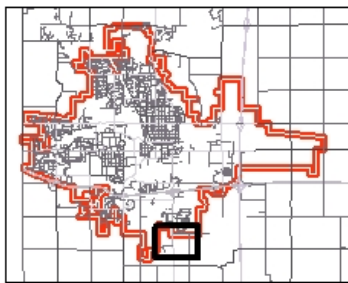
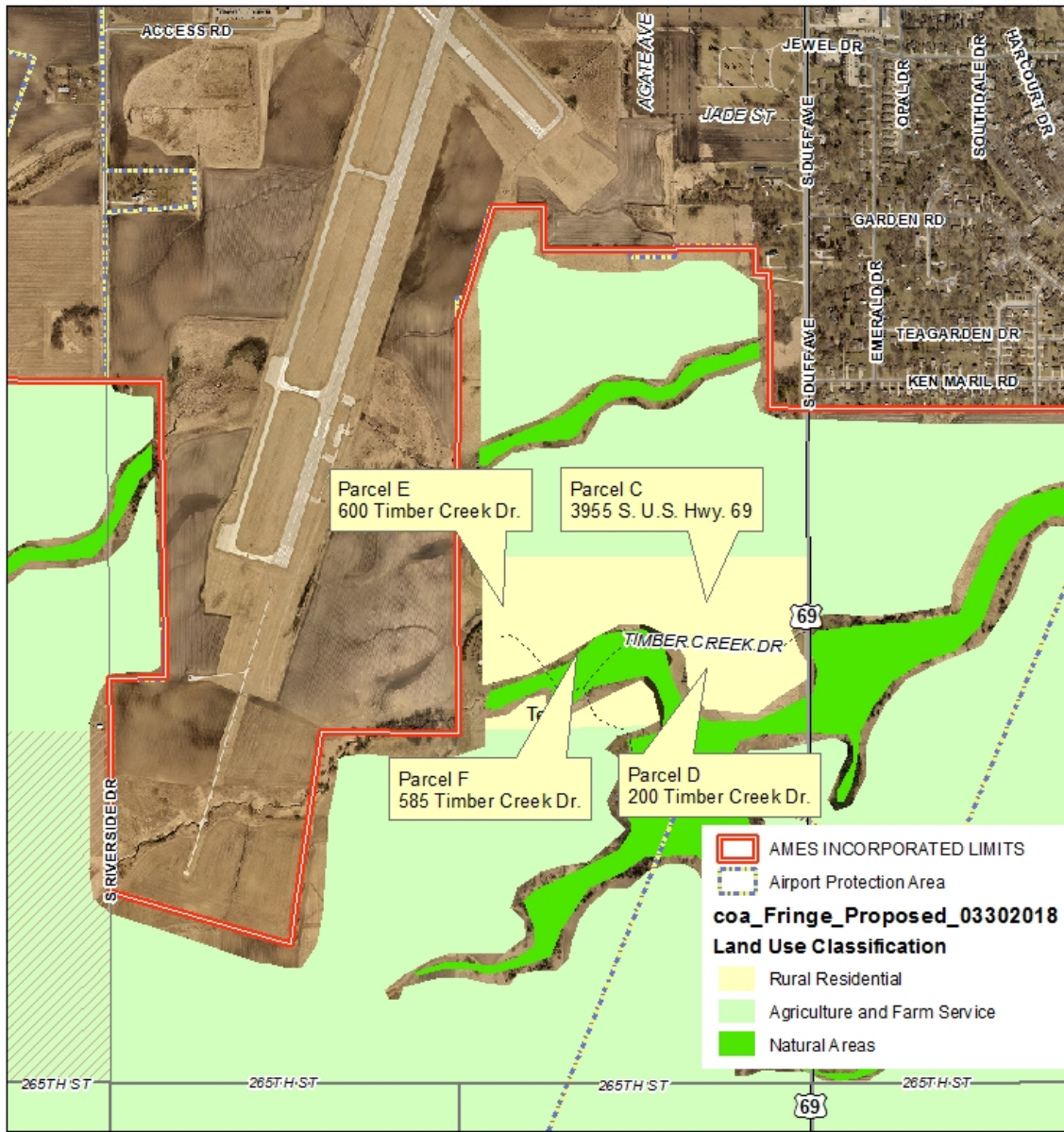


Proposed Rural Residential Designation



0 370 740 1,480 2,220 Feet

Attachment B: Proposed AUF Map



Proposed Rural Residential Designation



0 370 740 1,480 2,220 Feet

Attachment C: Applicant's Narrative for LUPP Change



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CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

MEMORANDUM

DATE: March 9, 2018
TO: City of Ames Planning and Zoning Commission & City Council
FROM: Jerry L. Moore, Story County Planning and Development Director
RE: Requested Ames Urban Fringe Plan Land Use Framework Map amendment for four parcels:
1. 3935 U.S. HWY 69 (Parcel C, 19.35 acres)
2. 600 Timber Creek Drive (Parcel E, 33.08 acres)
3. 585 Timber Creek Drive (Parcel F, 6.08 acres)
4. 200 Timber Creek Drive (Parcel D, 16.51 acres)

1. Consistency with the goals and policies set forth in the Ames Urban Fringe Plan (AUFPP)

The four parcels/subject properties are located contiguous to the City's corporate limits and west of U.S. HWY 69. The AUFPP Land Use Framework Map designation for the subject property area is Rural Service and Agricultural Conservation, Agriculture and Farm Service and Natural Areas. Creeks/drainage extend through the properties and part of Parcel D west of the existing dwelling contains floodplain. The property to the west of the subject properties is part of the airport and located inside the City limits, and the land north, east and south is designated Agriculture and Farm Service and Natural Area. The City's Land Use Policy Plan designations closest to the subject properties, less than ¼ mile to the north, are Low-Density Residential on the east side of road and Highway-Oriented Commercial on the west side of the road.

The policies of the Agriculture and Farm Service AUFPP designation are primarily focused on protecting farming and agricultural production. Land in this designation is intended to be moderate to high value agricultural land. Non-agricultural dwellings are limited and permits existing dwellings on larger parcels associated with an agricultural setting. Also, subdivisions for the creation of new residential development lots is not supported within the Agriculture and Farm Service designation.

The current land use of the subject property is not consistent with the Agriculture and Farm Service designation. The parcels were created in 1996 when each quarter quarter was divided once into two parcels. A single-family dwelling,



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Page 1 of 5



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constructed in 1952 was located on the east quarter quarter. Since the division, three single-family dwellings were constructed in 1996, 1997 and 2001, all occurring prior to the establishment of the AUPF. In 2012, a Conditional Use Permit was obtained by the property owner for Parcel C for a golf course facility that is used by the Iowa State University golf teams. The properties' Land Evaluation Site Assessment (LESA) scores are low (LESA is a system the County uses to identify how productive land is for agricultural crop use).

The Rural Residential designation of the Land Use Framework Map permits a maximum average net density of one unit per acre. Full urban infrastructure is not required. Environmental resources and Natural Areas are to be protected and residential development is not to occur on prime farm ground. These policies more closely match the existing and planned use of the subject property. The planned eight lots on nearly 80 acres far exceed the one-acre minimum lot size and are consistent with rural residential developments.

2. Demonstrate why the AUPF map designation for this property should be changed. Explain why the property cannot be developed under current designation.

Since the late 1990's, the nearly 80-acre area has transitioned from rural agricultural land use to rural residential and a golf course training facility. The property owner obtained access for a driveway from U.S. HWY 69 from the State of Iowa, and constructed a driveway through the establishment of a recorded ingress/egress easement. Zoning permits were issued by the County for the construction of three dwellings.

The golf course has a separate access and parking lot area located approximately 500 feet to the north of the access drive that is used for the dwellings. A maintenance building and meeting/instruction room is also located on the golf course property. The balance of Parcel C (the Golf Facility and Plat 3) requires approval of a CUP modification to construct a single-family dwelling. There are also four additional separate parcels located to the south of the subject property containing single family dwellings constructed in 1996, 1997, 1998, and 1999. These parcels contain approximately 5 to 14 acres in size and take access through the same driveway used by the residents of the subject properties. There are also five single-family dwellings in the area located on the east side of HWY 69 on one to 10-acre parcels.

With the submittal of Timber Creek Acres, Plats 1-4, the property owner's plan was to divide each parcel once and construct a new single family dwelling on each new



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Page 2 of 5



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lot. Under Story County Land Development Regulations, this plan is achievable in the A-1 District in part as the regulations for Residential Parcel Subdivisions require a dwelling to be established on a parcel prior to division to create a second parcel buildable for a single-family dwelling. The current Agriculture and Farm Service designation of the Land Use Framework Map in the AUPF, however, does not support subdivisions that create new residential lots.

The Story County Board of Supervisors approved the Timber Creek Acres, Plats 1-4 on February 20, 2018. At this meeting, the Board also directed Story County Planning and Development staff to pursue an amendment to the AUPF Land Use Framework Map requesting to change the designation from Agriculture and Farm Service to Rural Residential to more accurately reflect the current and proposed use of the property. The Ames Planning and Housing director has also expressed support for the requested Land Use Framework Map amendment.

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

While the subject property is contiguous to the City, the Agriculture and Farm Service designation primarily supports agricultural use and does not support subdivisions for rural residential development. The subject property offers a larger lot size than a standard City residentially zoned lot. As previously stated, the Story County Board of Supervisors directed Story County Planning and Development staff to pursue an amendment to the AUPF Land Use Framework Map to more accurately reflect the current and proposed use of the property. There are four existing dwellings on large lots and four future dwellings on large lots to be located within the subject property. There are also several single-family dwellings located to the south of the subject property and on the east side of HWY 69. Also, less than ¼ mile to the north, there is a dense single-family residential development located within the Ames City limits.

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

Other undeveloped property in the designation proposed for this site.

No, all of the land and single-family dwellings within the proposed AUPF designation amendment are owned by the property owner.

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



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Page 3 of 5

Attachment C: Applicant's Narrative for LUPP Change



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The property owner currently only intends to construct one additional dwelling on each of the new lots.

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

The goal of the AUPP Land Use Framework Map amendment request is to more accurately reflect the current and proposed use of the property and to designate it accordingly. The area is no longer consistent with the policies identified in the Agriculture and Farm Service designation. This change will also likely assist the City during the consideration of nearby land use during the City's comprehensive plan update process.

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

Transportation

The existing driveway extends to U.S. HWY 69. Iowa Department of Transportation Annual Daily Traffic Counts for U.S. HWY 69 in 2015 were 6600 vehicles. Using an average of 6 trips generated per household per day, the four existing dwellings currently create approximately 24 total daily trips. If four additional dwellings are constructed, another 24 total daily trips could be added to the existing trips, doubling the total. A total of 48 daily trips could potentially be generated from the development onto U.S. HWY 69 creating a limited overall impact of approximately .003% increase of additional daily traffic on U.S. HWY 69.

Sanitary Sewer

All of the existing and proposed dwellings would be served with on-site septic systems meeting the Story County Environmental Health Department requirements.

Water

All existing and proposed dwellings would be served with Xenia Rural Water Service.

Storm Sewer

All existing and proposed dwellings would be required to meet erosion control and stormwater requirements of the Story County Land Development regulations.

Housing and Employment

Using the estimate of 2.4 persons per household, approximately 10 persons may reside in the four existing dwellings. Using the same standard could potentially yield



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an additional 10 persons in the four new dwellings for a total of 20 persons in the subject property area.



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Attachment D: Common Goals for the Urban Fringe
(Excerpt from the Ames Urban Fringe Plan)

Common Goals for the Urban Fringe

The six principles discussed in the first section of this report guide the cooperation to plan and manage land uses in the Ames Urban Fringe, including intergovernmental coordination, prime agricultural land preservation, targeted growth, growth management, transitional land uses, and environmental protection. These principles are embodied in the following goals for the Urban Fringe.

Common Goal 1.1

To provide a balanced mix of land uses that is arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.

Common Goal 1.2

To prevent premature development and preserve the most high value farmland in appropriate locations.

Common Goal 1.3

To provide a variety of housing opportunities in the Ames Urban Fringe in appropriate locations.

Common Goal 1.4

To provide adequate opportunities for commercial and industrial development in appropriate locations.

Common Goal 1.5

To coordinate development decisions with the efficient provision of public facilities and services.

Common Goal 1.6

To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

Common Goal 1.7

To secure a system of public and private open spaces throughout the Ames Urban Fringe that serves as a visual and recreational amenity.

Attachment E: Rural Service and Agricultural Conservation Area
Key Issues and Goals
(Excerpt from the Ames Urban Fringe Plan)

Rural Service and Agricultural Conservation Area

The Rural Service and Agricultural Conservation Area is intended to be rural and agricultural in use and character throughout the life of the Plan. It should be protected from development that would damage the rural character of Boone and Story County. It is not intended for urban-scale growth. Inappropriate development includes both residential and non-residential development not characteristic of the countryside or a rural community.

Key Issues and Goals for Rural Service and Agricultural Conservation Area

Land Use

The Rural Service and Agricultural Conservation Area is intended for agricultural and other very low intensity uses. Limited residential development should only occur as it relates to farming. Provisions may be made to cluster farm related developments on a limited scale; however, adequate road access and quality potable water supply must exist. All rural area development in the Rural Service and Agricultural Conservation Area should be designed to avoid interference with agricultural operations. It shall be developed in unison with the rural agricultural environment.

Water and Wastewater

Since there will be limited growth in the Rural Service and Agricultural Conservation Area, there is not an immediate need for centralized wastewater systems. Rural development may use existing rural water supplies or well water. Wastewater may be treated with on-site systems in accordance with the Iowa Department of Natural Resources and County Boards of Health regulations and standards. Agricultural activity and limited commercial/industrial development servicing the agricultural industry will be encouraged to provide on-site systems.

Transportation

The Rural Service and Agricultural Conservation Area will continue to use the existing county road systems that include dirt, gravel, and hard-surfaced roads. Boone and Story County shall have a limited paving program and generally will not pave roads or add new roads in the Rural Service and Agricultural Conservation Area unless and until increases in traffic volumes indicate the need in order to provide safe roads. System expansions must be done within the fiscal means of the county and should provide flexibility to evolve as needs and technology change. The location and design of new facilities should be compatible with municipal street networks and transportation plans. Street systems shall protect the character of existing areas. Transportation system planning is an on-going process that should be flexible, but comprehensive, open to public participation, and focused on the long-term.

Public Facilities and Services

Development within the Rural Service and Agricultural Conservation Area should not expect the same level of public facilities and services as the urban growth areas of the Cities of Ames and Gilbert. New public facilities and services are likely to be built and provided in identified growth areas as the communities develop. Services shall be provided as the density of population increases, making the provision for services efficient and cost-effective. In rural areas, the affected county will maintain its existing levels of law enforcement and emergency services.

Attachment E: Rural Service and Agricultural Conservation Area
Key Issues and Goals
(Excerpt from the Ames Urban Fringe Plan)

In addition to the goals stated above for all areas, the following goals guide planning and management of land use in the Rural Service and Agricultural Conservation Area.

RSACA Goal 2.1

To maintain the rural character of the countryside.

RSACA Goal 2.2

To maintain the county road systems in areas designated to remain rural to minimize long-term costs while providing adequate access.

RSACA Goal 2.3

To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

RSACA Goal 2.4

To secure a connected system of public and private open spaces throughout the Ames Urban Fringe that serves as a visual and recreational amenity

RSACA Goal 2.5

To prevent premature development and preserve the most productive farmland.

RSACA Goal 2.6

To ensure that all areas have safe and adequate water and wastewater service.

RSACA Goal 2.7

To maintain the identities of both Gilbert and Ames as separate and distinct communities.

Attachment E: Agriculture and Farm Service Area Key Policies

Agriculture and Farm Service (AFS)

The designation encompasses large areas of highly valuable farmland, with farming and agricultural production as the primary activity. This designation also includes areas where the landowner has chosen not to use the land for agricultural production. The vegetative cover of this land may be native (either original or re-established) or introduced, but not part of the Natural Areas land use designation.

AFS Policy 1 Recognizing that agricultural land is a natural resource of the Ames Urban Fringe that should be protected, farming and agricultural production is and will continue to be the predominant land use of areas given the Agriculture and Farm Service designation. Land given this designation has been determined to be moderate to high value agricultural land with regard to one or more of the following general factors: soil productivity, effect of surrounding land uses on agricultural use, and physical characteristics that affect the ease with which the land can be utilized for agriculture. (Relates to RSACA Goals 2.1, 2.5)

AFS Policy 2: Recognizing that industrial and commercial land uses dependent on proximity to local agricultural land uses are essential to the continued feasibility of farming in Story County and Boone County, support these services within the Agriculture and Farm Service designation. (Relates to RSACA Goals 2.1, 2.5)

AFS Policy 3: Strategically locate such industrial and commercial uses in order to:

- utilize existing adequate access and road capacity and otherwise assure the existence of adequate public facilities;
- protect productive soils and environmental resources;
- support the continued use of these areas for farming and agricultural production.

(Relates to RSACA Goals 2.1, 2.2, 2.3, 2.6)

AFS Policy 4: Limit non-agricultural residences in the Agriculture and Farm Service designation to homes existing at the time of this Plan 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 lots is not supported within the Agriculture and Farm Service designation. (Relates to RSACA Goals 2.1, 2.5)

AFS Policy 5 Allow the clustering of agricultural-related development at a limited scale where properties have adequate access to a public road. Such development shall be configured and designed to be harmonious with agricultural activities and avoid negative impacts to agricultural operations.

Attachment E: Rural Residential Area Key Policies

Rural Residential (RR)

Residential land uses within Rural Residential designated areas 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, benefiting from agricultural activities on a small scale

RR Policy 1: This land use designation includes all single-family residential land uses/developments that involve maximum average net densities of one unit per acre.

RR Policy 2: Full urban infrastructure standards are not required. (Relates to RSACA Goal 2.6)

RR Policy 3: Decentralized wastewater treatment facilities and wells shall meet IDNR, county, and city standards. (Relates to RSACA Goal 2.6)

RR Policy 4: Encourage clustering of residential sites within these land areas to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Relates to RSACA Goal 2.6)

RR Policy 5: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RSACA Goal 2.3, 2.4)

RR Policy 6: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge from Rural Residential land uses according to IDNR and county standards. . (Relates to RSACA Goal 2.3)

RR Policy 7: Protect the rural character of the Rural Service and Agricultural Conservation Area through residential density requirements, buffering requirements between conflicting land uses and other appropriate transitions from urban to rural areas. (Relates to RSACA Goal 2.1)

RR Policy 8: Limit rural residential development on prime agricultural land. Assure that the development on prime agricultural land is farm-related and has adequate access to road systems and potable water. Development should not interfere with agricultural-related activities. . (Relates to RSACA Goal 2.1, 2.2, 2.5, 2.6).

RR Policy 9: Minimize the impact of non-agriculture development in rural areas on existing agricultural operations. . (Relates to RSACA Goal 2.1, 2.5)