

COUNCIL ACTION FORM

SUBJECT: REZONE PARCELS AT 3210 CEDAR LANE (PROPOSED ANSLEY DEVELOPMENT) FROM “A” (AGRICULTURAL) TO “FS-RL” (FLOATING SUBURBAN – RESIDENTIAL LOW DENSITY) WITH A “PUD” PLANNED UNIT DEVELOPMENT OVERLAY AND MASTER PLAN

BACKGROUND:

The Ansley development is owned by the Burgason family of Burgason Enterprises, LLC. They are proposing to rezone and develop four parcels, totaling 58.7 acres, at the end of Cedar Lane on the south edge of Ames. The site is accessed from Cedar Lane, Aurora Avenue, and the future extension of Lunetta Drive. A Story County greenway and bike trail is located along the east side of the site. The proposed development will include approximately 170 dwelling units, open space amenities, and a small neighborhood commercial area. A general location map is included as *Attachment A*.

The property was annexed on July 9, 2019 and is subject to a pre-annexation agreement. The owner agreed to buy out the rural water provider (Xenia) at the time of development. The developer is responsible for extending water and sewer service to the site. The proposed rezoning is consistent with the 2019 Agreement and staff has included a stipulation for the water territory buyout with the rezoning approval.

The subject site has a Residential Neighborhood 3 (RN-3) designation in *Ames Plan 2040* (see *Attachment B*). RN-3 permits either low-density single-family zoning or medium density zoning. **The owner requests a rezoning from “A” Agricultural to “FS-RL” Floating Suburban – Residential Low Density with a “PUD” Planned Unit Development Overlay in order to pursue development of a residential subdivision.**

FS-RL is consistent with the underlying land use designation. FS-RL requires a minimum net development density of 3.75 units per acre and a maximum density of 10 units per acre. Subject to review with a future subdivision plat, staff estimates a net density for the proposed plan at 4.5 to 5.5 dwelling units per net acre. Additional information regarding the rezoning and PUD plan is included in the attached addendum.

The proposed PUD Overlay allows for flexibility in lot patterns, uses, and certain development standards, such as setbacks. Private streets are also permitted within a PUD. The PUD process also requires common open space and amenity areas along with a description of uses and design details.

A Master Plan accompanies the rezoning request to identify the range of uses and layout of the site in connection with the requirements of the PUD Overlay. *Attachment E* is the Master Plan and narrative for the project. *Attachment G* is the applicant’s description of the PUD development principles. At the time of approval of the PUD there is a zoning agreement required for administration of the Master Plan and PUD. The full conceptual PUD plan

provided by the applicant is available online at this link: [Ansley PUD Plan](#).

The developer intends for Ansley to be a mix of house types: traditional detached, single-family homes; homes on smaller lots, referred to as “cottage court homes,” clustered about short, shared driveways; and townhomes clustered on several lots. Dispersed throughout the site are common open spaces and storm water management areas, which are designed to be integral to the project character.

The larger cottage court area in the middle of the site has communal space that will serve as the open space for the surrounding homes – the individual yard for each property is intended to be small. Many of the properties will be served by alleys and many will also face onto communal space, creating a diversity of housing typologies. The applicant has also developed detailed architectural standards to guide the individual house construction for consistency with the vision of the PUD. The housing plans help define the character of the project and the requested deviations for setbacks. Most of the architectural requirements are intended to be administered by the developer with individual builders (see accompanying Ansley Neighborhood Plan and Architecture Guide). Staff will have a role to verify that individual plans are consistent with the design intent of the PUD and have received architectural approval from the developer or HOA.

The applicant requests several deviations from setbacks, detailed in *Attachment E*. The PUD standards require setbacks around the perimeter of the site to reflect those of the base zoning, FS-RL. The standard FS-RL building setbacks are 20 feet in the front; 6 or 8 feet on the side (depending on the height); 20 feet in the rear. Corner lots have two front yards and two side yards. The applicant will comply with base zoning around the perimeter except to the north of the site. The PUD allows for deviations from minimum setbacks at the perimeter only when there are “physical circumstances justifying a reduction.” **Staff finds the abutting outlet used for drainage along the north boundary of the site provides greater separation of lots than typical and is a qualifying physical circumstance and can support the reduced setback along that property line.**

The applicant is proposing to develop Ansley in up to 11 phases. The phases correspond to dwelling types, open space, and infrastructure extensions. The initial phase will be 30 single-family homes at the northwest portion of the property. Over time, Ansley will have 72, traditional single-family homes on lots that range in size. It is not required that the development proceed in numbered order, but the extension of utilities will likely require a sequence similar to what is outlined.

Ansley will also have 45 “cottage court” homes that will be centered around five short private streets and one public street. These homes will take vehicle access from the courts but will face communal property. The cottage court homes will have 5-foot setbacks on all sides.

The development will include townhomes on five large lots. These lots will contain between 24 and 63 individual homes. The townhome lots will each be developed with Major Site Development Plans.

There will be a small commercial lot in the northeast corner of the development. The applicant intends to have a small event space, a restaurant, or cafe oriented towards walkers

and bicyclists on the adjacent Story County bike trail (Tedesco Trail). Development of the commercial site is subject to future Major Site Development Plan approval.

A PUD requires a minimum of 10% as usable open space. Approximately 35% of this development is proposed as open space, in the form of a large retention pond and several shared green spaces in the center of the development and at the south end. At least 10% of the area is accessible for use by the residents.

The neighborhood is also designed to take advantage of the adjacent Tedesco Trail by orienting many of the homes and the commercial component to the path. The Cedar Lane extension will also include an 8-foot-wide, shared-use path, which will connect to the Tedesco Trail along Rothway Road.

The site abuts existing and planned City infrastructure. Public road extensions will tie into the site from Cedar Lane, Aurora Avenue, and the future Lunetta Drive. The Master Plan depicts two planned extensions of streets to the east. The applicant intends to use private alleys and courts to serve the clusters of housing with the main roadways connections through the development as public streets. Improvements to the frontage of Cedar Lane is necessary with the development of the site and identified as condition of the rezoning. The developer will likely propose a waiver or deferral of the south extension of Cedar Lane as represented on the Master Plan as part of their future subdivision review process. A shared use path will extend south along Cedar Lane and then at the planned Rothway Road extension, located in the south third of the site, it will continue over to the Tedesco Trail.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning & Zoning Commission met on March 2, 2022 to review the rezoning request. Commissioners discussed the site layout, building setbacks, the density of housing, the proposed open space, and the impact of the new development on surrounding property.

Keith Arneson, the developer of the Domani project to the north of Ansley, spoke about his concerns regarding the setbacks of the houses adjacent his development. He was expressly concerned about allowing for three story buildings adjacent to the future Domani sites that would have rear yards of homes abut this development and questioned compatibility and transitions. Some of these lots would be developed with single-family homes and some would be with single-family attached.

Following public input and discussion, the Commission voted 4-1-0 to recommend approval of the project subject to conditions outlined by staff regarding corrections and updates to the PUD Plan for setbacks and unit types, along with the following conditions:

1. Applicant shall initiate and complete the buyout of Xenia Water Service Territory with completion of the territory transfer prior to Preliminary Plat approval.
2. Prior to Preliminary Plat approval, include improvement plans for Cedar Lane that include dedication of right of way, sidewalks, and street paving from the north edge of the site to the south edge of the site.

3. Development of the site shall not occur until such time as the City of Ames has approved a subdivision plat for the site.

ALTERNATIVES:

1. Approve the request on first reading for rezoning from “A” Agricultural to “FS-RL” Floating Suburban – Residential Low Density with a “PUD” Planned Unit Development Overlay with the attached Master Plan, based upon staff’s findings and conclusions as found in the addendum, and with the following requirements:
 - a. Prior to third reading, sign a zoning agreement for the compliance with the PUD and Master Plan
 - b. Update and correct the final plan for the Zoning Agreement as follows:
 - i. On page 7, correct the number of proposed units.
 - ii. On page 7, change “Accessory Dwelling Unit” to “Guest Unit” and clarify that the structure will not be rented separately.
 - iii. On page 11, remove the property not in Ansley from Phase 1.
 - iv. Insert commercial standards with the following setbacks:
 1. East property line: 20 feet
 2. North property line: 10 feet
 3. Right-of-way property line: 5 feet
 - v. Insert the standard for garage setbacks from the alleys and private driveways:
 1. Where the alley or private driveway is 16 feet, garage faces must be setback from the property line
 - a. 8 feet or
 - b. 20 feet or more
 - vi. Where the alley or private driveway is 20 feet, garage faces must be setback from the property line at least 5 feet
 - vii. On page 18, insert the following clarifying statement to accompany the table: The lots listed in this table have setback exceptions. All other lots will conform to the stated setbacks.
 - viii. Include notes for architectural review by the Design Board prior to City staff approval of the house design for general consistency with the architectural character and design intent of the PUD.
 - ix. Add notation to the master Plan for Open Space amenities
 - c. Acknowledge with the Zoning Agreement as stipulations on the Master Plan that the property owner will:
 - i. Initiate the buyout of Xenia Water Service Territory with completion of the territory transfer prior to Preliminary Plat approval.
 - ii. Include with the Preliminary Plat application improvement plans for Cedar Lane improvements by the developer that include dedication of right of way, sidewalks, and street paving from the north edge of the site to the south edge of the site, including offsite between the two propose street connections to Cedar Lane.

- iii. Development of the site shall not occur until such time as the City of Ames has approved a subdivision plat for the site.
2. Deny the request for rezoning from “A” Agricultural to “FS-RL” Floating Suburban – Residential Low Density with a “PUD” Planned Unit Development Overlay with the attached Master Plan based upon a finding that the City’s regulations and policies are not met.
3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed rezoning based upon FS-RL is consistent with the *Ames Plan 2040* Comprehensive Plan. The proposed housing types are allowed in the proposed zoning as is the minimum and maximum density projected for the site. Further information on density and open space measures will be specified with the subsequent preliminary plat. The Master Plan is consistent with the limitations noted in the pre-annexation agreement approved by the City Council in 2019.

The Ansley PUD is designed differently than any other neighborhood in Ames. It contains a mix of housing types interspersed throughout the site and integrates the drainage and open spaces into the plan. Ansley also contains a small commercial component that will complement the mix of housing and the adjacent Tedesco Trail. These features make it a good candidate for PUD zoning due to the arrangement of the site improvements and housing variety.

Therefore, it is the recommendation of the City Manager that the Council adopt Alternative #1, as described above.

ADDENDUM

FS-RL development standards are listed in Table 29.1202(5)-1 and 29.1202(6) of the Zoning Ordinance. The PUD Overlay allows with a Master Plan for deviations that are identified as part of the Plan. The following table provides an overview of the deviations based upon house type. As part of the Zoning Agreement, an exhibit of the master plan and allowed deviations for administer the PUD is required.

Standard	FS-RL Standard	Ansley
<i>Minimum Lot Area</i>	6,000 square feet	4,000 square feet
<i>Frontage</i>	50 feet building line, 35 street line	45 feet building line, <i>note some home have frontage only on private drives</i>
<i>Front Setback*</i>	20 feet, 25 feet to garage	<u>House</u> : 15 feet façade; 20 feet garage <u>Cottage Court**</u> : 5 feet; 15 feet for ROW <u>Townhome</u> : 5 feet; 10 feet for ROW
<i>Side Setback*</i>	6 or 8 feet (depending on height)	<u>House</u> : 5' façade; 20 feet garage face <u>Cottage Court**</u> : 5 feet; 15 feet for ROW <u>Townhome</u> : 5 feet; 10 feet for ROW
<i>Rear Setback*</i>	20 feet	<u>House</u> : 5 feet <u>Cottage Court**</u> : 5 feet; 15 feet for ROW <u>Townhome</u> : 5 feet; 10 feet for ROW
<i>Corner Setback</i>	2 front yards and 2 side yards	Same
<i>Height</i>	40 ft or 3 stories, whichever is lower	<u>House & Cottage Court</u> : 3 stories primary / 2 stories accessory <u>Townhome</u> : 2 stories primary / 1 story accessory
<i>Maximum Building Coverage</i>	35%	70%
<i>Maximum Site Coverage</i>	60%	80%
<i>Minimum Landscape Area</i>	40%	20%
<i>Private Drives</i>	Local Street 26 feet, Alley 16 feet	Design varies, Primary access 20-24 feet (e.g. Lot 99 to 104); 16 ft for alley and private drives used as secondary access (e.g. Lots 29, 30, 98),

**Exceptions apply to specified lots. See Master Plan, Attachment E.*

*** Cottage Court Homes have 5-foot setbacks except when adjacent to a public right-of-way where the setback is 15 feet. Garage faces are setback 20 feet.*

**** Townhomes are clustered together on large lots. The setbacks apply to the clustered buildings. Garage faces are setback 20 feet.*

REZONING BACKGROUND:

Comprehensive Plan (Ames Plan 2040). The *Ames Plan 2040 Comprehensive Plan* designation of the entire subject area is Residential Neighborhood 3 (RN-3). The proposed change of zone to FS-RL with the PUD overlay is consistent with that designation. A map of the surrounding land use designations can be found in *Attachment B*.

The applicant has provided support materials (see *Attachment G*) regarding the proposed rezoning and its conformance with the former Land Use Policy Plan (*Ames Plan 2040* is now in effect). Staff has identified a set of relevant principles in *Ames Plan 2040* that can support the proposed rezoning.

Goals (from *Ames Plan 2040*, RN-3, page 55):

- Wide range of housing types and price points, need to incorporate attainably priced owner occupied housing.
- Planned development of neighborhood cores, with higher density, linkages to single-family areas, and neighborhood services.
- High level of internal connectivity and planned street linkages to surrounding developments.
- Use Complete Street concepts with development. Include active transportation linkages. Provide safe access for all to neighborhood cores and activity areas.

Development Guidelines (from *Ames Plan 2040*, RN-3, page 55):

- Flexible lot size design standards for diverse housing types, including architectural character, environmental, and open space factors in design decisions.
- Higher residential densities (attached, townhomes, small multi-unit buildings) on avenues, boulevards, and mixed use avenues, and other streets with significant bicycle and potential transit routes; and within master planned projects.
- Street, sidewalk, and trail connectivity.
- New development requires neighborhood and community parks.

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
<i>Subject Property</i>	<i>Farmland</i>
East	Farmland
Southeast	Iowa State Farmland
Southwest	Iowa State Farmland
West	Iowa State Farmland
Northwest	Single-Family Residential (Ringgenberg Park Subdivision)
North	Single-Family Residential (Suncrest & Domani)
Northeast	Multifamily Residential

Existing Zoning. The site is zoned Agricultural (A). When a property is annexed into the City it receives a default zoning of Agricultural (A) until at such time that the property owner chooses to rezone.

To the east within the City is farmland and two houses, zoned Agricultural (A).

To the southeast and southwest outside the City is farmland owned by Iowa State University, zoned Agricultural (A-1). The university also owns land inside the City to the west of Ansley, zoned Special Purpose – Government/Airport District (S-GA).

To the northwest is the Ringgenberg Park Subdivision neighborhood, zoned Floating Zone – Planned Residence District (F-PRD). This neighborhood is single-family.

To the north is the Suncrest neighborhood, zoned Floating Suburban – Residential Low Density (FS-RL). This neighborhood is single-family.

Also to the north is the Domani neighborhood, zoned Floating Zone – Planned Residence District (F-PRD). This neighborhood is single-family.

To the northeast is a neighborhood of multifamily zoning, with property designated Floating Zone – Residential Medium Density (FS-RM) and Residential High Density (RH).

An excerpt of the zoning map can be found in *Attachment C*. The proposed rezoning is reflected in *Attachment D*.

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

The submitted Master Plan proposes three housing types:

- 72 traditional single-family detached homes
- 45 cottage-court homes with minimal setbacks and shared, private driveway cul-de-sacs
- Townhouses clustered on five lots – the precise number will be determined at the time of construction and will need to be approved with a Major Site Development Plan

In addition, the Master Plan includes approximately 20 acres of open space, detention, and buffers. Layout and specific design of the townhomes and the commercial portion of the site will be evaluated with Major Site Development Plans. The minimum density standard is 3.75 dwelling units per net acre. Full review of net acreage limitations will occur with the subsequent preliminary plat subdivision review. Staff estimates net density with the Master Plan to be approximately 4.5 dwelling units to 5.5 dwelling units per acre. This is well above the minimum of 3.75 and below the maximum of 10 units per acre.

According to the applicant, the commercial portion of the site is intended to be a combination of:

1. A small (less than 100-person) event center;

2. A food commissary for the event center, bike trail/Ansley pit stop and local deliverable food product; and
3. An Ansley Ames Sales and Design Office

A final determination of commercial uses and site design will be part of a subsequent approval with a Major Site Development Plan.

The site will need to comply with all parking and buffering requirements of the Zoning Ordinance.

Open Space. Ansley has an open space equal to 17.01 acres. This space is 29% of the gross development or 35% if the right-of-way is excluded as net area. The applicant intends for most of the open space to be passive, interspersed with walking paths that will connect throughout. The PUD Overlay requires 10% of the site to be usable open space, this is defined as being accessible and usable for residents. Typically, this includes all areas used as amenities with walking paths or open space that can be used for active recreation.

To the northeast of the Plum Lane Cottage Court, the applicant has committed to constructing a small playground for public use. This location was chosen because it is adjacent to the Tedesco Trail and because of its proximity to the commercial component. The condition of approval requires this notation of a play area with the Master Plan.

At the southern end of the development, the property comes to a point. The applicant has committed to constructing a dog run and/or a community garden with raised beds. The condition of approval requires this notation with the master plan. The remainder of the space is to be planted with native plantings.

The proposed project is partially within ½ mile service radius of Christofferson Park located to the north of the site. As part of *Ames Plan 2040* the City adopted principles for park planning to provide additional acreage of 5 acre per 1,000 people with new development and to have parks located in manner for convenient and daily use. Park dedication is based upon neighborhood park concepts and additional park land and open space is needed to meet all park goals described within *Ames Plan 2040*.

Based upon the projected mix of housing types, 170 units at 2.7 person per household would require approximately 2 acres of parkland. Approximately ¾ of the site is within ½ mile of the park, this radius roughly corresponds to the planned street of Rothway Drive near the south end of the site. Dedication of parkland could be required of the project at the time of subdivision approval, however based upon its location at the edge of the City, it is not necessary that land be publicly dedicated. Features within the site that are privately managed could meet the intent of the parkland dedication policy since the majority of the site is near a public park and there are private amenities that can create active recreation and gathering opportunities compared to the typical passive walkways of general open space. If land was to be dedicated for public use, the Park and Recreation Department would need to confer about its location in the project to be visible and accessible to the public. Parkland dedication is ultimately a consideration of subdivision approval, but the proposed PUD Master Plan does not anticipate dedication of public space to the City.

Architecture. The applicants are proposing several architectural styles, to maintain consistency while providing variety (see *Attachment H*). Ansley will have a Design Review Board operated by the developer/Homeowners' Association that will be responsible for overseeing the architecture. Part of the justification for the PUD and its deviations is the commitment to architecture and building standards. Staff will review final designs for consistency with the intent of the design concepts, not for precise detailing. The final PUD plan will note that prior to City approval of a building permit, approval of the design for initial construction of a home by the Design Board is required.

Infrastructure. During the rezoning review, an analysis of the necessary infrastructure to accommodate residential development was undertaken.

Water

The annexation agreement stated that the property would need to switch from Xenia water service territory to City service territory at the time of development. The applicant will be buying out Xenia for the development consistent with the City's Xenia Water Service Agreement approved in December of 2021.

Sewer

City staff modeled sanitary sewer capacity for the area and found that there is acceptable capacity within the system to serve the proposed development intensity. Connections to the system are planned to occur at Aurora Avenue.

Electric

Ansley is within the Alliant service territory.

Drainage

At the time of the Preliminary Plat a storm water management plan is required by the City. The City's Chapter 5B standards address control of runoff as well as water quality standards. The current Master Plan includes conceptually use of offsite facilities, final details on storm water are required with the preliminary plat and are not specifically reviewed with a rezoning.

Shared Use Paths and Trails

The development abuts the recently completed Tedesco Bike Trail, which occupies a former railroad right-of-way. The trail extends from University Boulevard south to 260th Street and then west to 510th Avenue. This trail is maintained by Story County, approving the PUD does not change the status, control, or maintenance of the Tedesco Bike Trail.

Cedar Lane currently has an 8-foot walking/biking trail along the west side; this will be extended farther south. The 8-foot trail will then turn east and extend across the southern portion of Ansley to the Tedesco Trail.

Streets

Ansley will have three connections to Cedar Lane. Cedar Lane itself will be improved and extended farther south with the development. The development will have two street stubs to the east to connect to future development. Aurora Avenue will connect south into Ansley and the future Lunetta Drive will extend west into Ansley from the Domani neighborhood to the north. Details on the design and timing of the Cedar Lane extension will be part of the

subdivision review process. Conditions of the zoning agreement include stipulations to future improvement requirements to be reviewed with Preliminary Plat.

Based upon the proposed Master Plan, the developer will propose a waiver or deferral extending Cedar Lane the full length of the “point” of the property. Conceptually, staff has supported this concept with the Master Plan review, but the Master Plan is not the final approval for street improvements. Additionally, there is a partial deferred improvement agreement for Cedar Lane related to the Ringgenberg Park Subdivision approval that requires participation in road improvements to Cedar Lane. **Currently, ISU has this obligation as they purchased land south of Ringgenberg and they will need to coordinate improvements with the developer.**

Internally, Ansley is designed with a series of private alleys, private drives shared by two houses, and private shared courts (around which the cottage court homes are situated).

- The private alleys function like standard alleys at the rear of the properties. Several of the alleys have additional guest parking.
- The private drives function very similarly to alleys but serve only two homes and go between the sides of houses.
- The courts are also private but will serve the houses clustered around them. The courts are not linear, as in a traditional alley. Each court has additional guest parking. The courts will be ringed with trees for shading.

Each townhouse lot will be served by a shared parking area to be designed with a Major Site Plan at the time of development.

Applicant’s Statements. The applicant has provided an explanation of the reasons for the rezoning in *Attachment G*.

Purpose. Sec. 29.1114(1) outlines the intent of a Planned Unit Development. Staff finds that the proposed development complies with the standards:

- (a) Provide for innovative and imaginative development through flexibility in the design, placement of buildings, clustering of housing types, use of open space, and related site and architectural design considerations;**

The proposed design of Ansley, including layout and housing types, is unique in Ames. The developer is proposing a novel approach to open space layout, integrating into the arrangement of several housing types. This approach will create a compelling and attractive neighborhood relying on larger common opens spaces compare to traditional private yards.

- (b) Increase the stock of diverse housing types for a variety of income levels;**

The range of house sizes and home arrangements will provide a diversity of housing price points through the combination of detached and attached housing.

- (c) Promote efficient land use and infrastructure construction, while maintaining high-quality living environments for privacy, architectural interest, streetscape,**

walkability, and open spaces for private and common use;

The applicant proposes to incorporate drainage and the retention pond into the design of the neighborhood. This necessary infrastructure will be embraced, rather than ignored. The applicant also intends to incorporate native plantings into all common open space.

The applicant's design and layout are predicated upon the idea of walkability, architectural interest and streetscape compared to standards subdivision design. The proposed deviation allows for a more compact development footprint, locating garages away from the front facades, and reduced setbacks in favor of close and engaging architectural designs adjacent to sidewalks and streets.

(d) Provide for a variety of private and common open space areas corresponding to smaller lot sizes along with additional amenities for larger developments;

Ansley incorporates a variety of shared space into the design. These spaces are scattered throughout and will give residents a choice of amenities. Lot sizes also vary: the detached, single-family homes will come in several lot sizes; the cottage court homes will be on small lots with shared open space, and the townhomes will be clustered on common lots.

(e) Encourage and preserve opportunities for energy efficient development; and

The neighborhood will provide ample walking and biking opportunities.

(f) Encourage context-sensitive infill development.

The development is designed to respond to its surroundings at the ends of town. The street grid connects to surrounding development and provides for future connections to the east. The development also offers views of the surrounding Iowa State University farmland. The proposed commercial component is designed to take advantage of bike trail proximity and to act as a buffer from the adjacent high density residential development to the north.

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 related to rezoning and a PUD Overlay with Master Plan request.

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 in with *Ames Plan 2040* as RN-3. This supports a "FS-RL" zoning designation, detached and attached single-family housing

types are allowed. FS-RL is consistent with the pre-annexation development agreement.

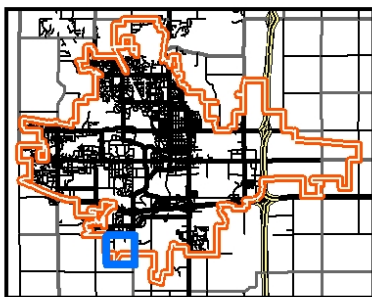
4. Infrastructure is adequate to serve the site and can be extended to the site. Future street improvements for Cedar Lane will also be required. Specific improvements will be identified with the preliminary plat.
5. The Master Plan identifies developable areas and range of uses consistent with the proposed FS-RL zoning district. Densities can be achieved consistent with the FS-RL minimum and maximum allowances. Open spaces are identified within the project site. Subsequent development will be subject to subdivision review and for some use a Major Site Development Plan.
6. The rezoning includes a PUD Overlay that allows for flexibility in design standards and uses. The findings for a PUD Overlay support the intent of the Master Plan in its arrangement of uses, preservation of open space, and variability in design standards.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property.

Conclusions. Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject property is consistent with the *Ames Plan 2040 Comprehensive Plan*. The proposed rezoning is consistent with the allowances of the proposed FS-RL zoning district and PUD Overlay Master Plan requirements for rezoning.

Attachment A

Location Map



Rezoning from "A" Agricultural to
 "FS-RL" Floating Suburban - Residential Low Density
 with a "PUD" Planned Unit Development Overlay
 3210 Cedar Lane
 March 2, 2022

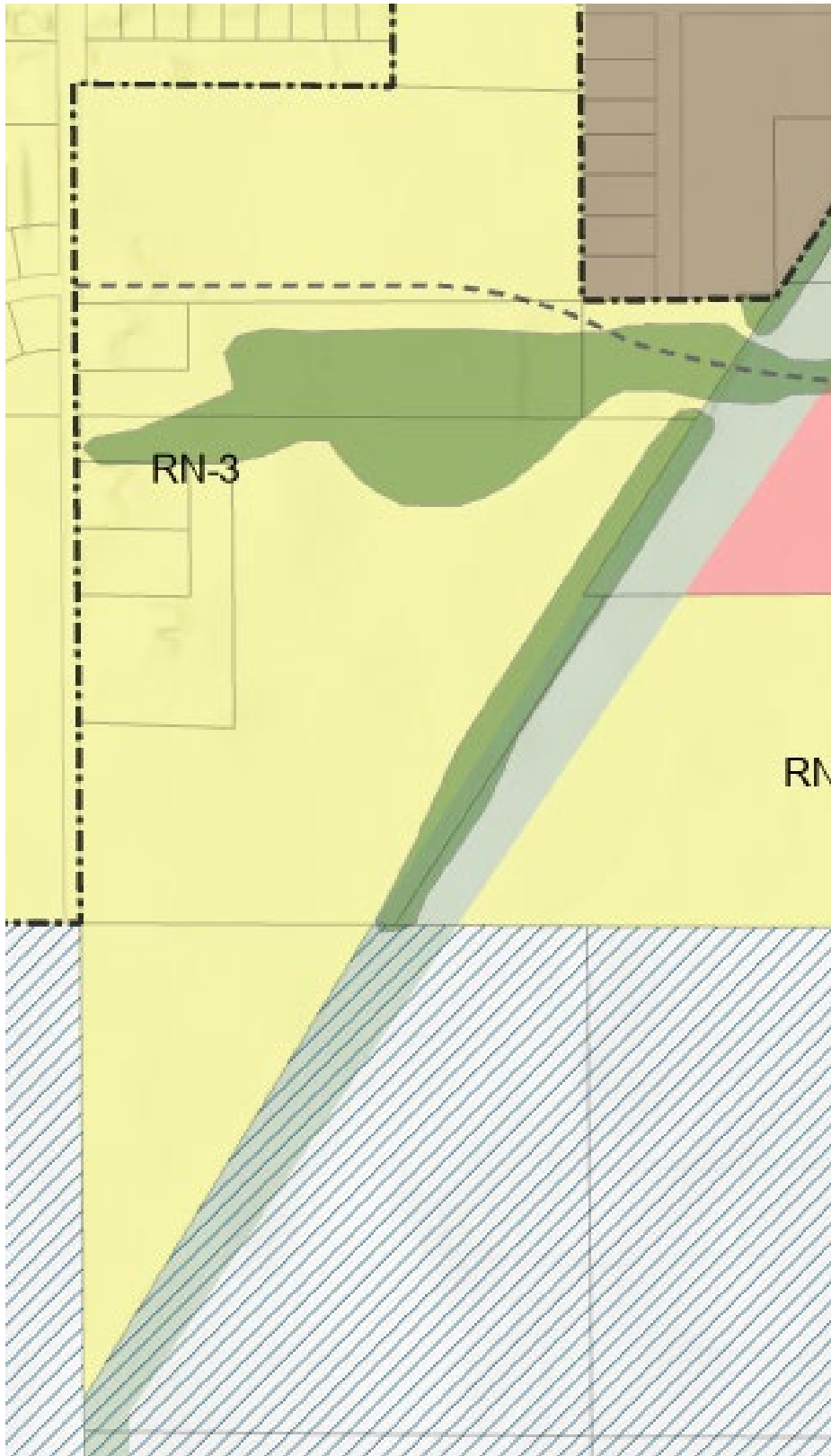


Legend

 Ames City Limits

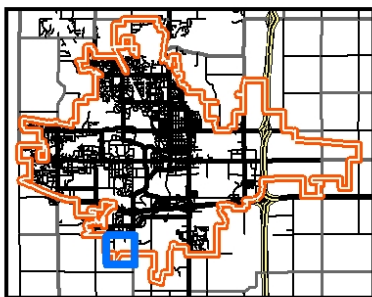
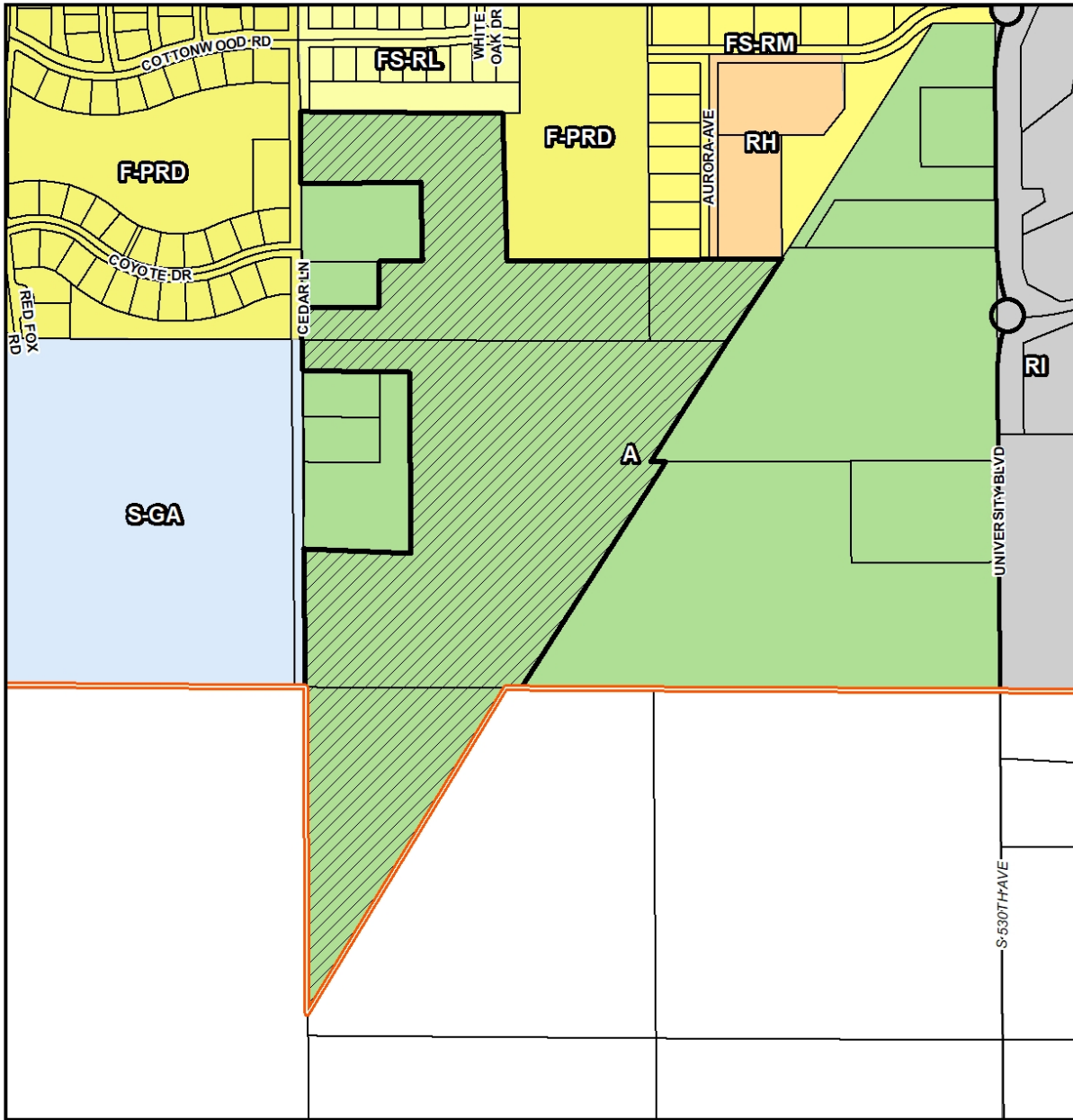
Attachment B

Ames Plan 2040 Future Land Use Map



Attachment C

Existing Zoning



Rezoning from "A" Agricultural to
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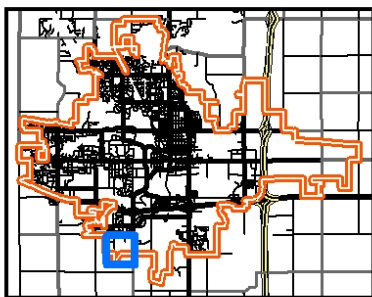
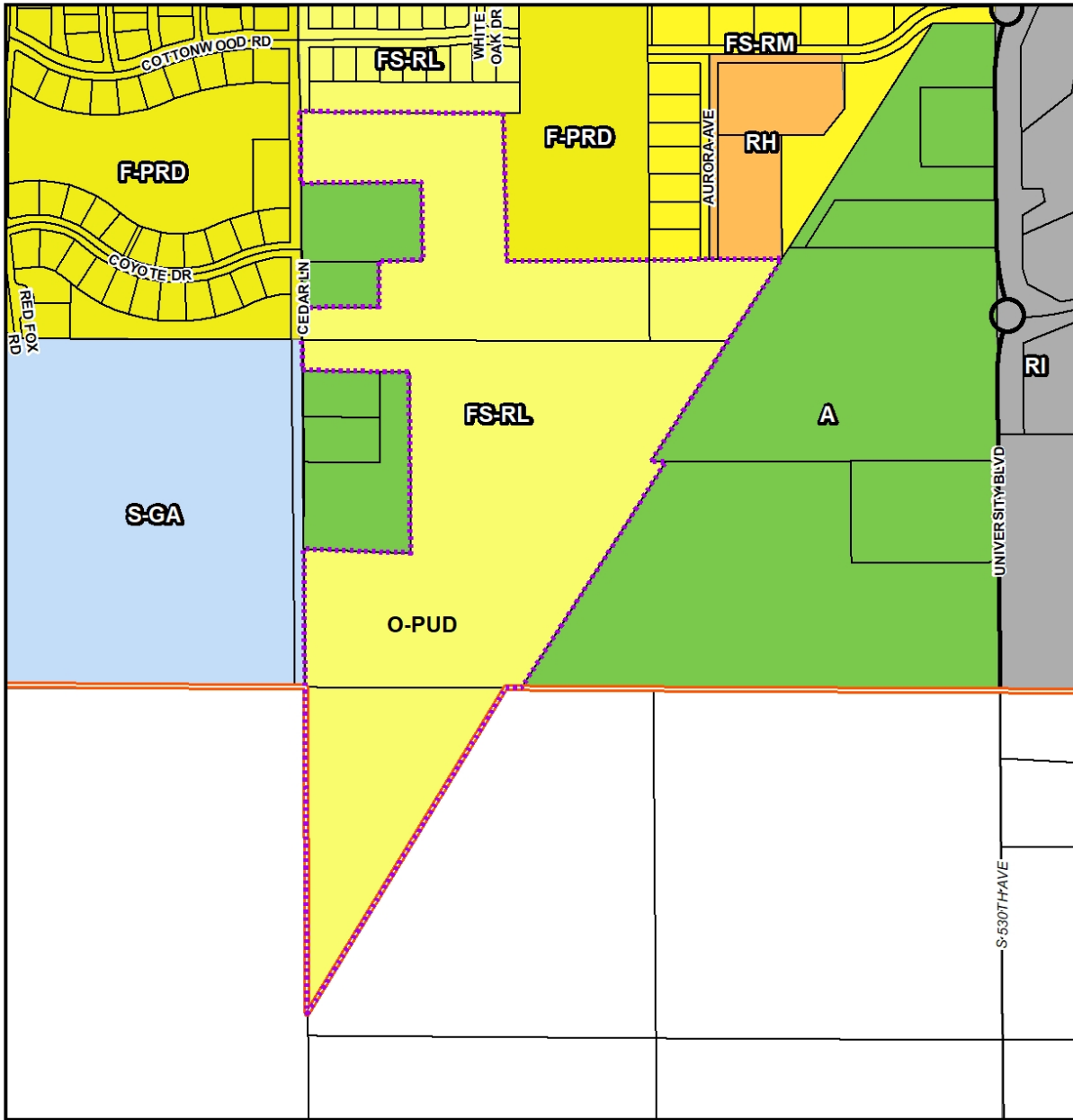


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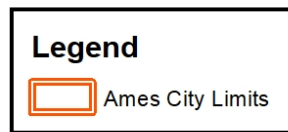
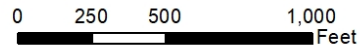
 Ames City Limits

Attachment D

Proposed Zoning



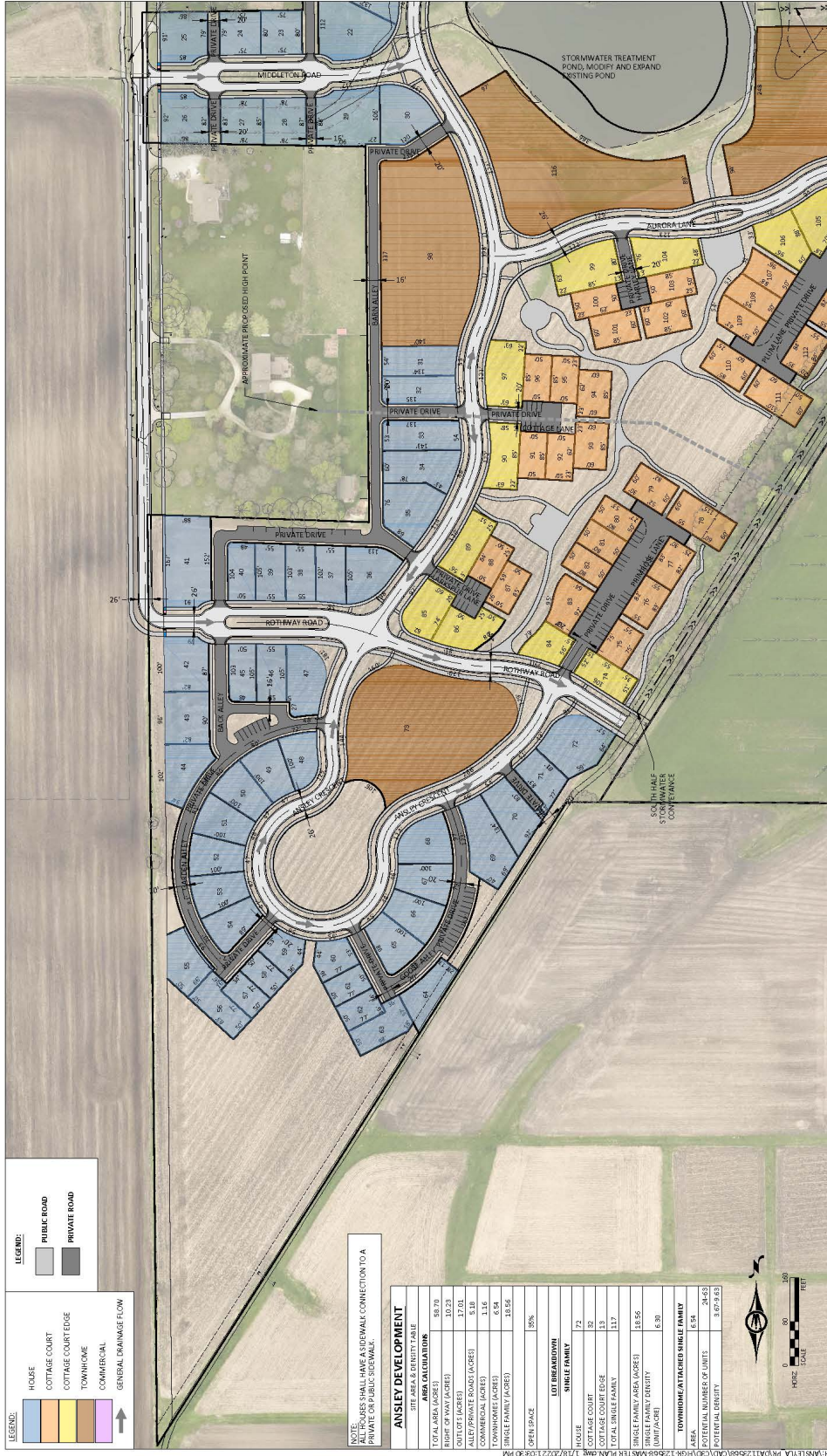
Rezoning from "A" Agricultural to
 "FS-RL" Floating Suburban - Residential Low Density
 with a "PUD" Planned Unit Development Overlay
 3210 Cedar Lane
 March 2, 2022

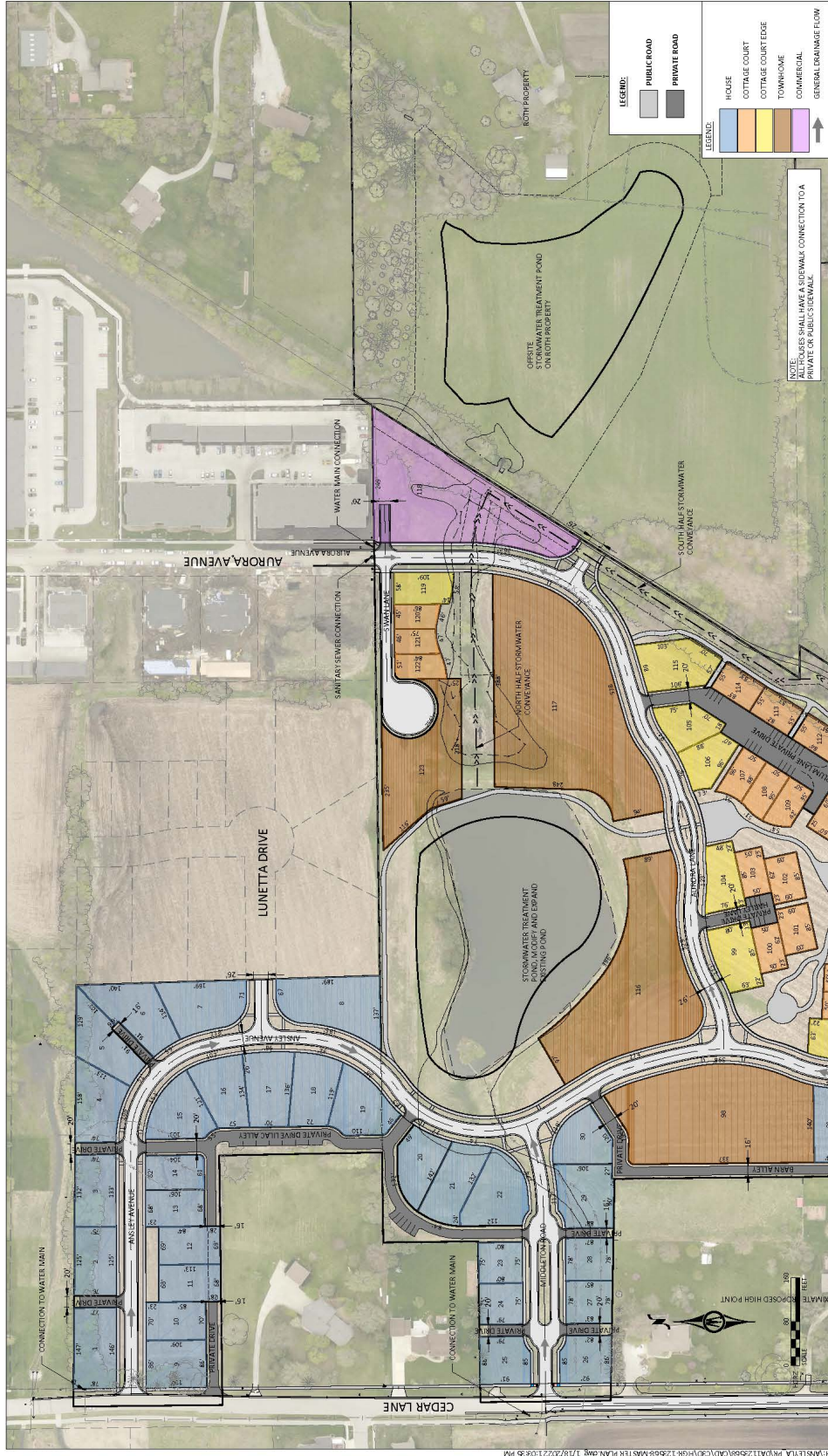


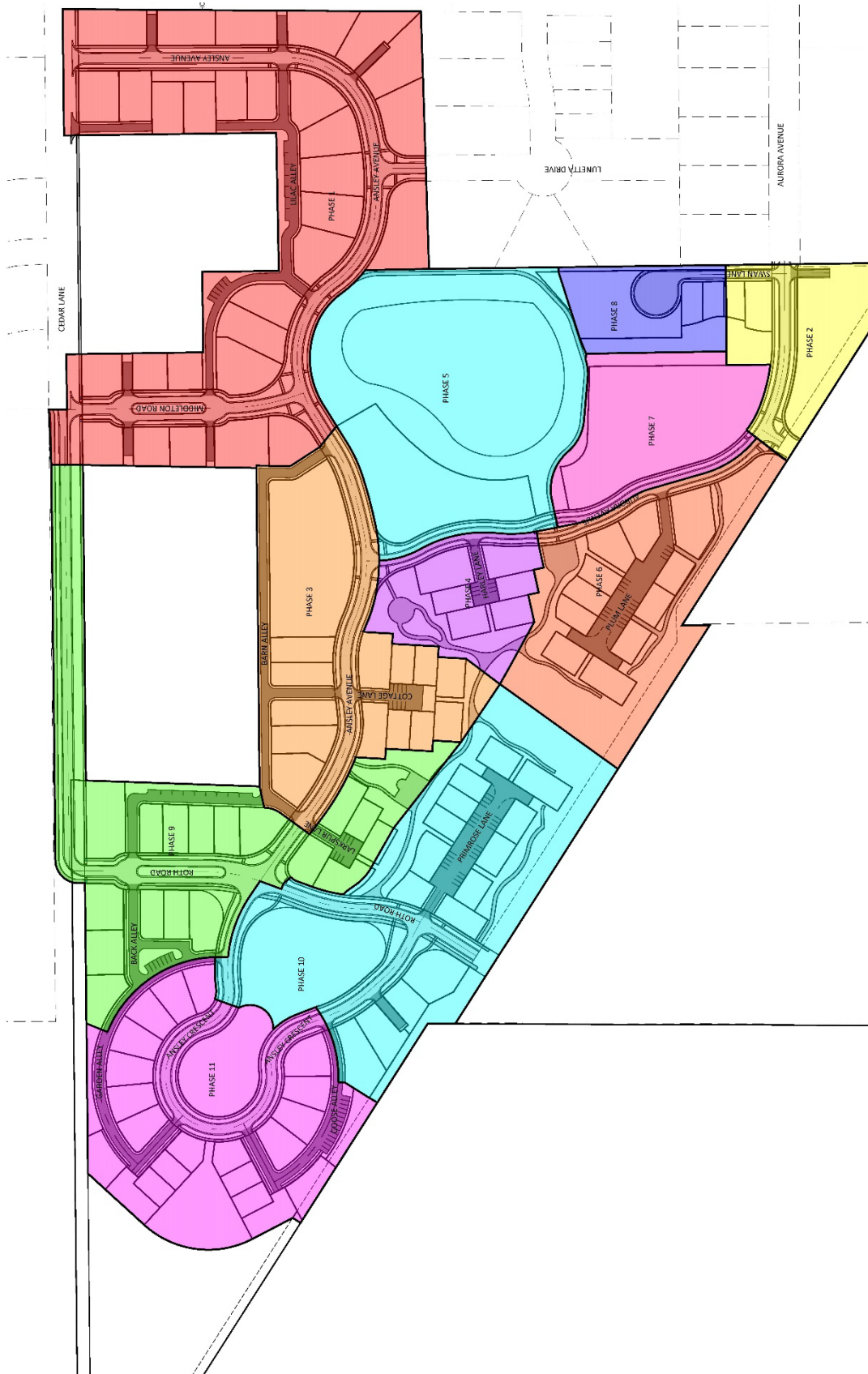
Attachment E

Master Plan









Illustrated Master Plan



Regulating Code and Definition of Terms

The Master Plan regulates Anasley. The scope of this document comprises the bulk of the Anasley development as indicated on the Regulating Neighborhood Plan.

The Master Plan is administered by the City. The Design Review Board will review for architecture. The Master Plan is not discretionary; it is code approved by the council.

The Anasley Planned Unit Development sets forth specific standards (setbacks, lot size, etc.) that differ from the base zoning district Floating Suburban Residential Low Density (FS-RL). Where not specifically stated, the standards shall be those of FS-RL. This Master Plan is a component of the Planned Unit Development that regulates Anasley. All public health, safety, and other ordinances apply.

Alley

An alley is a service right-of-way that allows access to the buildings that it serves, usually from the rear. At Anasley all alleys are a minimum of 16' and can serve as emergency vehicle access.

Accessory Building

An accessory building is a building with a different use that is located on the same lot or property as the primary building for that lot. For example, a detached garage would be defined as an accessory building. Height can not exceed two stories or the height of the main structure. Size of the first floor accessory building can not exceed 50% of the main structures first floor square footage.

Building Frontage and Front Yards

The principal building on a lot shall be placed relative to the property line in such a manner that the front of the building addresses the front of the lot. The front of the building need not be parallel or have any formal relationship to the front property line. For example, the front door need not face the principal

building frontage. The building shall conform to any build-to-line requirements.

Encroachment

Please see the City of Ames Zoning Ordinances, sec. 29.402(2), Extension into Required Building Setbacks, for allowable architectural encroachments.

Lot Line

Lot lines demark the extents of property and indicate the legal ownership of property. Encroachments shall not extend past a property line.

Primary Structure or Principal Structure

The primary structure on a lot is the building that houses the fundamental use of that lot. However, the lot can also house other uses. For example, a house on a residential lot is the primary structure, whereas a detached garage on the same lot is not.

Setback

Setbacks are the minimum required distance from the property line at which point a building may be constructed; the building may be constructed no closer than the setback line to the property line. Setbacks typically occur from all property lines of a lot—the front, sides, or rear—although different values for each condition may be specified.

Specific architectural encroachments are permitted into the setbacks (see **Encroachment**).

Street

Streets, public or private, are rights-of-way that provide access to the buildings that are served by it. They typically, but not always, include the carriage ways, planter strips, sidewalks, on-street parking, and certain services such as street lighting and fire hydrants.

Wing Wall

A wing wall is a subordinate wall projecting from a building, but which does not enclose structure itself. The wing wall can act as a fence and serve to enclose a yard. Wing walls are authorized by this Planned Unit Development to project into setbacks.

House

Building Disposition

Base Zone: FS-RL (Sec. 29.1.202)
Base Zone Requirements hold unless stated in this document. Minimum Lot Size: 4,000 SF
Maximum Building Coverage: 70%
Maximum Site Coverage: 80%
Minimum Landscaped Area: 20%

Building Disposition

Setback (Minimum Distance from Property Line)
Front Façade - 15' to face of structure -
exceptions noted below in table

Front Garage Face - 20' to garage face unless lot is a noted exception when the door fronts on any public right-of-way.

Side - 5'

Side Garage Face - 20' to garage when facing a public right-of-way. 20' not required when garage fronts on a private, shared-access such as that between Lots 1 & 2.

Rear - 5' See Rear Lot (Perimeter) Exception List*

Corner Lots - Two fronts along each public ROW - two sides opposite the fronts (this mirrors FS-RL)

Extensions/Projections are allowed into Required Building Setbacks as described in Sec.29.102(2) Ames City Code.

*The Portion of the Lot that Abuts a Private Alley Shall be Considered a Rear Lot Line.

Building Form

Height
Maximum Building Height 3 Stories
Accessory Building 2 Stories

Cottage Court Edge

Building Disposition

Base Zone: FS-RL (Sec. 29.1.202)
Base Zone Requirements hold unless stated in this document. Minimum Lot Size: 4,000 SF
Maximum Building Coverage: 70%
Maximum Site Coverage: 80%
Minimum Landscaped Area: 20%

Building Disposition

Setback (Minimum Distance From from Property Line)
All Lot Lines Not Adjacent to a Public ROW - 15' to Face of Structure
20' to Face of Garage

All Lot Lines Not Adjacent to a public ROW - 5'

Extensions/Projections are allowed into Required Building Setbacks as described in Sec.29.102(2) Ames City Code.

Building Form

Height
Maximum Building Height 3 Stories
Accessory Building 2 Stories

Cottage Court

Building Disposition

Base Zone: FS-RL (Sec. 29.1202)

Base Zone Requirements hold unless stated in this document

Minimum Lot Size: 4,000 SF

Maximum Building Coverage: 70%

Maximum Site Coverage: 80%

Minimum Landscaped Area: 20%

Building Disposition

Setback (Minimum Distance From (from Property Line)

All Lot Lines 5'

Extensions/Projections are allowed into Required Building Setbacks as described in Sec.29.102(2) Ames City Code.

Building Form

Height

Maximum Building Height 3 Stories

Accessory Building 2 Stories

Townhouse

Building Disposition

Base Zone: FS-RL (Sec. 29.1202)

Base Zone Requirements hold unless stated in this document

Minimum Lot Size: 4,000 SF

Maximum Building Coverage: 70%

Maximum Site Coverage: 80%

Minimum Landscaped Area: 20%

Building Disposition

Setback (Minimum Distance From (from Property Line)

All Lot Lines Adjacent to Public ROW -

10' to Face of Structure

20' to Face of Garage

5'

All Lot Lines Not Adjacent to a Public ROW -

Extensions/Projections are allowed into Required Building Setbacks as described in Sec.29.102(2) Ames City Code.

Building Form

Height

Maximum Building Height 2 Stories

Accessory Building 1 Stories

Proposed Zoning Standards and Exceptions to Standards

Lot #	Front Setback		Cedar Lane Setback	Rear Setback	Other
	5'	10' (Does Not Modify Garage Setback)			
1		X	X		X - 5' Rear Setback
2		X			X - 5' Rear Setback
3		X			X - 5' Rear Setback
4					X - 5' Rear Setback
5					X - 5' Rear Setback
6				X	
7					X (no rear - corner lot - this can be spelled out above) - this lot has a 6' setback on the perimeter for a single-story structure and an 8' setback on the perimeter for a two-story and above structure. (FS-B1)
8					X (no rear - corner lot - this can be spelled out above) - this lot has a 6' setback on the perimeter for a single-story structure and an 8' setback on the perimeter for a two-story and above structure. (FS-B1)
9		X	X		
10		X			
11	X			X	
12	X			X	
13		X			
14		X			
-					
23	X			X	
24	X			X	
25	X		X	X	Setback of 20' applies to the property line or the perimeter of the development. X
26	X		X	X	Setback of 20' applies to the property line or the perimeter of the development. X
27	X			X	
28	X			X	
29				X	
-					
41			X		Setback of 20' applies to the property line or the perimeter of the development. X
42			X		
43			X		
44			X		
-					
55			X		
56					
57					
58					
59					
60					
61					
62					
63					
64					Setback of 20' applies to the property line or the perimeter of the development. X

Attachment F

Applicable Regulations

- *Ames Plan 2040* Goals, Policies, and the Future Land Use Map:

The *Ames Plan 2040* (the new adopted Comprehensive Plan) identifies the land use designations for the property proposed for rezoning.

- *Ames Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- *Ames Municipal Code* Chapter 29, Section 1200, Floating Zones, includes a list of uses that are permitted in the Village Residential, Suburban Residential and Planned Residential zoning districts and the zone development standards that apply to properties in those zones.

Per Section 29.1507(4): Master Plan Submittal Requirements:

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas.
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development.
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type.
- h. Pattern of arterial streets and trails and off-site transportation connections.
- i. For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area.
- j. For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

Sec. 29.1114 “PUD” PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

- (1) Purpose. The Planned Unit Development (PUD) Overlay zone is intended to allow flexibility in Zoning District and General Standards where design flexibility helps further the goals of the Comprehensive Plan and is compatible with its surroundings. The PUD zone is intended to:
- (a) Provide for innovative and imaginative development through flexibility in the design, placement of buildings, clustering of housing types, use of open space, and related site and architectural design considerations;
 - (b) Increase the stock of diverse housing types for a variety of income levels;
 - (c) Promote efficient land use and infrastructure construction, while maintaining high-quality living environments for privacy, architectural interest, streetscape, walkability, and open spaces for private and common use;
 - (d) Provide for a variety of private and common open space areas corresponding to smaller lot sizes along with additional amenities for larger developments;
 - (e) Encourage and preserve opportunities for energy efficient development; and
 - (f) Encourage context-sensitive infill development.

- (3) Establishment. The PUD Overlay zone applies to all lands that are zoned PUD on the Zoning Map. A Zoning Map Amendment may be approved provided the City Council makes the following findings:
- (a) The Zoning District and Overlay are consistent with the comprehensive plan.
 - (b) The property on which the PUD is requested has a residential zoning of RL, RM, UCRM, RH, FS-RL, FS-RM, S-SMD, or is concurrently proposed to be changed to one of these Zoning Districts.
 - (c) The existing and proposed infrastructure is sufficient in design and capacity to support the project with water, sanitary sewer, storm drainage, streets and other transportation related facilities.
 - (d) The PUD Master Plan includes interconnected pedestrian and bicycle circulation routes to the surrounding areas and within the development.
 - (e) The proposed PUD Master Plan is consistent with the requirements of this ordinance and all deviations, exceptions, and limitations stated on the Master Plan are clear, identifiable, and necessary in support of the design concept and the purpose statements of the overlay.
 - (f) The proposed PUD Master Plan is in harmony with the purpose of the overlay.
 - (g) Findings for approval of a Master Plan with a PUD Overlay rezoning may be deferred, when the City Council initiates a property rezoning.

Attachment G

Applicant's Statement

- 1. Reasons for Requesting Rezoning.** Provide a narrative describing the details and goals of the project and how the project supports the purpose of the requested zoning district. If your request is for a PUD, provide enough detail related to the design of the proposal, so that it can be determined that the Findings included in Sec. 29.1114(3), are met.

The Planned Unit Development (PUD) Overlay Zone is well suited to the Ansley Ames vision.

This development will have a variety of housing options integrated into the approximately 59

Acres including the following

- Ansley has a range of detached home lot sizes between 17,632 sq. feet and 3850 sq. feet. in the approximately 72 residential lots. A few of the lots are large enough for secondary buildings ie. studios or grandparent housing upon DRB approval.
- There are 5 groupings of approximately 10-12 townhomes each in the Ansley development. These townhomes will maintain a smaller scale residential appearance and will be carefully integrated as clusters of 2-3 connected units.
- There are 5 Cottage Court Pocket Neighborhoods with 5 -11 smaller lot square footages designed around interior parking and garages and home fronts on larger community green spaces.
- Ansley is planning for the section closest to the Aurora Avenue connection to have a small event center (less than 100 people capacity) which will service the Ansley area community as well the Bike trail community and the Ansley Design office. The townhome clusters in this area would have options for "work in home" space on the lower level.

In summary, the allowances given in a PUD Overlay (smaller lots and reduced setbacks) are critical tools in the integrated and up front design focus of this development.

- 2. Consistency with the Land Use Policy Plan.** Explain how the rezoning request is consistent with the Land Use Policy Plan.

The LUPP has the proposed development designated as Urban Residential. The proposed development meets this requirement and is consistent with the LUPP.

- 3. Proposed use.** Explain the use of the property in sufficient detail for staff to determine code compliance. Include a diagram and description of the development that includes the housing type for each area and min./max. unit count along with a summary table of all uses. See Sections 29.1507(4)(ix), 29.1507(4)(x), & 29.1507(4)(xi).

See attached Master Plan and Guide Book.

- 4. PUD Conceptual Building Design Character.** The City may require additional materials related to housing design as needed to support the proposed rezoning request.

See attached Guide Book.

- 5. Area Requirement.** A minimum of two (2) acres is required for all areas developed as a PUD, except when environmentally sensitive areas, natural features, or scenic assets are being preserved.

Total number of acres is 58.70

6. **Density.** Zoning district density requirements shall apply. Where a development encompasses more than one zoning district, each area of the PUD development shall comply with the density requirements that are set by the zone for that area. A density bonus may be available for the offering of affordable housing units.

[See attached Master Plan.](#)

7. **Minimum Lot Area / Width / Frontage.** Individual lot area, width, and street frontage may be reduced from the Zoning District and General Standards as long as the lots are sized to accommodate the required development standards of this chapter and comply with the compatibility standards of Section 29.1114(6). All lots must have approved access to a public way or a private street. **Please Note: Reductions must be approved at time of PUD approval (with application to both current and/or future development within the subdivision).**

[See attached document for proposed variations to the base zoning. All lots have access to a public way or private street.](#)

8. **Minimum Principal & Accessory Building Setbacks and Lot Coverage.** Minimum setbacks and maximum coverage may be modified from the underlying zoning district requirement if the compatibility conditions of Section 29.1114(6) are met. Setbacks at the perimeter of the Overlay may not be reduced along an abutting lot without a finding there are physical circumstances justifying a reduction. Reduced setbacks must be identified on the Master Plan. Setback encroachments and exceptions will not apply to reduced yards unless authorized by the PUD. Garage access shall be a minimum setback of 20 feet when accessed from a public street. Reduced setbacks may be permitted along private streets and alleys.

[See attached document for proposed variations to the base zoning.](#)

9. **Street Trees and Minimum Landscaped Area.** Landscaping and screening shall conform to requirements of Sec. 29.403. Each development shall include space for the planting and subsequent maturity of street trees. Reduced setbacks shall not encroach upon these defined locations for street trees and other landscape trees. A street tree plan illustrating the location of trees along with proposed building footprint and driveway areas must be approved with the project.

[Landscaping and screening shall conform to requirements of Sec. 29.403. Approved street trees will be planted in the 8 1/2 ft. street planting strip at the required frequency as well as in the street median locations. Ansley is designed for minimal driveway interruption of the public streets, which allows for consistency in the planting of street trees. See Preliminary Plat.](#)

10. **Maximum Height- Principal Building.** Zoning District height requirements shall apply to a building within 100 feet of an abutting lot of a different residential zone or planned residential land use designation.

[No changes in base zone building height restrictions are requested.](#)

11. Parking Requirements. Parking spaces shall be provided as prescribed by the Zoning Ordinance; however, required parking locations may be approved by the City Council in common areas or on a street within the boundaries of the PUD. Parking may be reduced to a maximum of two spaces per unit for apartment buildings offering affordable housing.

- Public Roads will be 26' BOC to allow for visitor parking on one side only
- Single-Family lots will self-park a minimum of 2 cars per Lot (min)
- Townhouses: 1.5 cars per unit in addition to double garage per unit
- Scattered extra parking stalls in private alleys where deemed useful
- Event Center will satisfy city's required parking for functions on Event Center Lot

12. Street/Infrastructure Improvements. Street improvements, water, sanitary sewer, storm sewer improvements, park dedication, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City. Private streets (if included) must comply with provisions of the Subdivision Code.

Sanitary Sewer will be served off of Aurora Avenue. Water service will be provided from Aurora Avenue and Cedar Lane. Alliant Energy will provide electric service off of Cedar Lane.

13. Common Open Space and Amenities. Minimum of 10% of the gross area shall be devoted to common open space. The intended purpose of the proposed open space must be set forth in the plan. The land provided for common open space must be improved for its intended purpose, and readily accessible to residents. Provide for the ownership and maintenance of the common open space. Phasing of improvements shall be clearly described in the development plans and may be required to be set forth in a legally binding instrument. Clubhouse, roof deck patios, and similar community amenities may be credited toward the open space requirement.

The Neighborhood Master Plan for Ansley has as its most obvious quality a strong, community-based design that is intended to serve and appeal to people at all life stages—from single adults to young families to down-sizing seniors. This quality comes not only from the integration of different housing types throughout the development but also from the pedestrian-focused neighborhood design. Open spaces add character to the community and create opportunities for neighbors to meet formally or informally. These areas will be both natural and landscaped, purposed to promote active use of the parks, greenways, pond and green spaces accessed through sidewalks, trails and bike paths. Early in the vision of this development, Ansley partnered with the City, Story County, ISU and the neighborhood to see the completion of the Tedesco Extender Trail, a useful and beautiful connection alongside the Ansley Development to the community and beyond. Ansley has 36% common open space.

14. Block Design. Layout and design shall create an interconnected network of streets with block faces that do not exceed 660 feet within the development. Where practicable, block lengths are encouraged to be 500 feet or less. Block faces may exceed 660 feet where physical or environmental conditions preclude a more interconnected street network. Use of cul-de-sacs and dead-end streets shall also be limited to these situations. When blocks exceed 600 feet, the PUD shall accommodate pedestrian crossings, walkway connections through a block, or other means of enhancing the pedestrian circulation system for interconnectedness. Use of alleys, off-site parking, or other shared access means is desirable to maintain a consistent street frontage with minimal interruptions by driveways to street trees, lighting, on street parking, and sidewalks as well as providing opportunities for alternative housing options such as cottage courts.

- Extensive use of Alleys, driveways are side or rear accessed through alleys.
- Minimal interruptions on public streets.
- Blocks exceed 660 ft only where physical/environmental conditions preclude additional connections.
- Minimal interruptions of street trees, street lighting, street parking, and sidewalks.
- Thoughtful pedestrian interconnectedness.

15. Garages and Driveways. Garages and off-street parking areas must be located so that they do not define the front façade of the dwelling. This standard is met when a garage does not protrude forward from the front façade. The development must include adequate right-of-way and driveway spacing to accommodate parking and street trees. The width of driveways may need to be reduced and garages setback an adequate distance to accommodate these elements. Shared driveways are encouraged to address street design goals. Alley or private rear lane access is also an option.

Our Architectural Code, as well as an active Design Review Board, will ensure that garages are not a prominent feature of a home, nor will they protrude forward from the home as a dominating feature. Almost all of the single residential home lots require that the garage is side or rear entry. The minimal interruption of street parking and street trees is another benefit to this design approach.

16. Entrances. Main entrances to dwelling units must be clearly identifiable and accessible to the owner and visitors. The main entrance must be demarcated by one of the following: covered porch or stoop; sidelight windows; or other significant architectural treatment that emphasizes main entrances.

Entrances of homes will be identified through good design of the home and connected to the public sidewalk.

17. Massing. Multi-family buildings proposed abutting single-family and or two-family buildings should be of a scale, massing, window proportions, and architectural style that is compatible with abutting lower density residential development.

Not applicable, no multifamily buildings.

18. Use. - Identify the types of principal and accessory uses that will be included in this PUD project, the number of each type of structure, and the number of dwelling units in each structure.

- 72 Detached Home Lots
- 13 Cottage Court Edge Homes
- 32 Cottage Court Interior Homes
- 53 Townhomes (Approximately)
- 1 Event Center

Attachment H

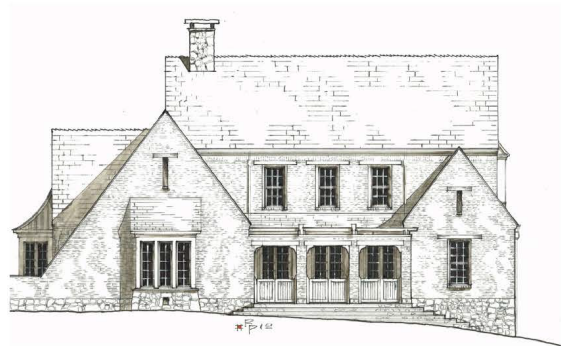
Architecture

Ansley is envisioned as a place that is not frozen in a stylistic time period; rather the hope is that it will feel like a place that has been allowed to grow naturally over time. In this light, its architectural styles are varied and diverse, just as a real town would be after a hundred years of maturity. This allowance for evolution is not to say that Ansley does not have standards. The guidelines reinforce local stylistic customs typical to the region across the full spectrum of time. House styles and materials common to the area are encouraged. Below is a description of the varying housing styles that will be included in Ansley.

Northern European Vernacular

Key Style Features

- Steep-pitched roof
- Informal entry-door usually with a single protective roof covering or timber awning
- Simple detailing throughout, with an emphasis on fine wood-joinery, timber detailing, and elegant masonry
- A color palette that ranges from lighter-colored masonry to darker-colored wood stains and paint
- If brick is present, it's often painted or lime-washed



Contemporary European Vernacular

Key Style Features

- Steep-pitched roof forms and simple building massing
- Modern detailing throughout with an emphasis on clean lines
- A monochromatic color palette that emphasizes whites, blacks, and grays
- Colorful accents often derived from stained woods



Cottage Style

Key Style Features

- Gable Roofs, bay windows & balconies
- 1- 1.5 stories generally
- Lots of detailing throughout
- Smaller footprint
- Shingled, stucco walls or lap siding
- Color palette typically stays neutral ranging from lighter to darker



Prairie Style/Craftsman

Key Style Features

- Strong geometry and massing, including large central chimneys
- Open asymmetric floor plans
- Connected indoor and outdoor spaces
- Interior Wood Banding
- Restrained use of applied ornamentation
- Brick, siding or stucco exteriors



3300 Cedar Lane Ames, IA 50014

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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 3210 Cedar Lane, is rezoned with a Master Plan from Agricultural "A" to Floating Suburban - Residential Low Density (FS-RL) with a Planned Unit Development (PUD) Overlay.

Real Estate Description: PARCEL 'X' A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TENTY-ONE (21), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TENTY-FOUR (24) WEST OF THE 5TH P.M., AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY - BOUNDARY LINE ADJUSTMENT AS ATTACHED TO THE SURVEYOR'S AFFIDAVIT FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON JUNE 23, 2020, AS INSTRUMENT NO. 2020-06792.

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IOWA, LYING WEST OF THE CENTERLINE OF THE ABANDONED C. & N.W. RAILROAD RIGHT-OF-WAY.

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IOWA, LYING WEST OF THE CENTERLINE OF THE ABANDONED C. & N.W. RAILROAD RIGHT-OF-WAY EXCEPT, ALL OF VILLAGE PARK SUBDIVISION AS RECORDED IN INST. #2016-09359 IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA.

PARCEL 'R' A PART OF LOT 3 IN THE SUBDIVISION OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER, AND PART OF THE VACATED C. & N.W. RAILROAD, ALL IN SECTION 21, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN IN INSTRUMENT #2012-12842 IN THE OFFICE OF THE RECORDER OF 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

John A. Haila, Mayor