

**COUNCIL ACTION FORM**

**SUBJECT: REZONE PROPERTY AT 802 DELAWARE AVENUE  
FROM “RL” (RESIDENTIAL LOW-DENSITY) TO “RM”  
(RESIDENTIAL MEDIUM-DESNTITY) ZONE WITH MASTERPLAN**

**BACKGROUND:**

Penny Lane Townhomes LLC, represented by Justin Dodge, is requesting a rezoning with a Master Plan of property located at 802 Delaware Avenue. The request is to rezone the .75 acre property from Residential Low Density (RL) to Residential medium Density (RM) to accommodate the future construction of two 3-unit multi family structures. (See *Location & Zoning Map Attachment A*)

**In June 2020 the City Council approved a land use map change for the property, which changed the land use from Low Density Residential to Medium Density Residential in anticipation of future rezoning.** The land use change at that time was done under the previous Land Use Policy Plan (LUPP). The Ames 2040 Comprehensive Plan replaced the previous LUPP. (See *Current Land Use Attachment B*). The Ames 2040 Comprehensive Plan identifies the land use on this property as Established Residential Neighborhood 2 (RN2).

**The RN2 land use designation allows for a wide range of zoning districts for its implementation and supports the concept of limited infill within established neighborhoods when it can be done in a contextual manner to surrounding character of the area.** (See *Addendum below for further discussion*). This particular area of RN2 is a mix of uses and a transition from higher density uses to the north to lower density uses to the south. The zoning for the area is RL to the south and west adjacent to the site and RH zoning is further to the north. (See *proposed RM zoning Attachment C*)

The proposed rezoning is being done as part of an infill project. Under RL zoning use of the site is limited to single family detached homes on individual lots. Staff estimates that four lots could be created from the existing parcel even though maximum density would allow for five dwelling units. **With the proposed rezoning to RM, the allowed uses would include multi-family structures and the ability to build more than one building on a lot without needing to subdivide.** The applicant describes and interest in constructing townhome style units on the site configured as two three-unit apartment buildings.

The property is currently vacant and has been for a long period of time. The property has frontage and is served from Delaware Avenue to the west. The property also has frontage on North Dakota Avenue to the east. Access is restricted from North Dakota Avenue.

Utilities are in place abutting the property to adequately serve the type of development allowed by RM zoning.

**A Master Plan is required with this proposed rezoning due to the addition of medium density residential zoning next to low density residential zoning. The Master Plan furthers the concept of contextual infill by describing the intended type of use as townhome apartments, rather than as single apartment buildings. The proposed Master Plan results in a cap on the number of units on the site of no more than 6 units.** RM maximum density would allow for theoretically up to 16 units without a Master Plan. Six units meets minimum density requirements of RM.

The final layout of the site would be approved later through a Minor Site Development Plan by staff. The Master Plan will guide the parameters of the number of units as a part of the rezoning. The Minor Site Development Plan will be required to comply with the Master Plan. (See *Attachment D- Master Plan*)

**The proposed rezoning is the first project to move forward with an attempt to provide for small infill consistent with Plan 2040 Principles and Policies of the Land Use and Growth Chapter.** Plan 2040 supports select infill opportunities and emphasizes compatibility of design and use over intensity of use as the primary goal for infill. At this time there are limited tools in the Zoning Ordinance to address appropriate design and infill as described within Plan 2040. RM zoning has no specific architectural, building, or site orientation standards beyond basic setbacks and density. Updating zoning standards and design guidelines is a planned implementation measure for Plan 2040, but they do not yet exist to guide this project. The proposed Master Plan with its definition of use for the site is the best option currently available.

### **ZONING AGREEMENT:**

Given that the rezoning is subject to compliance with a Master Plan a zoning agreement is required to be signed with the developer to ensure that the terms for the master plan are followed. **A zoning agreement will be finalized with the developer prior to the third reading of this rezoning ordinance. The zoning agreement will enumerate the conditions on the Master Plan via a signed legal agreement in order to ensure compliance with the approved plan. The zoning agreement will require that the developer abide by the required housing type, number of buildings and number of units. In this case the following conditions of the agreement will include:**

- That there be no more than 6 units developed on this property.
- That the development consist of at least two buildings.
- That the housing type be limited to townhome building style.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission held a public hearing on April 6<sup>th</sup> for the proposed rezoning. The neighbor to the south (800 Delaware) spoke against the rezoning and

believed the RL density and building types were more appropriate for the site and was compatible with the existing structures in this area. The Commission discussed the RN2 designation and Ames Plan 2040 policies regarding infill and implementation of these concepts. Commission comments focused on concerns related to the proposed density with the building concept presented by the applicant at the meeting for modern architecturally styled units oriented along the north and south perimeter of the site.

Planning & Zoning Commission voted 4-2 to recommend the City Council approve the proposed rezoning with the following conditions included in the recommendation:

1. That the Masterplan be amended to correct the housing types from single-family attached/detached to townhomes/apartments.
2. That the masterplan indicate that the future development consist of at least two buildings.
3. That the density of the development be capped at 6 units on the masterplan.

**Since the April 6th Planning & Zoning Commission meeting the developer has addressed all of the conditions in the recommendation on the Master Plan.**

**ALTERNATIVES:**

1. The City Council can approve the request to rezone the property located at 802 Delaware Avenue from “RL” Residential Low-Density to “RM” (Residential Medium-Density) with a Master Plan and;
  - A. That a Rezoning Agreement outlining the requirements of the Master Plan be completed prior to the Third Reading of the rezoning ordinance.
2. The City Council can deny the request to rezone the property located at 802 Delaware Avenue from “RL” Residential Low-Density to “RM” (Residential Medium-Density) with a Master Plan if it does not believe the proposed rezoning with Master Plan is consistent with the policies of Ames Plan 2040 for infill rezoning and the RN2 land use designation.
3. The City Council can refer this matter back to staff and the applicant for more information before making a recommendation.

**CITY MANAGER’S RECOMMENDED ACTION:**

The request for rezoning is consistent with the adopted Ames Plan 2040 as described in the addendum. Impacts on infrastructure and City services for this parcel is minimal and consistent with what has been anticipated for development in this area. The Master Plan as proposed will restrict the maximum number of units on this property to no more than 6. The future Major Site Development Plan must conform to the Master Plan for this site.

A Zoning Agreement that outlines the requirements of the masterplan will be required to be signed by the Developer prior to the Third Reading of the rezoning ordinance.

**Therefore, the City Manager recommends Alternative #1.**

## ADDENDUM

### REZONING BACKGROUND:

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

<b>Direction from Subject Property</b>	<b>Existing Primary Land Uses</b>
Subject Property	Vacant/Undeveloped
North	Single Family Residential/Apartments
East	Single Family Residential
South	Single Family Residential
West	Duplex Homes/Single Family

**Ames Plan 2040.** The Future Land Use Map designates the land proposed for rezoning as “Established Residential Neighborhood 2” (RN2) which supports the many zoning options, including the “RM” Residential Medium-Density zoning district (*see Attachment B – Future Land Use Map*). RN2 neighborhoods will typically have current zoning of RL, RM or F-PRD (Planned Residence District). Attachment E includes the excerpt of Plan 2040 for the RN2 designation that is discussed below. Each land use designation in Plan 2040 describes its context and potential issues to be addressed or guidance for future projects as they occur during the next 20 years.

#### Existing Neighborhood Characteristics

The RN2 designation is oriented around recognizing features of existing neighborhoods have been developed in the mid-20<sup>th</sup> century through early 21<sup>st</sup> century and are predominately built out except for individual infill sites. Older neighborhoods are classified as R1 reflecting their more traditional design aspects compared to the more suburban patterns of RN2.

Plan 2040 further describes RN2 neighborhoods as having been designed with suburban type development patterns with large single blocks containing a variety of lot sizes and single-family home sizes. Curvilinear streets, loop streets and cul-de-sacs will be common street characteristics. Transit service is likely limited or non-existent. Sidewalks will occasionally have discontinuity and there will be some internal sidewalk design through neighborhoods and clusters of homes. Some early Planned Developments may exist in these areas with unique designs.

RN2 allows for select infill opportunities for compatible infill development in established neighborhoods. Many of these neighborhoods may have a majority of single-family homes with some duplexes and small-scale multi-family. RN2 is not designated for large

scale redevelopment where development density would be a primary objective for an area.

### Growth Goals

The goals of RN2 involve conservation of general neighborhood character and structural conditions. General density goals in these areas is to target 6 units per acre except where higher in multi-family clusters. This individual site would slightly exceed the 6 unit per acre assumption, but it is consistent with this target for the overall area. The areas mix of duplexes and higher density to the north were originally a consideration in supporting this site for medium density infill.

### Development Guidelines

As these neighborhoods evolve and develop attention should be given to maintaining the character of blocks of single family residential areas and limiting infill to attached units and small townhome developments near existing attached home styles and areas of public space. Attention will be given to scale and design of infill sites. Support should also be given to increased use of key architectural features such as porches and quality façade materials.

These design principles would ultimately lead to design guidelines that define compatibility priorities for orientation, access, scale, and streetscape. Currently, the City does not yet have these types of guidelines lines in place. The proposed Master Plan addresses compatibility with its limitation on units to be similar to maximum low density development allowances. Additionally, staff proposed a stipulation to require multiple buildings in order to limit construction one large budling on site that could be out of scale for the area

### Public Actions

The RN2 category also encourages public actions that recognize the unique established urban environment and proactively develop support programs that encourage reinvestment, transit extensions, improving pedestrian access with walkability and bike facilities, historic programs that maintain essential character and the use of overlays to achieve characteristics that enhance the neighborhood.

The surrounding neighborhood near 802 Delaware fits the anticipated characteristics of just such a neighborhood. Scale and compatible neighborhood design are important here as the surrounding area is a mix of single-family and two-family homes. A full list of RN2 guidelines and goals are found in Attachment E.

**The RN2 characteristics are supported further by Ames Plan 2040 Comprehensive Plan Principles related to infill with Growth (G3), Neighborhoods and Housing (H2) and Community Character (C3), which are also contained below in Attachment E. These sections deal further with guiding principals of creating appropriate urban fabric, housing considerations and maintaining community character.**

Staff also notes that the Implementation Chapter discusses rezoning and consistency

with the Plan. The adopted Plan includes a compatibility matrix that was initially part of the Growth and Land Use Chapter draft that is now considered advisory for future actions regarding updates to zoning. These matrixes do not directly relate to the rezoning request, but do provide context and background for issues of infill and compatibility that were discussed during the writing of the Plan.

**Master Plan.** The Master Plan will govern density with a maximum of 6 units allowed on the site. The future Major Site Development Plan will ensure that the design and building scale of the units is compatible with the surrounding neighborhood. The Major Site Development Plan must also comply with the approved Master Plan.

A Master Plan is required in this case based on Section 29.1507(3)(b)(iv) when “*The City Council determines that due to specific conditions that exist on or around the area proposed to be rezoned, or due to situations that require more careful consideration of how the layout and design of a site affects general health, safety, and welfare, a Master Plan is necessary for consideration of the proposed zoning map amendment.*”

**The City Council, upon approval of the LUPP amendment in 2020, required that future rezoning include a Master Plan due to differentiation of housing types in the neighborhood and medium density zoning abutting low density zoning.**

**Proposed Zoning.** The applicant proposes rezoning from “RL” (Residential Low-Density) to “RM” (Residential Medium-Density) with a Master Plan. The surrounding properties are zoned RL in this immediate area. Properties further north approximately one block are zoned “RH” (Residential High-Density) which contain small apartment buildings. The homes across the street on the west side of Delaware are duplex style homes but are zoned “RL”. The “RM” zone development standards allow for duplex homes and small apartment buildings.

It should be noted that while a new Comprehensive Plan has been adopted, the existing zoning tools in the zoning ordinance do not necessarily align with or provide the best means of dealing with all goals and objectives of the Ames 2040 Comprehensive plan. Developing additional design details has not yet occurred, the Master Plan for this project addresses some of the issues of infill compatibility related to use and density.

**Infrastructure.** Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for residential use of the property. Public utilities such as water and sewer serving this parcel are in the right-of-way for Delaware Avenue. No additional utilities or infrastructure are anticipated with future development of the site. Electricity is also available to serve the site.

Site access will occur from Delaware. Delaware Avenue is adequate to serve the anticipated traffic generated by this site. Staff anticipates only one driveway to access the site. One driveway helps to keep front yards landscaped areas along the street and to minimizing paving and garage doors as the defining design features of the infill project.

Development of the site will trigger sidewalk frontage improvements, however it will be disconnected on the east side of Delaware from other sidewalks.

Any future extension of City utilities and connections will be at the property owner's expense.

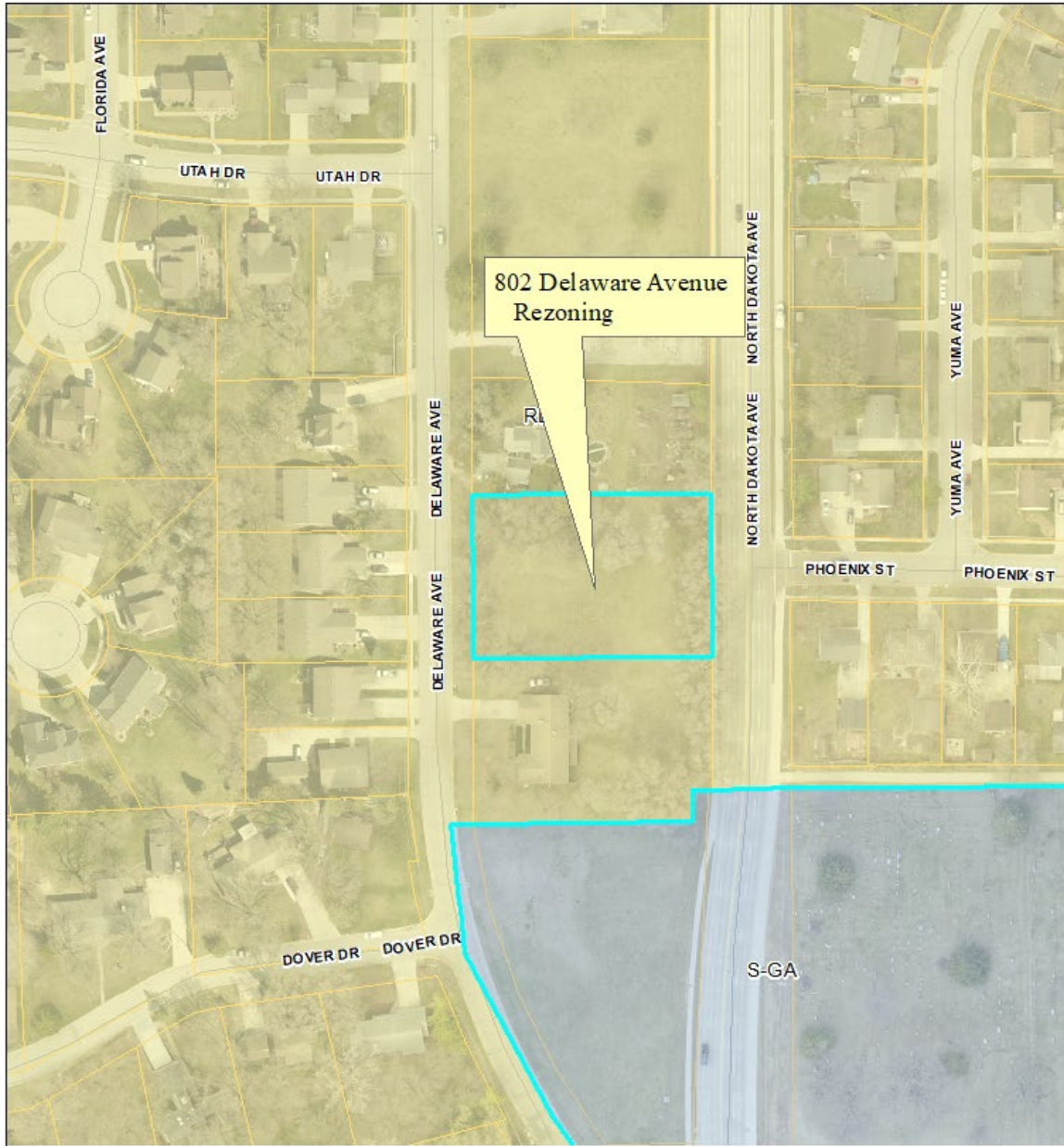
**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by Penny Lane Townhomes LLC.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of "Established Residential neighborhood 2 (RN2)" identified on the Ames Plan 2040 Future Land Use Map.
4. Development in the "RM" zoning district requires a site plan review process to assure that such development and intensity of use assures a safe, functional, efficient, and environmentally sound operation.
5. Impacts on infrastructure and City services for this parcel is consistent with what is already anticipated for the area.

**Public Notice.** The City provided mailed notice to all property owners within 200 feet of the subject property and published notice prior to the City Council meeting in accordance with the notification requirements of Chapter 29.

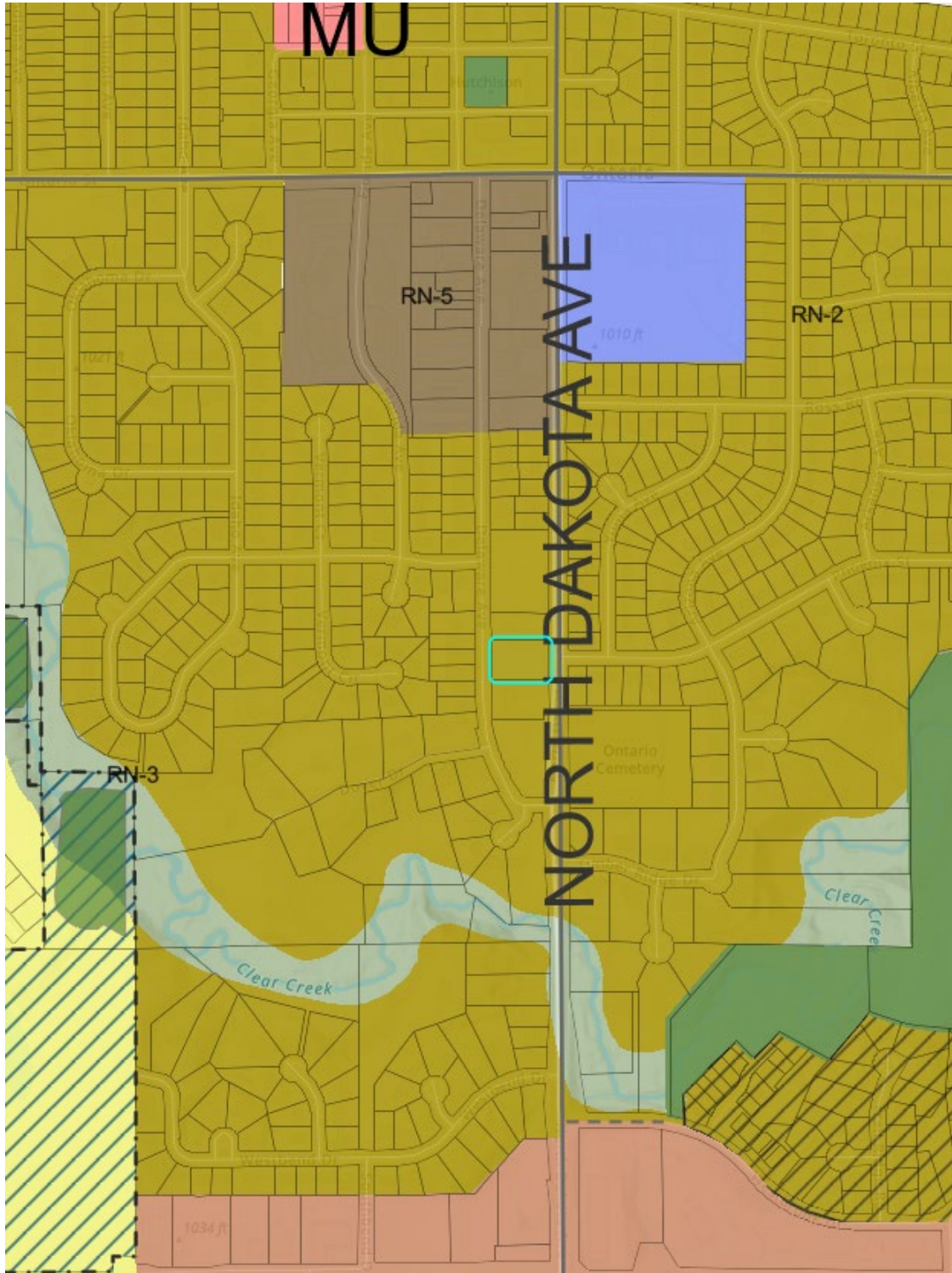


**Attachment A- Location & Zoning Map**



**802 Delaware Avenue  
Location Map & Current Zoning**

**Attachment B- Current Land Use-RN2 (Property outlined in Blue)**



**Attachment C- Proposed Zoning**





**802 Delaware Avenue  
Proposed RM Zoning**

**Legend**

**Zoning District**

**Residential**

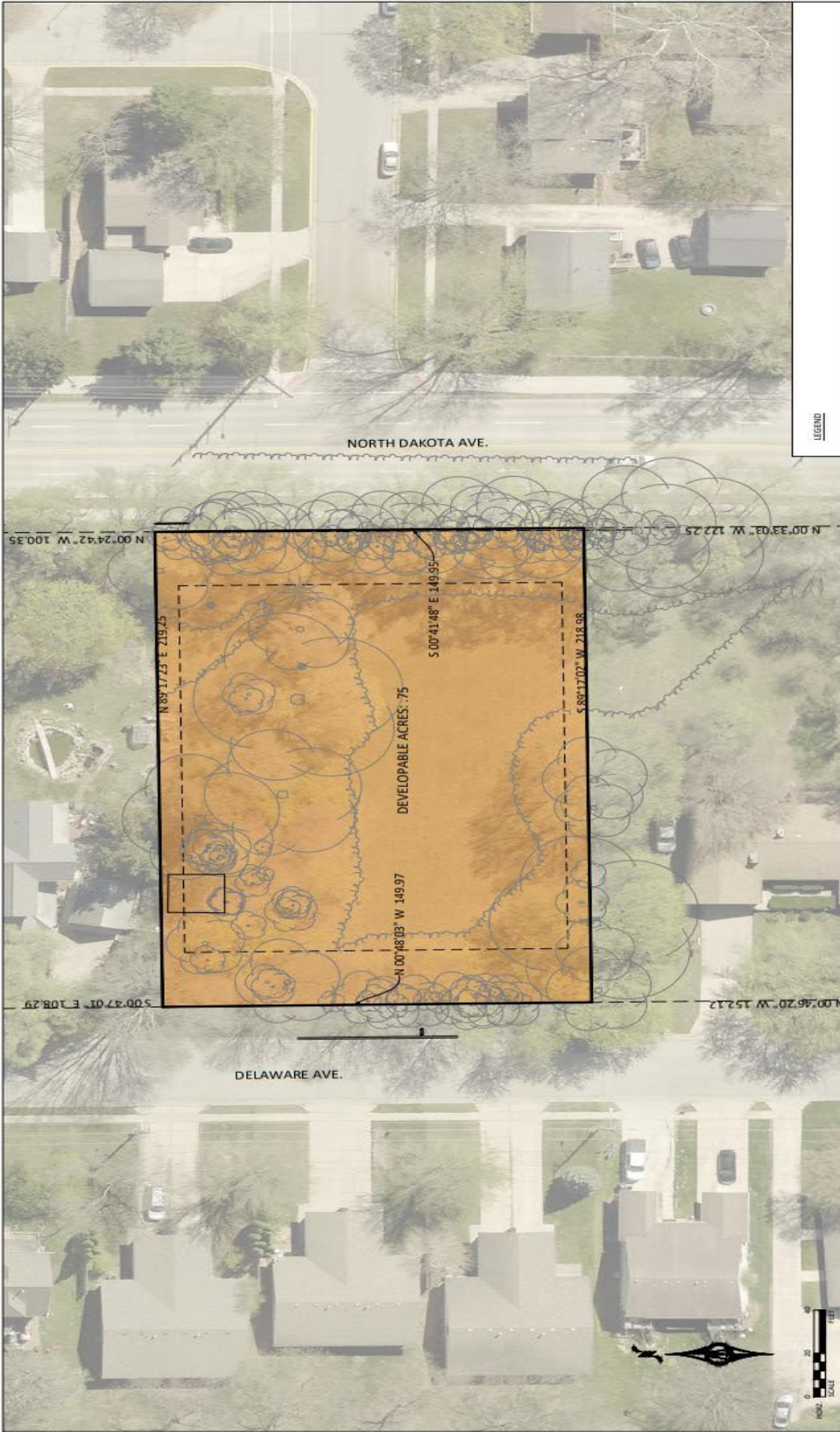
 Residential Low Density Zone "RL" (sec 29.701)

 Residential Medium Density Zone "RM" (sec 29.702)

**Special Purpose**

 Government/Airport District "S-GA" (sec 29.1002)

# Attachment D- Master Plan



**LEGEND**

COLOR	USE	ZONING	NET ACRES EXCLUDING BOW	DWELLING UNITS	DENSITY
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span>	DEVELOPABLE ACRES	RM	.75 AC	6	7.24

**LEGAL DESCRIPTION**  
 PARCELS 107 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 68 NORTH, RANGE 24 WEST OF THE 5TH PA. AMES, STORY COUNTY, IOWA.

**GENERAL NOTES**

1. THE SITE WILL BE DEVELOPED WITH AT LEAST 7 SEPARATE BUILDINGS.
2. BUILDINGS SHALL BE TOWNHOMES OR APARTMENTS WITH NO MORE THAN 6 UNITS TOTAL.

**EXISTING ZONING:** "RL" (RESIDENTIAL LOW DENSITY)  
 PROPOSED: "RM" (RESIDENTIAL MEDIUM DENSITY)  
 (ENTIRE SITE)

TOTAL AREA: .75 ACRES

PREPARED BY:  
 BILTON & WEIN  
 1000 W. MAIN DRIVE  
 AMES, IA 50010

SUBMITTAL DATE:  
 MARCH, 2022

OWNER:  
 FRONT LANE TOWNHOMES  
 2314 23RD ST SE 304  
 AMES, IA 50014

APPLICANT:  
 HUNZIKER  
 105 S. 16TH ST.  
 AMES, IOWA 50010

# LAND USE: CATEGORIES

## Residential Neighborhood 2 (RN-2: Established)

### CHARACTERISTICS

- » Typically mid to late 20th century through 21st century development.
- » Completely built-up except for infill sites.
- » Mostly but not exclusively single-family, with some attached and small-scale multifamily.
- » Relatively large single-use blocks, beginning of suburban type development patterns.
- » Variety of lot and single-family home sizes.

- » Common pattern of automobile-oriented design with front-loaded garages.
- » Breaks the fine-scale grid with larger blocks and curvilinear streets, cul-de-sacs and loops.
- » Some sidewalk discontinuity, with some internal pathways and cluster development.
- » Limited or no transit access.
- » Includes some Planned Developments with unique design features.

### APPLICABLE EXISTING ZONING CATEGORIES

- » RL Residential Low-Density
- » RM Residential Medium-Density
- » F-PRD Planned Residence District

### GOALS

- » Conservation of general neighborhood character and structural conditions.
- » Target maximum gross density in the range of 6 units/acre, except in multifamily clusters.



### DEVELOPMENT GUIDELINES

- » Maintain character of single-family residential blocks.
- » Infill limited to attached units and small townhome developments adjacent or near existing attached units and public space.
- » On-infill sites, use scale and design to respect context.
- » Small-scale office and commercial uses with limited traffic generation that preserve residential scale along avenues, mixed use avenues, and thoroughfares.
- » Recognize street hierarchy and capacity when considering changes in land use and transportation.
- » Allow common accessory functions, e.g. places of worship, and parks.
- » Support increased use of architectural features, such as porches, and quality building materials to enhance the visual appearance of properties and neighborhoods.

### PUBLIC ACTIONS

- » Infrastructure rehabilitation where necessary.
- » Use urban environment enhancements such as neighborhood gateways, placemaking, traffic calming, and lighting to add aesthetic value.
- » Recognize increasing historic integrity of mid-century residential design.
- » Monitor neighborhood conditions and develop programs to support reinvestment in older neighborhoods.
- » Support transit service extensions to serviceable areas.
- » Improve pedestrian environment where necessary and upgrade bike route connectivity and wayfinding to complement trails.
- » Consider exception processes related to additions, garage placement, and accessory dwelling units to support reinvestment in existing homes.
- » Use overlays and neighborhood plans to address specific areas with conservation and design guidelines to reflect the broad geographic diversity, lot sizes, and architectural styles.

## GUIDING PRINCIPLES

### Guiding Principles for Community Character

**C1: Maintain and enhance Ames' heritage.** Ames seeks to identify, conserve, preserve, and restore historically significant structures and archaeological resources.

Historic Districts and other resources help connect people to the past. The City's Historic Preservation Plan guides City priorities.

**C2: Recognize the value of the arts in enhancing Ames' appearance and expanding its cultural options.** Ames will continue to support the Arts as an enhancement to our culture and built environment.

Art installations, exhibitions, music, festivals, and other community events are desirable to create a sense of community and bring economic advantages to the City.

**C3: Provide for community involvement and diverse opportunities.** Community events, programming, and other activities are an opportunity to bring people from different backgrounds together and equitably meet diverse needs of Ames.

Additionally, the City can use expanded outreach efforts when planning for public spaces, community plans, and other significant projects to involve traditional stakeholders and under-represented or lower public participation populations, e.g. families with children, minority groups and students, in support of an inclusive environment.

**C4: Recognize and reinforce a sense of place for existing and new areas.** Ames seeks to sustain its recognized character while planning for change and building upon its past success into the future with desirable design features and amenities.

Features and amenities include pedestrian/bicycle friendly environments, urban and concentrated centers, connections throughout neighborhoods, districts, and the City, enhancement of environmental resources, and architectural quality and compatibility. This includes maintaining and enhancing downtown and camputown, creating greenways, and supporting existing and emerging neighborhoods and commercial areas.

**C5: Add distinctive design characteristics.**

Land use and site design characteristics for areas adjacent to gateways and nodes should be guided through consideration of building placement, parking, and access that reinforces the walkability and aesthetic environment of the surroundings.

Gateways to Ames should include specialized signage, lighting, and landscaping approach. Recognize that some areas are more reliant on historic character for their success and quality while some areas will embrace new design techniques and create a new high-quality environment. Blending of these ideas is essential for successful transitions.

**C6: Improve design quality.** Ames seeks to expand the use of good design features within private development as well as City infrastructure.

The goal is to create positive investment in the aesthetics and image of the City with design, not just efficiency and density. Embellish the surroundings to create interest, whimsy and identity that include a focus on people and the environment. New development, buildings, and public spaces are expected to address design features with new proposals.

**C7: Create options for activity.** Ames has a variety of places to go where people can gather and be active in their community - parks, trails, event facilities, and unique shopping experiences.

New development will incorporate similar features and uses reflective of these community preferences and expand opportunities as the City's region grows.

## GROWTH: POLICY FRAMEWORK

### INFILL THAT ENHANCES URBAN FABRIC

**Ames will take advantage of infill sites within the existing urbanized area to increase both the efficiency and quality of its urban environment.**

**G3-1.** Identify infill properties and areas within the existing built-up area, focusing on sites that are 1) vacant and buildable; 2) underutilized or sporadically developed; 3) occupied by unnecessary parking, storage yards, or other paved areas; and 4) blighting influences in neighborhoods.

**G3-2.** Coordinate infill development with the capacity of existing infrastructure.

**G3-3.** Make smooth transitions in scale and intensity of use from pre-existing context to higher intensity development. Support high-density redevelopment only in planned or targeted land use redirection areas. Use prevailing density as the guide for redevelopment but allow for building variations to meet infill objectives.

**G3-4.** Establish design standards and guidelines for individual infill sites that are compatible with the scale of surrounding neighborhoods or other urban design factors. In specific areas, planned increases in intensity of use will determine increased height and an urban form, but still include architectural design quality.

**G3-5.** Include within infill projects missing transportation and trail links necessary to complete system continuity.

### QUALITY URBAN EXPERIENCE

**New development areas will support a healthy and safe urban environment to be enjoyed by all residents.**

**G4-1.** Within new development areas, provide public spaces that promote positive interaction (e.g. parks, gardens, trails) and private amenity spaces that support social engagement and interaction (e.g. commercial plazas, outdoor space, clubhouses, walking trails).

**G4-2.** Incorporate activity centers like neighborhood commercial development or include placemaking features to add character and interest to new development.

**G4-3.** Include features such as sidewalks, short street crossings, and connected street/trail design that promote accessibility to people of all ages. Avoid placement of routine elements that create barriers for people with reduced mobility.

**G4-4.** Provide clear local connections to the community trail and path system. Encourage clear paths and wayfinding techniques that direct people to destinations such as schools, activity nodes, and trail access points. Use trails as part of an active transportation system. See also Parks Chapter.

**G4-5.** Consider innovative street designs such as woonerfs that slow vehicular traffic and create opportunities for shared outdoor space.

**G4-6.** Recognize Complete Streets typology templates in street design and streetscape features that are also context sensitive to the surrounding land use.

**Scale.** Infill development often introduces new and sometimes bigger buildings and different architectural styles into an existing area. Good infill design minimizes the conflicts that these changes can sometimes create with adjacent properties. For example, a three-story building can step down when it is adjacent to a one- or two-story building, or lower buildings would be located along the adjacent edge. Densities or footprint of buildings might also “step down” at these boundary conditions. The actual context helps determine the best way to minimize conflicts at these transitions.

## GUIDING PRINCIPLES



### Guiding Principles for Neighborhoods, Housing & Subareas

**H1: Housing Choice and Attainability.** Ames will support housing choice and attainability for people of all income ranges. Growth and Land Use Policies include a range of housing types that meet the programmatic and economic requirements of all demographic groups.

Support for increased supply is important to moderate cost increases due to supply constraints; however, a variety of housing types and size of housing can create a broader range of price points making ownership housing more attainable for a wider segment of the population. Although the City endeavors to increase the percentage of ownership housing units in the City as a percentage of total units, adding rental housing opportunities is important to health of the community as well. Rental housing choices are key components of land use planning in growth areas and redirection areas where they help to fulfill overall community development goals in addition to housing. The evolving senior housing demographic will also impact housing design and choice over the next 20 years.

**H2: Neighborhood Quality.** Ames will support maintaining the quality of existing neighborhoods by encouraging reinvestment and conserving and enhancing existing housing.

The majority of Ames' affordable housing inventory is already on the ground - and existing residential represents the city's largest single capital asset. Maintaining the quality of existing neighborhoods is fundamental to an effective city housing policy.

Neighborhood conservation has two primary focuses: 1) maintaining the quality and integrity of existing investment and 2) strategic infill development that both addresses problems and increases the value and quality of the local environment. Neighborhoods in Ames are not islands and neighborhood conservation is a dynamic process. Change will occur, but change must be managed and directed in ways that strengthen the city's residential areas.

**H3: New Development Areas that Build Community.** Ames will use density, scale, and building types to define development areas that build connected communities, each of which provides housing choices.

Planning and development in "greenfield" growth areas should align with the overall housing goal of providing choice and variety of tenure, design, and price. The growth concept presented in the Growth & Land Use chapter establishes development areas that are connected to the City, served by logical extensions of greenway and transportation systems, and a mix of both land uses and

residential densities. They are intended to help build community both within themselves and together with previously established neighborhoods. They are not intended to be unstructured clusters of subdivisions.

**H4: Redirection Areas.** Ames will identify land use redirection and infill areas and encourage their eventual redevelopment.

Infill development can provide a variety of urban housing environments in areas that are underused or inefficiently used and can take advantage of Ames's existing resources.

Underused but strategically located sites can provide important resources for housing development that take advantage of existing commercial development and community services. In many cases, these opportunities are located along or near major urban corridors.

City policy should identify these opportunities and advance their redevelopment through planning and private sector partnerships.



## **Attachment F- Applicants Statement for Rezoning**

### **Reasons for Requesting Rezoning**

We are requesting the parcel be rezoned from the current RL- Residential low Density –RM (Residential Medium Density) – to allow the development of the property as Medium Density.

### **Consistency of this rezoning plan with the Land Use Policy Plan**

The parcel requested for rezoning meets the consistency and goals of , Medium Density zoning as an acceptable use for residential subdivisions. The current 2040 land use map identifies the parcel as RN-2.

The original land use change was based upon the old LUPP standards which are reflected in the following:

1. **Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences.** This project provides for additional housing to provide for the expanding population. This project is an infill project and will utilize existing utilities and infrastructure already in place. The proposed use matches the surrounding area.
2. **In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.** This request fits the character and compatibility of growth of the surrounding area by providing an infill development matching the existing character and land use.
3. **It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.** The development planned for this area is to include landscaping and storm water management features on an infill site with minimizing mass grading and utilizing existing utilities already in place.
4. **It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.** The development is intended to add to the connectivity of the community by having a physical connection to the existing streets, sidewalks and trails to the east.
5. **It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.** This project is an infill project and will be cost effective as it will utilize existing infrastructure already in place and provide smart growth inside the existing City limits.
6. **It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.** This development will provide for additional units for construction which will help with the availability of housing.

7. **It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.** The development is intended to add to the connectivity of the community by having a physical connection to the existing streets, sidewalks and trails.
8. **It is the goal of Ames to enhance the role of Downtown as a community focal point.** This project does not propose uses that would duplicate those offered by the downtown. It would increase population which will provide potential shoppers/customers/users of downtown.
9. **It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.** The subdivision provides additional housing for people to allow economic growth.
10. **It is the goal of Ames to maintain and enhance its cultural heritage.** The proposed site does not negatively impact the cultural heritage of Ames.

**Current Zoning of the subject property**

The property is currently zoned Residential Low Density

**Proposed Zoning of the subject Property**

The requested zoning is Residential Medium Density

**Proposed Use of the Property**

The intended use of the property is attached single family residential housing.

**Legal Description of the property proposed for rezoning.**

PARCEL "D" PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6. TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., AMES, STORY COUNTY, IOWA.

**Voss, Diane**

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**From:** Janet Payeur <jbpayeur@yahoo.com>  
**Sent:** Wednesday, April 20, 2022 10:06 PM  
**To:** City Council and Mayor  
**Subject:** 802 Delaware Ave proposed townhouse rezoning

[External Email]

Dear Mayor and Ames City Council Members

I am unable to attend next week's Ames City council meeting due to a family emergency in Texas, but I wanted you to be aware of my feelings on the proposed rezoning of 802 Delaware Ave from residential low density to residential medium density.

I live at 800 Delaware Ave. and I was able to attend the Ames Zoning Commission meeting on 4/6/22 and voiced my disapproval of the proposed 6 - two story townhouses on this small 3/4 acre lot. If the standard for medium density is 6 townhouses/acre, I don't understand how building 6 townhouses on 3/4 of acre meets this definition. Maybe I have misunderstood the criteria.

It has been a wonderful green space for numerous wildlife over the past 30+ years since I have lived here. There are 5 ranch style duplexes across the street from me and this lot (west side of street). There are not enough parking spaces for the occupants of these duplexes and the overflow ends up on the east side of the street in front of my house and 802 Delaware. Delaware Ave is a very busy street with increased traffic from school buses, snow route and entrance to Spring Valley houses cutting through to North Dakota Ave. Since Delaware Ave is a snow route, parking is only allowed on the east side of the street.

At the zoning meeting, Ruth Hulstrom commented that building 6 - 2 story modern townhouses, would change the character of the neighborhood since the current neighborhood consists of ranch style single family houses and duplexes at the south end of Delaware. There are multiple 2 & 3 story apartments at the north end of Delaware near Ontario where this development would fit right into the current area.

Justin Dodge (Hunziker developer) indicated at the zoning meeting that these units would be rental and not individually owned as first was proposed in 2020 when this rezoning issue came up. He indicated that they were building them to attract young families, but most of the lot will be taken up with buildings and concrete. He did not indicate any amenities that young families would be interested in this area as opposed to other areas of town.

I believe that Ames is overbuilt with apartments and the ISU student population has decreased over the last 5 years. This street needs more single family housing to attract young families. I do not look forward to more noise, trash, traffic and parking issues, all of which building townhouses/apartment would bring to this part of the neighborhood if this rezoning was changed. I am disappointed that Ames government feels the need to fill every green space with a building just to increase taxes on this parcel.

I would appreciate your support in **not** allowing the rezoning of this lot. Thank you for your consideration.

Sincerely,

Janet Payeur  
800 Delaware Ave  
Ames, IA 50014  
515-708-1355 cell

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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

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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 802 Delaware Avenue, is rezoned with a Master Plan from Residential Low-Density "RL" to Residential Medium-Density "RM".

**Real Estate Description:** Parcel "D" Part of the Northeast Quarter of the Southeast Quarter of Section 6. Township 83 North, Range 24 West of the 5<sup>th</sup> p.m., Ames, Story County, Iowa.

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

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

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

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Diane R. Voss, City Clerk

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John A. Haila, Mayor