

COUNCIL ACTION FORM

SUBJECT: REZONE A PORTION OF THE PROPERTY ON THE SOUTHWEST CORNER OF CAMERON SCHOOL ROAD AND G W CARVER AVENUE GENERALLY ADDRESSED AS 3400 CAMERON SCHOOL ROAD AND 5301 G W CARVER ADDRESSED FROM “A” (AGRICULTURAL) TO “FS-RL” (SUBURBAN RESIDENTIAL LOW-DENSITY) AND “FS-RM” (SUBURBAN RESIDENTIAL MEDIUM-DESNITY) ZONE WITH MASTERPLAN.

BACKGROUND:

Friedrich Land Development and R & Sons and Friedrich, represented by Greg Broussard of Bolton & Menk, is requesting a rezoning with a Master Plan for property located at the southwest corner of Cameron School Road and G W Carver Avenue. *(See Location Map Attachment A)* **The request is to rezone the approximately 85.62 acres of the larger 105.62-acre area with a Master Plan from Agricultural (A) to Suburban Residential Low Density (FS-RL) to Suburban Residential Medium Density (FS-RM) to accommodate the future “Bluffs at Dankbar Farms” development. The remaining 20 acres of the site will retain Agricultural zoning within the Master Plan.**

In November 2017, the City Council approved a land use amendment to designate the area as an Urban Service Area in the Fringe Plan and as Urban Residential with a Commercial Node as part of the North Allowable Growth Area of the City’s prior comprehensive plan, known as the Land Use Policy Plan (LUPP).

At the time, the LUPP identified this area as “New Lands” within a non-incentivized growth area, meaning that upon annexation the site could be developed as suburban low to medium density development or a village development. Any needed infrastructure to support development would be at the cost of the developer. The 2017 Amendment also approved a Convenience Commercial Node that would allow up to 10 acres of commercial land for local-serving commercial uses. The applicant requested annexation in 2018.

This site was included in the scenario analysis for the City’s current Comprehensive Plan (Ames Plan 2040) based upon the City’s initiation of the annexation in 2018. No additional land west or north of this site is included in Plan 2040 for future expansion. The land was annexed earlier this year based upon the prior Fringe Plan amendments and designation within Ames Plan 2040. At the time of annexation, a traffic study and sanitary sewer capacity assessment were included with the annexation and an annexation development agreement was approved for the site related to development intensity and infrastructure improvements.

Ames Plan 2040 changed the City Land Use designation nomenclature and now identifies this area as “RN-3” – Expansion, an area identified as primarily residential development with a variety of residential types and neighborhood services. (Ames Plan 2040 Land Use Map-Attachment C) **The characteristic of an RN-3 area is conventual suburban layout with limited housing types, primarily single-family development at low density, but with some medium density residential development options.** Development may also include small commercial nodes as part of a development within the RN-3 designated lands. **Additionally, in lieu of the original commercial node designation, the corner of the site has a Neighborhood Core commercial designation within Plan 2040 to support commercial zoning.**

A Master Plan is a City of Ames requirement for development related to the FS zoning districts related to the RN-D designated areas of the City, essentially the expansion areas of the City. A Master Plan defines basic layout and use issues of a site as part of a rezoning action. The Master Plan is required to identify types of uses, density, natural areas, and planned perimeter road and trail access points. A Master Plan does not approve a subdivision of the land and internal lot layouts, only the range of use. Prior to development of the site or construction of buildings, a subdivision would need to be approved to provide the required detail needed to verify consistency with City standards related to lot layouts, road patters, and utility extensions. Subsequent development must conform to the Master Plan and a subdivision plat is reviewed for consistency with the Master Plan.

MASTER PLAN AND REZONING:

The proposed rezoning will consist of single family detached and attached homes in the areas shown as FS-RL and FS-RM zoning, as shown on the Master Plan (Attachment B). No commercial zoning or uses are proposed with the rezoning. The 20-acre area retaining the Agricultural zoning includes the Neighborhood Core designation and RN-3 designation. This area is not being rezoned at this time as the developer seeks to sell the land to a religious institution for their use.

The Master Plan also shows the Flood Plain Overlay that is located, generally, south-east/north-west across the southern quarter-quarter section. This area is part of the Open Space designation within Ames Plan 2040. In other areas of loway Creek, including Senic Valley to the southeast, the City has applied the Environmentally Sensitive Area Overlay to the floodway. **Staff recommends adding the O-E Overlay zone to the floodway area of the site.** The Overlay would require additional review of land disturbance activities as part of a subdivision or site plan review.

PROPOSED FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY) ZONING:

The developer is requesting FS-RL zoning for approximately 75.80 acres of the of the site, primarily on the western half the larger 105 acres area. FS-RL allows for single-family detached homes as well as single-family attached homes. The FS-RL district requires a housing density of between 3.75 dwelling units per acre and 10.00 dwelling units per acre. The overall density of the FS-RL, as shown on the submitted

Master Plan is between 3.75 and 4.25 units per acres based on the net acres proposed number of residential units. This density range would allow 96 – 111 single family dwelling units.

PROPOSED FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY) ZONING.

The developer is requesting FS-RM zoning for a smaller portion of the parcel comprising about 9.82 acres. FS-RM allows for single-family attached and detached homes (including twin-homes and duplexes), as well as apartment buildings having up to 12 dwelling units. **However, based upon the Master Plan exhibit, uses would be limited to single-family attached units. Staff supports the single family use as the most appropriate use for this area based upon the RN-3 designation, street access, location, and surrounding uses.** Any future uses other than single family would require the developer to apply for an amendment to the Master Plan or other rezoning.

The FS-RM district requires a housing density of between 10.0 dwelling units per acre and 22.31 dwelling units per acre. The Master Plan shows that the FS-RM district will have an overall density of between 10.0 and 16.7 dwelling units per acre. This density range would allow 60 – 100 dwelling units. A future PUD rezoning may be necessary to fully implement development of the FS-RM area.

OPEN SPACE AND NATURAL AREAS:

The overall site will be rezoned FS-RL and FS-RM, but natural and planned open spaces are also shown within the Master Plan. Overall, a minimum of 10% of the subdivision area is required to be usable open space. Based on the proposed Master Plan, a minimum of 20% open space will be provided.

Many of these areas reflect future intent for stormwater management as well as some existing wetlands or other sensitive natural features Other than the recommended O-E Overlay, no other zoning designation is needed for open spaces. No public open space or park land is identified in the proposal at this time.

At the time of subdivision review and site plan review, a resource assessment and storm water management plan will provide greater detail and specificity about the open spaces. Street configurations and crossings of the natural areas will be part of the subdivision review. Review of the usability of open space and park service area goals of Ames Plan 2040 will be reviewed with the future subdivision. Necessary open space easements will also be part of subdivision review, this may cover wood areas and other natural features similar to easements within Scenic Valley.

STREET LAYOUT:

Master Plans are required to show higher order streets and connections to arterial streets. The property has frontage along Cameron School Road on the north and is showing two proposed access points into the development. **Per the 2022 Annexation Agreement and related traffic study, the Developer will install required turn lane(s) and**

widening requirements to Cameron School Road as identified within the traffic study to provide for turn lane improvements needed for the planned extension of Everest Avenue, or any other similar street and driveway connections, to Cameron School Road.

The property also has frontage along G W Carver Avenue to the east. **The Developer will install required turn lane and widening requirements to G W Carver Avenue as identified within the traffic study to widen G W Carver Avenue to provide turn lane improvements at the intersection of Cameron School Road. North-south access through the residential area of the development will connect with Scenic Valley to the south, extending Cartier Avenue and Everest Avenue.**

Streets within the project will be local streets and although represented on the Master Plan will be evaluated for zoning standard conformance for block length and connectivity with future subdivision review. A County gravel road named 515th Avenue is stubbed to the west property line of this site as part of an older rural subdivision. The Master Plan does not indicate plans to try to connect to this County right-of-way. Connection is not precluded by the City to a county roadway, but in this case it may not be warranted due existing conditions and lack of future annexation plans for the general area.

Although not shown on the Master Plan exhibit, an east-west street with access to G W Carver is described in the Annexation Agreement with the developer. Staff supports the access point as shown on G W Carver to address general street connectivity and access to the neighborhood. Without a G W Carver access point, there would be approximately 2,400 feet between intersections along G W Carver and neighborhood traffic would funnel out on Barcelos Street in Scenic Valley to the south.

Any future road connection would also need to be planned for coordination with eventual development east of G W Carver. However, the exact location will be determined and approved at the time of platting. **As described in the Annexation Agreement, the Developer will be responsible for improvements required to accommodate this connection.**

The traffic study with the annexation indicated that the amount of traffic generated with development of this area will be such that a traffic signal is required at the intersection of GW Carver and Cameron School Road in the future. The amount of traffic from this proposed development will not be so much as to be warranted immediately. **The Annexation Agreement acknowledges that the developer will pay for 30% of the cost, not to exceed \$135,000 if paid to the City within three years for the future installation of a traffic signal system at the intersection of Cameron School Road and G W Carver Avenue. If the payment is not received within three years of the annexation, the developer will be obligated to pay 30% of the actual costs.**

The cost of the traffic signal is inclusive of all costs related to design, materials, and installation as estimated by the City at the time said costs are payable and due. The traffic signal will be installed at such time as determined by the City based on available funding and need, as determined solely by the City.

INFRASTRUCTURE:

The future development is within the Xenia Water Territory. Xenia and City of Ames have recently completed an agreement for Water Service Operations and Territory Transfer. **Therefore, this site will be eligible to receive rural water service from Xenia even though it is within the City of Ames. Developers shall be responsible at their sole cost and expense of coordinating with Xenia for verification of adequate water flow, pressure, water mains, fire hydrants and all related improvements needed to meet City standards. Additionally, all buildings constructed within future subdivisions will be required to meet all City Building Code and City Fire Department fire suppression and service standards. All proposed water infrastructure improvements will be reviewed at the time of Preliminary and Final Plat approvals.**

All Stormwater requirements will be required to be met and reviewed at the time of Preliminary and Final Plats. All stormwater will be treated within the development boundaries. Natural areas shown in the Master Plan may be used for stormwater treatment in support of the overall development. **The developer will work with City staff prior to preliminary plat approval on opportunities to include flood and nutrient reduction strategies on lands within the development adjacent to loway Creek, located in the southwest corner.**

SANITARY SEWER CAPACITY:

It has been known since the LUPP Amendment in 2017 that the sanitary sewer capacity downstream of this site is limited in capacity. Developers acknowledged at the time of annexation that there was not sanitary sewer capacity downstream to serve a higher residential density or a commercial area larger than 6 acres and agreed to limit the use of the site to levels consistent with sanitary sewer modeling completed by the City's consultant. This limited the site to 171 residential units, or something requiring less capacity in the approved Development Agreement. **If any sanitary sewer improvements are needed to serve the development, it is at the cost of the developer.**

The proposed Master Plan shows a range proposed for the number of residential units from 156 – 211 across the FS-RL and FS-RM zoning districts. Recently updated sewer calculations have been reviewed by Public Works and it has been determined that up to 211 dwelling units can be served without the need of off-site mitigation. Additionally, these updated calculations will still reserve sewer availability for a lower sewer use of low-density single family and six acres of commercial. These reservations are consistent with the future land use designation of the area. Sanitary sewer calculations will be reviewed again with future rezoning and development of the east half of the site. **The Zoning Agreement for the Master Plan will include information regarding the land use assumptions and use limitations.**

Sanitary sewer will be provided to City standards and dedicated to the City. The City's

agreement with Xenia allows for co-billing of water and sanitary sewer and remittance to the City.

PLANNING & ZONING COMMISSION RECOMMENDATION:

Public notice regarding rezoning of the site was originally scheduled for the October 5th Planning and Zoning Commission meeting. The item was continued after public notice was mailed to allow for further work with staff about the Plan. One member of the public spoke at the October 19th meeting indicating they abutted the site to the northwest and were concerned about the open space and the transition of development towards their property.

New notice was mailed on November 9th for the November 16th Commission meeting. The City provided mailed notice to all property owners within 200 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

At the November 16th Commission meeting Commissioners asked questions clarifying if the proposed dead-end street in the western part of the development will connect to the County road 515th Avenue. Staff clarified that this at this time that is not the plan. Other questions related to impacts of the development on open space, wetland areas and existing trees. Staff explained the development will be subject to all stormwater requirements. Tree protection, if warranted, will likely be within a conservation easement. These details will be reviewed with the preliminary plat.

The Planning & Zoning Commission voted 5-0 to recommend the City Council approve the proposed rezoning with a Master Plan from Agricultural (A) to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM) to accommodate the future "Bluffs at Dankbar Farms" development. The remaining 20 acres will retain Agricultural zoning within the Master Plan.

ALTERNATIVES:

1. The City Council can approve on first reading the request to approve a rezoning with a Master Plan to retain 20 acres of Agriculture (A) zoning for the site and rezone the remaining area from Agricultural (A) to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM), with the condition of including the Environmentally Sensitive Overlay (E-O) on the Master Plan.

A Zoning Agreement for the final Master Plan with the proposed allocation of sanitary sewer capacity for each planned use must be signed and returned to the City of Ames prior to the third reading of the ordinance for rezoning.

This agreement provides greater detail in regards to use of the site and allocation of sanitary sewer capacity than currently exists in the Annexation Agreement.

2. The City Council can deny the request to approve a rezoning with a Master Plan to

retain 20 acres of Agriculture (A) zoning for the site and rezone the remaining area of from Agricultural (A) to Suburban Residential Low Density (FS-RL) and Suburban Residential Medium Density (FS-RM).

3. The City Council can defer action on this item and request further information from staff or the applicant.

CITY MANAGER’S RECOMMENDED ACTION:

The request for rezoning is consistent with the adopted Ames Plan 2040 as described in the addendum as it relates to the proposed residential zoning. Impacts on infrastructure and City services for this entire site were considered at the time of annexation review and approval. The proposed Master Plan and its identified uses can be served by available and planned infrastructure. Future uses can also be served on the 20 acre agricultural property within the reserved capacity planned for this area.

Typically, the City has rezoned entire properties in conformance with the City’s future land use map. The developer requests to partially rezone the site due to uncertainty about zoning for use of the eastern 20 acres, including potential use of the site for a religious institution. The developer desires to proceed with its planned residential development on the western three quarters of the site.

With current annexation agreement in place, staff believes the overall Master Plan that includes residential and agricultural designation can be supported knowing that future development of the agricultural area can meet minimum City standards. Ultimately the 20 acre agricultural parcel will need to be subdivided from the existing western side of the site to allow for the extension of Everest and the development of homes. The planned rezoning boundary will align with the planned extension of Everest Avenue making it logically boundary for future consideration of rezoning the remaining 20 acres.

Therefore, it is the recommendation of the City Manager that the City Council adopt 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.

Direction from Subject Property	Existing Primary Land Uses
Subject Property	Farmed/Undeveloped
North	Single Family Residential/Religious Use
East	Single Family Residential/ Farmed/Undeveloped
South	Single Family Residential/ Undeveloped
West	Single Family/ Undeveloped

Ames Plan 2040. Plan 2040 identifies this area as “RN-3” – Expansion, an area identified as primarily residential development with a variety of residential types and neighborhood services. The characteristic of an RN-3 area is conventional suburban layout with limited, primarily single-family development at low density, but with some medium density apartment development. Additionally, the layout may include small commercial nodes as part of a development within the RN-3 designated lands. Attachment D includes the excerpt of Plan 2040 for the RN-3 designation that is discussed below.

With the development of Ames Plan 2040, the City evaluated infrastructure needs to serve expansion of the City to the north. There are no plans for the growth of the city to continue any further north or west given topography and infrastructure constraints. Sanitary sewer capacity is limited due to downstream infrastructure which limits the amount of development that can be constructed at this site. The Developer is aware that density will be limited based on sewer capacity.

Master Plan. The Master Plan and outcome of sanitary sewer capacity study based on this specific proposal will govern density. 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.”*

Proposed Zoning. The applicant proposes rezoning from “A” (Agricultural) to “FS-RL” (Suburban Residential Low-Density) and “FS-RM” (Suburban Residential Medium-Density) with a Master Plan. The properties to the north, west, and east are located outside of the city’s boundaries. The single family development to the south, Scenic Valley, is located within the city’s boundaries and zoned FS-RL.

It should be noted that Ames Plan 2040 has been adopted since an amendment to the previous LUPP. This 2017 LUPP amendment approved a small commercial node to be located at this intersection. At this time no commercial zoning is being proposed.

Infrastructure. Impacts on infrastructure and City services for this site are consistent with what is already anticipated for residential use of the property and in line with what was considered when the annexation was approved, with the exception of sanitary sewer use. The developer has provided updated sewer capacity calculations that have been reviewed and accepted by the City staff. Although the requested housing numbers exceed the original annexation agreement limit of 171 dwelling units, the proposed housing can be served by the sanitary sewer system. The increased numbers are consistent with the intent of the agreement that additional development could occur if infrastructure is improved at the developer's cost. At this time no additional improvements are needed.

Ames Public Works has identified that development of the site would generate 108,300 gallons per day and a MGD Peak Hour Wet Weather flow of .438. The residential development area with 211 homes is allocated 53,300 gallons and .256 mgd PHWW. The remaining 20 acres evaluated with annexation has 6 acres of commercial at 63,300 gallons and .256 mgd PHWW and other area for housing or religious use of 15,000 gallons and .061 mgd PHWW.

Electricity and water will not be part of the City's public infrastructure system. Water will be provided by Xenia rural water which is unique to a development within the city of Ames. However, all water infrastructure will be required meet all City standards.

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 Friedrich Land Development and R & Sons and Friedrich. The rezoning request and statement of justification is included as *Attachment E*.
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 "Expansion (RN-3)" identified on the Ames Plan 2040 Future Land Use Map.
4. Development in the "FS-RL" and "FS-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 development is consistent with what is already anticipated for the area as defined within the 2022 annexation agreement with the developer.

Public Notice. Public notice was regarding rezoning of the site was originally scheduled for the October 5th Planning and Zoning Commission meeting. The item was continued after public notice was mailed to allow for further work with staff about the Plan. One member of the public spoke at the October 19th meeting indicating they abutted the site to the northwest and were concerned about the open space and the transition of development towards their property.

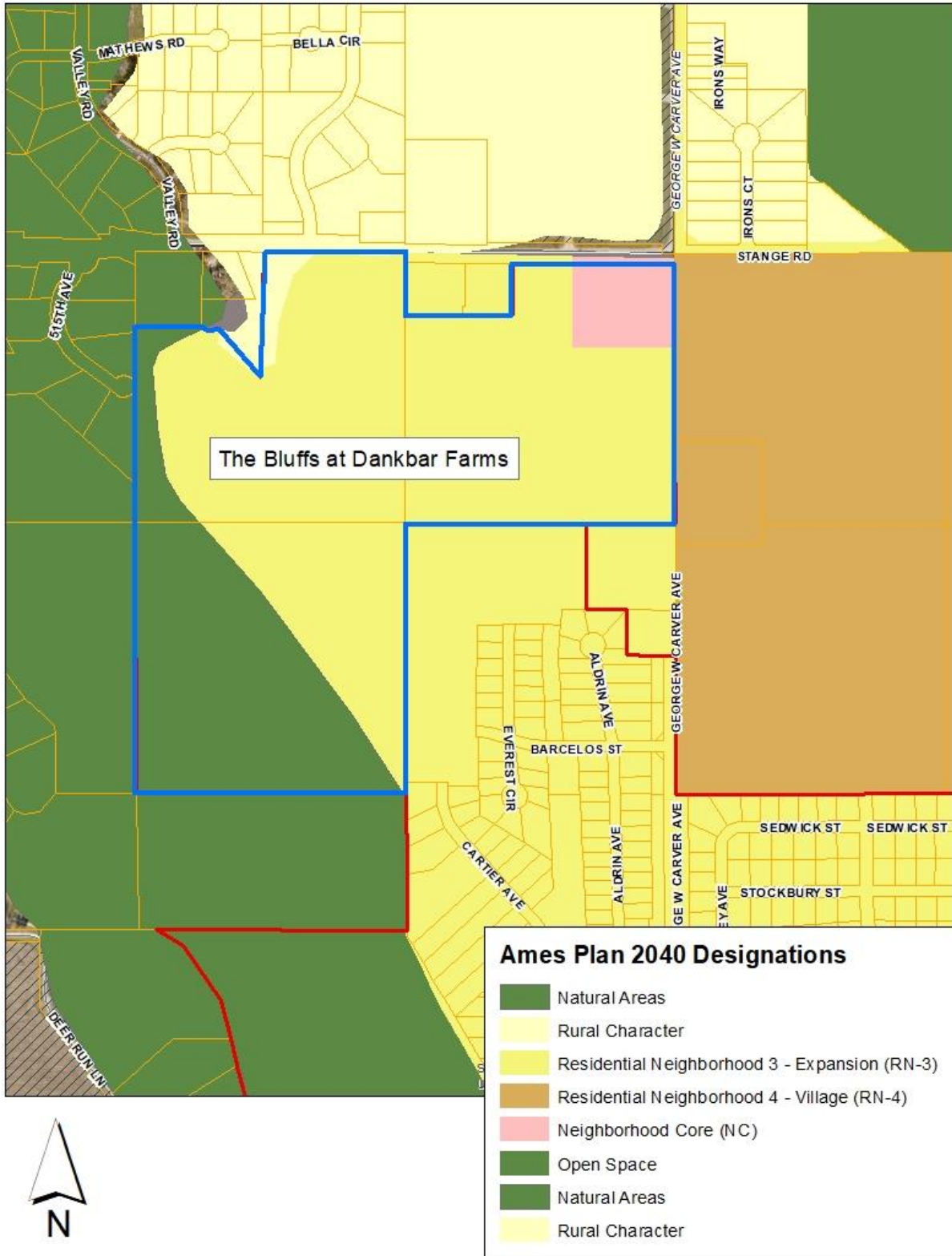
New notice was mailed on November 9th for the November 16th Commission meeting. The City provided mailed notice to all property owners within 200 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

Attachment A- Location & Map



The Bluffs at Dankbar Farms
Rezoning from "A" Agricultural to
"FS-RL" Suburban Residential Low Density and
"FS-RM" Suburban Residential Medium Density

Attachment C – Plan 2040 Map Excerpt



LAND USE: CATEGORIES

Residential Neighborhood 3 (RN-3: Expansion)

CHARACTERISTICS

- » Contemporary but diverse development options in planned expansion areas of the City, known as FS zoned areas. Originally envisioned in the 1997 LUPP as "villages" and residential subdivisions.
- » Primarily residential and largely single-family at low and medium densities. Some medium-density apartment developments.
- » Conventional suburban lot sizes in subdivisions.
- » Limited or no transit access.

- » Access to private green space, internal paths, and trails is often included in development design. Includes storm water detention features within developments.
- » Curvilinear street networks, minimizing cul-de-sacs, but somewhat limited connectivity at times.
- » Common pattern of automobile-oriented design with front-loaded garages.
- » Includes small commercial nodes.

APPLICABLE EXISTING ZONING CATEGORIES

- » FS-RL Suburban Residential Low-Density
- » FS-RM Suburban Residential Medium-Density
- » F-PRD Planned Residence District
- » PUD Planned Unit Development Overlay District
- » RLP Residential Low-Density Park

GOALS

- » 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.
- » Target minimum gross density in major new development areas of 6 units per acre.



DEVELOPMENT GUIDELINES

- » 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. See also Parks and Recreation Chapter.
- » Plan to accommodate transit extensions into developing areas by design and density levels.
- » A low common accessory functions, places of worship, and parks.
- » Apply minimum density standards to new development, single-family 3.75 du/A, medium-density minimum density 10.0 du/A, cores and high-density areas have higher intensity and densities than medium-density.

PUBLIC ACTIONS

- » Review and modify zoning and subdivision regulations to address intended range of uses and design standards.
- » Permit accessory dwelling units with lot size and design standards.
- » Extend trail network into growth areas.
- » Support transit extensions to serviceable areas.
- » Use the Capital Improvements Program to plan for extension of major road, water, sewer infrastructure. Consider use of development agreements, connection districts, and assessments to help facilitate extensions.

Attachment E – Rezoning Narrative

The Bluffs @ Dankbar Farms Subdivision Rezoning Narrative

Reasons for Requesting Rezoning

We are requesting the parcel be rezoned from the current Agricultural – A to F-S RL (Suburban Residential Low Density) and F-S RM (Suburban Residential Medium Density)

Consistency of this rezoning plan with the Ames Plan 2040 – Future Land Use Map

The parcel requested for rezoning meets the consistency and goals of the Ames Plan 2040.

Guiding Principles of Growth

G1: Sustainable Growth. The vision is for new growth to be both economically and environmentally sustainable. This encompasses housing densities that minimize the footprint of growth and reduce service cost per unit; maximum use of existing infrastructure; new investments that have citywide benefits; and preservation of environmental assets.

The proposed Bluffs Development meets the goals of sustainable growth. The development exceeds the minimum density requirements. The development will utilize existing infrastructure to help reduce lower the cost per unit of the development. The development will connect to two existing street stubs, Cartier Ave and Everest Ave, from Scenic Valley. The Development also has access to both GW Carver and Cameron School Road for the development. The development will avoid the tree areas on the SW side of the project as much as possible. Minor disturbance will be required to install storm sewer and to access the south green space.

G2: Contiguous Greenfield Development. Ames will accommodate much of its projected population growth in areas contiguous to the existing built-up city. During the Plan 2040 process, the city identified alternative contiguous Tier 1 and Tier 2 areas as most readily able to serve the projected growth in population and employment. Providing multiple opportunity areas creates choices that support a variety of needs of a growing community

The proposed development is in plan 2040 West growth area and is a Tier 1 development which has immediate availability to infrastructure, street connections. This will maximize the use of existing infrastructure and transportation facilities.

G3: Infill that Enhances Urban Fabric. Ames will take advantage of existing infill sites within the existing urbanized area to increase both the efficiency and quality of its urban environment. Infill development may change the types and intensities of land use and introduce new building forms. Larger areas planned for change are described as redirection or redevelopment areas. As such, it requires an assessment of community needs and character of the surrounding area to guide planning and policy decisions on specific changes

The proposed development is not an infill but is directly adjacent to an existing subdivision and will match the existing character and scale of the adjacent neighborhood.

G4: Quality Urban Experience. The City endeavors to provide urban and suburban experiences that suit a variety of interests. All new development areas will be supportive of a healthy and safe urban environment to be enjoyed by all residents. New growth will include a planned diverse mix of housing and include or provide good access to trails, public parks and open space, services, and commercial development. Quality of design, including building architecture and relationships to its surrounding, along with improvements to the public realm, are key components of an urban experience and an attractiveness of suburban locations.

The proposed development will include access to existing sidewalk and trails in Scenic Valley. The development will have a variety of housing including traditional single family, medium density and agricultural. The development will have a range of open space opportunities for the residence.

G5: Review and Approval Process. The ongoing land use planning process defines priorities and policies, while development review affirms consistency with specific standards that implement these policies. Decisions will be made through a transparent, collaborative process that includes stakeholders, and moves toward solutions that are compatible with long-term community goals. This process should be viewed by all parties as fair and reliable.'

The proposed development will follow the City's approval process for the subdivision.

G6: Planning for Equity. Ames will continue to grow in diversity of its people and jobs during the next twenty years. Equity with growth requires consideration of the needs of a diverse population. This includes adding affordable housing, multiple housing types, and market-based price points, supporting economic growth, expanding transportation choice, providing accessible institutions and services, and maintaining a variety of amenities.

The proposed development will be open for all people. It will have full streets and sidewalks throughout the subdivision providing multiple transportation options.

Land Use

The proposed development is in the RN-3 and will meet the goals and development guidelines of the characteristics as set forth in the Ames 2040 Plan.

Housing

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

The proposed development will be encourage continuous and usable pedestrian routes. The development will meet the goals for housing and density. There will be a variety of housing options in the development.

Current Zoning of the subject property

The property is currently zoned Agricultural – A

Proposed Zoning of the subject Property

The requested zoning is FS-RL, FR-RM & Agricultural

Proposed Use of the Property

The intended use of the property is single family residential housing, single family attached housing and medium density housing.

Legal Description of the property proposed for rezoning.

INST.#2016-07020

THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT A PARCEL OF LAND CONTAINING APPROXIMATELY 3.6 ACRES DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THENE1/4 OF THE SE1/4 OF SEC. 20-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA, THENCE EAST ALONG THE CENT OF THE ROAD 521 FEET, THENCE SOUTH 301 FEET, THENCE WEST 521 FEET TO THE WEST LINE OF SAID NE1/4 OF THE SE1/4, THENCE NORTH 301 FEET TO THE PLACE OF BEGINNING

AND,

INST.#2016-12436

WEST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 20 IN TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT BEGINNING AT CONCRETE MONUMENT LOCATED AT CENTER OF SECTION 20, T84N, R24W OF THE 5TH P.M., IN STORY COUNTY, IOWA, WHICH IS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE S00°30' E, A DISTANCE OF 372.30 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N 89°30' E, A DISTANCE O 325.00 FEET; THENCE S 66°41' E, A DISTANCE OF 36.09 FEET; THENCE N 84°40' E, A DISTANCE OF 58.92 FEET; THENCE S 39°45' E, A DISTANCE OF 316.30 FEET; THENCE N 00°09' E, A DISTANCE OF 621.43 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION; THENCE WEST ALONG THE NORTH LINE OF SOUTHEAST QUARTER SECTION A DISTANCE OF 623.92 FEET TO THE POINT OF BEGINNING.