

ITEM #: 35  
DATE: 04-23-24  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: DETERMINATION OF NEED FOR A MASTER PLAN WITH A REZONING APPLICATION TO SUBURBAN RESIDENTIAL LOW DENSITY FLOATING ZONE (FS-RL) FOR 2212 OAKWOOD ROAD**

**BACKGROUND:**

On April 16th, the City Council referred to staff a request from Nick and Cassie Cheney, owners of the property at 2212 Oakwood Road, to waive the Master Plan application requirement for a rezoning of their property to the Suburban Residential Low Density Floating Zone (FS-RL). (See Attachment A for a location and zoning map.) **The owner desires to apply for a rezoning to facilitate an addition to their home, not for development of the property. No further divisions and development of the property are proposed at this time. No action on an actual rezoning is part of this request, only whether an application requirement applies to their forthcoming rezoning application.**

The subject property is 2.83 acres and currently zoned Agricultural (A). It contains a single-family dwelling and several accessory structures. Rezoning would facilitate an addition to the home with reduced setbacks within FS-RL zoning compared to A zoning.

**The procedures for Zoning Text and Map Amendments (Sec. 29.1507 of the Ames Municipal Code) require a Master Plan prior to rezoning to FS-RL, unless the City Council determines it is not required.** Master Plans are typically used to:

- Illustrate phasing and planned building types.
- Designate environmentally sensitive areas and designate open space
- Define allowed uses
- Establish development densities, especially in the case that a development requires off-site public improvements.
- Prescribe a certain site layout or design requirements, access points, such as the location of landscaping, circulation patterns, greater setbacks, or building façade characteristics.

**Given the size of the site (2.83 net acres), further division and development may be desired in the future. However, given the limited nature of the proposed improvements on the subject property at the current time, staff does not believe a Master Plan is necessary to guide the development of the site. Any future development would be required to meet development standards for the FS-RL zone and standards for subdivision design and improvements.**

**ALTERNATIVES:**

1. Waive the Master Plan with Rezoning application requirement for a rezoning application requesting Suburban Residential Low Density Floating Zone (FS-RL) for 2212 Oakwood Road submitted prior to December 31, 2024.
2. Determine a Master Plan shall be submitted with any rezoning application addressing any or all of the following requirements related to specific use limitations, general development attributes/layout, or conservation of natural or historic features on the site.

**CITY MANAGER'S RECOMMENDED ACTION:**

The determination that a Master Plan is not needed will facilitate a rezoning request by the property owner to FS-RL. **A Master Plan is typically used with larger developments to guide density, design, layout, and phasing. The owner does not propose to add uses or to intensity development on the site at this time. The request is only to facilitate an addition to their home.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

**ATTACHMENT(S):**

[Attachment A - Zoning and Location Map.pdf](#)