

ITEM #: 33
DATE: 06-11-24
DEPT: P & H

COUNCIL ACTION FORM

SUBJECT: REZONE THE PARCEL LOCATED AT 2212 OAKWOOD ROAD AND ADJACENT RIGHT-OF-WAY FROM AGRICULTURAL (A) TO SUBURBAN RESIDENTIAL LOW DENSITY FLOATING ZONE (FS-RL)

BACKGROUND:

Nicholas and Cassie Cheney are requesting that the City of Ames rezone the property located at 2212 Oakwood Road from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL). The property includes an existing single-family dwelling, which was built in 1900 as a farmstead, and several accessory structures (see Attachment A for a location map and aerial imagery).

The rezoning would allow an addition to the home at a reduced setback within FS-RL zoning (20-foot front setback to principal structure, 25-foot to garage face) compared to A zoning (50-foot front setback). See Attachment B for a map of current zoning and Attachment C for a map of the proposed zoning.

Although the site is substantially larger than a typically FS-RL zoned lot (2.83 acres), only the one existing single-family home is permitted as a principal use on the site. Any other development for additional housing would require a subdivision or rezoning.

City Council previously determined it was not necessary to have a Master Plan accompanying the rezoning request, given the limited nature of allowed uses and the proposed improvements. Typically, a rezoning to FS-RL requires a Master Plan when other development is planned.

The addendum includes a discussion of the current zoning, adjacent land uses, infrastructure, and future land use.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission reviewed the proposed amendment at its May 15, 2024, meeting. The City provided mailed notice to all property owners within 200 feet of the subject property and placed a sign on the property, prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

The Commission did not have any questions or discuss the request after staff's presentation and there were no comments from the applicant or other members of the public.

The Commission voted (5-0) to recommend the City Council rezone 2212 Oakwood Road and adjacent right-of-way from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL).

ALTERNATIVES:

1. Approve the first reading of the request to rezone 2212 Oakwood Road and adjacent right-of-way from Agricultural (A) to Suburban Residential Low Density Floating Zone (FS-RL) as illustrated on Attachment C.
2. Deny the request to rezone.
3. Defer action on this item and refer back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The request for rezoning is consistent with the Ames Plan 2040 proposed Future Land Use Map and adjacent land uses as described in the addendum. The current Ag zoning is not considered compatible with the Future Land Use Designation of Residential Neighborhood 3 (RN-3) (see Attachment D-Future Land Use Map and Attachment E-Ames Plan 2040 RN-3 Policy Table). While no further development is planned, the rezoning could allow for future development of similar character to that of the area and development compatible with the goals of the RN-3 designation. The rezoning will have no impacts on current infrastructure and City services for this parcel and only allow an addition to be constructed on the existing single-family dwelling at a reduced setback. Any future development would be required to meet development standards for the FS-RL zone and standards for subdivision design and improvements. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.**

ATTACHMENT(S):

[Addendum.pdf](#)

[Attachments A - F .pdf](#)