

ITEM #: 28
DATE: 02-25-25
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: REZONE OUTLOTS YY AND ZZ OF SUNSET RIDGE SUBDIVISION
TWELFTH ADDITION FROM AGRICULTURAL (A) TO SUBURBAN
RESIDENTIAL LOW DENSITY RESIDENTIAL (FS-RL) WITH A MASTER
PLAN**

BACKGROUND:

Lutheran Church of Hope, is requesting that the City of Ames rezone the church's property located at 5119 Lincoln Way, Outlot 'YY' (18.26 acres) and 5001 Lincoln Way, Outlot 'ZZ' (3.96 acres) from Agricultural (A) to Suburban Residential Low Density Residential Zone (FS-RL). The subject properties include a total of 22.22 acres. In addition, 1.67 acres of Lincoln Way right-of-way is included in the rezoning for a total of 23.89 acres (See *Attachment A - Location Map, Attachment G – Applicant's Rezoning Map, and Attachment I – Rezoning Legal Description*).

The subject properties are part of the Sunset Ridge Subdivision, Twelfth Addition, which is a Final Plat that was approved by the City Council in December 2024. The previously approved subdivision also included another parcel (Outlot 'XX' abutting the north property line), planned for further division into lots for single-family homes, and Lot 1 (northeast of the site), platted for development by a single-family home (see *Attachments B, C, and H for the Current Zoning Map, Proposed Zoning Map, and the Approved Final Plat*). Lot 1 and Outlot XX are not part of the rezoning.

At the time land is annexed into the City, it is automatically zoned as Agricultural (A) until the property is rezoned by the City Council for development. The property was annexed in November 2024. Due to its recent annexation, the existing dwelling is served by a private wastewater treatment and disposal system (septic system) and a well. **Development of the subject properties will require extensions of infrastructure as needed to serve the development. City infrastructure is available to serve the property from adjacent developments and will be extended by the owner at their cost. The approved subdivision requires that the water main be looped through the site to Westbend Drive upon its development.**

The intent of the current property owner is to demolish the existing single-family dwelling built in 1962 (located on Outlot 'ZZ'), construct a church on a single parcel formed by consolidating the two Outlots, and extend public utilities into the site. **The FS-RL Zoning district allows for development of a religious institution with the approval of a Special Use Permit by the Zoning Board of Adjustment.** Specific site plan details are part of the Special Use Permit review process.

The subject site for rezoning abuts the Sunset Ridge Subdivision to the west. The abutting lots have been developed as single-family detached homes within the FS-RL zoning district. A majority of the homes were built in the mid 2000s. Rear yards abut the proposed rezoning area. Access to the site will include use of Durant which is stubbed to the site.

Westwood Subdivision, adjacent to the northeast, was developed for single-family residences in a Residential Low Density (RL) zone in the mid- to late 1970s and the mid-1990s. The subject rezoning site does not connect to the northeast to Westbend, only the previously approved Lot 1 for construction

of a single-family home will access Westbend.

Immediately east of the site are commercial properties at the southeast corner of the site, along the north side of Lincoln Way access via a frontage road. These properties are zoned as Highway-Oriented Commercial (HOC). A mini-storage business is located in the HOC zone adjacent to the site. Access to the site in the future will utilize the frontage road as a location for a driveway.

Properties across Lincoln Way to the south are in the College Creek Development and are also single family detached dwellings in the RL zone. These properties were developed in the mid-1970s, with the exception of one farmstead that was created in 1900. Lincoln Way will also include a point of access for a future driveway.

PLAN 2040 LAND USE:

Ames Plan 2040 Future Land Use Map currently designates the property as Residential Neighborhood 3 (RN-3) (see *Attachment E- Future Land Use Map*). FS-RL and is considered a compatible zoning district within the RN-3 land use classification (see *Attachment F – RN-3 Policy Table*). **The current Agricultural (A) zoning is not considered compatible with the RN-3 designation. RN-3 contemplates a mix of low density and medium density development types as the base types of uses, with allowances for special uses as permitted within specific zoning districts.**

MASTER PLAN:

Typically, a rezoning to FS-RL requires a Master Plan unless the City Council determines it is not required. A Master Plan has been submitted with the rezoning request that shows the proposed uses of the property proposed for rezoning (see *Attachment D – Master Plan*). The Master Plan assumes the two current outlots are merged into one lot for the project.

The primary proposed use is a "Church Campus" subject to Zoning Board of Adjustment (ZBA) approval that must be consistent with the Master Plan. Potentially the site could be developed in phases pending the removal of the existing single-family home on the east side of the site. The Master Plan notes the single-family home can remain as a residential use subject to future special use permit approval for the church campus.

The "Church Campus" designation occupies the majority of the land area, and will include the building and associated parking, drives and sidewalks for circulation and landscaping in the front yard and on the perimeter and interior of parking lots that are constructed. The current concept anticipates the building being located near Lincoln Way and centered within the site and for the church to be built out in phases. The proposed Master Plan does not include the site-specific layout details, which City Council can accept as a Master Plan as the building details are not finalized. Additionally, development of the site and the size of the church facility is subject to ZBA approval of Special Use Permit at a public hearing and will include full site details.

Potential access points to the site from Lincoln Way, Frontage Road, and Durant Street are shown on the Master Plan. The exact location of accesses to the site will be determined at the time of site plan review for the proposed church with the Special Use Permit.

The other area of the subject properties shown on the Master Plan is labeled as "Open Space." This area will function as the location on the site to be used for storm water detention to serve all properties within the Sunset Ridge Subdivision, Twelfth Addition. The Open Space area could allow incidental improvements to the pond, management of the trees, and additional open space elements, such as

walking paths. Clear cutting and removal of vegetation or development of a building is not permitted within the Open Space designated area.

A traffic impact letter has been submitted addressing the development and operation of church sized at approximately 750 seats. The City Traffic Engineer has reviewed the draft analysis and found it satisfactory for assessing current conditions and identifying potential impacts and mitigation needs with the addition of a church. Specific public improvements are recommended in the traffic impact letter for the Hope Lutheran Church development that include creating left turn lane access to a new driveway along Lincoln Way. Ultimately, the striping between Hartford and Thackery will be modified to provide a three-lane section across the frontage. The applicant's consultant is finalizing the study per the City's traffic engineers comments. Final details of the traffic improvements will be part of the Special Use Permit review.

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 agreement will note that development of the site requires implementation of Lincoln Way striping and access improvements based upon the final traffic study.**

PLANNING & ZONING COMMISSION:

The Planning and Zoning Commission considered the requested rezoning and Master Plan on January 29, 2025. Property owners within 200 feet of the proposed rezoning expressed concerns about access to the future church site from Lincoln Way and Durant Street. Public comments addressed concerns about traffic levels on Lincoln Way as well as the Durant Street connection. There was also discussion concerning the impact of future development on the natural habitat that exists on the site and the designated open area in the Master Plan. Staff reviewed the findings of the traffic study and planned restriping of Lincoln Way to a three-lane section at the time of development of the church.

The Planning and Zoning Commission voted 7-0 to recommend approval of the proposed rezoning and Master Plan.

PUBLIC OUTREACH - Neighborhood Meeting:

The applicant held a neighborhood meeting on February 18. Church staff discussed their plans for the site and fielded questions about lighting, buffering, site design, and uses that would occur at the church.

ALTERNATIVES:

1. Approve first reading of an ordinance to rezone 5119 and 5001 Lincoln Way and adjacent right-of-way from Agricultural (A) to Suburban Residential Low Density (FS-RL) and require approval of a Zoning Agreement prior to third reading.
2. Deny the request to rezone 5119 and 5001 Lincoln Way from Agricultural (A) to Suburban Residential Low Density (FS-RL).
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 request for rezoning is consistent with the Ames Plan 2040 proposed Future Land Use Map as described in the addendum. The properties proposed for rezoning will have access to existing infrastructure and City services for this parcel that will consolidate the two existing Outlots. If future development of the subject property occurs, the FS-RL zoning would be compatible with adjacent properties. **Any future development will be required to meet development standards for the FS-RL zone and standards for subdivision design and improvements. Generally, utilities can serve development of the site. Improvements to water line looping and frontage improvements will occur with the eventual development of the site.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Rezoning Ordinance 5001 & 5119 Lincoln Way.docx](#)

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)

[Attachment E.pdf](#)

[Attachment F.pdf](#)

[Attachment G.pdf](#)

[Attachment H.pdf](#)

[Attachment I.pdf](#)

[Attachment D.pdf](#)

[Addendum.pdf](#)