

ITEM #: 47
DATE: 03-24-26
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: HEARING ON REZONING AND MASTER PLAN AMENDMENT FOR 4605 AND 4510 HYDE AND ADJACENT PROPERTIES TO THE NORTH (AUBURN TRAIL DEVELOPMENT)

BACKGROUND:

Hunziker Development Group has applied to rezone two properties and amend the previously approved zoning Master Plan for the planned Auburn Trail development. The original rezoning and Master Plan for 4605 and 4510 was approved July 13, 2021, with a rezoning of the properties to Floating Suburban Residential Low-Density "FS-RL." Location and zoning maps are attached.

The proposed rezoning applies to Outlot A and B of the Cochrane Farm Subdivision along the northern boundary of the Auburn Trail development site. These parcels were annexed into the City in October 2025 and not previously included in the Master Plan or rezoned. At this time post-annexation they can be included in the plans for development of the site. The proposed rezoning for the two parcels is from "A" Agricultural to Floating Suburban Residential Low-Density "FS-RL" (see attached Rezoning Exhibit and applicant's narrative). This will allow the parcels to be integrated into the subdivision layout with the amended Master Plan (see attached Master Plan and Zoning Plat).

The amendments to the Master Plan include adjustments not only to add the two outlots, but also to change the layout of open space within the project and to amend the contract rezoning agreement related to a requirement to construct a shared use path along Hyde Avenue.

MASTER PLAN AMENDMENTS:

The site is located within the Ada Hayden Watershed area and is subject to Conservation and Low Impact Development Subdivision standards. Since the original Master Plan approval, the City has amended the Conservation Design Ordinance. Because of these changes, the developer has proposed less open space set-aside within the Master Plan and increased development densities.

The amended Master Plan reflects a range of 155 to 190 lots for single-family attached/detached homes. The previous Master Plan proposed up to 181 units; up to 70 of these units were originally planned to be townhomes/small lots, which are no longer proposed.

In total, there are 54 developable acres proposed. The minimum density standard within the proposed FS-RL is 3.75 dwelling units per net acre, which the Master Plan concept supports. Full review of density with net acreage limitations will occur with the subsequent preliminary plat subdivision review.

There are 18 acres of open space shown on the Master Plan, which is reduced from approximately 24 acres with the previous Master Plan. The prior Master Plan included two

natural areas with wetland-indicated conditions as open space. Neither of these two areas have been determined to be Waters of the United States as Jurisdictional Wetlands and, due to their isolated nature and low-quality attributes, staff has not recommended that they be maintained as natural areas within the Master Plan. No other notable natural resources were identified for the site. Despite the reduction in open space, the subdivision design will need to comply with the Conservation Subdivision Ordinance and its treatment train approach to subdivision design to address stormwater management requirements.

Final configurations of open space and stormwater management design features will be part of the Preliminary Plat subdivision review. Development of the subdivision will also include an assessment of park needs due to the distance of the project from a public neighborhood park. With the original Auburn Trail proposal, staff had recommended that a small neighborhood park be provided due to the distance from other neighborhood park spaces in the area as described within Ames Plan 2040. No specific plan is proposed with the Master Plan. A “pocket park” concept will be reviewed as part of the preliminary plat.

The Master Plan also identifies major roadway and trail connections planned for the site. Although not shown, the developer has also discussed providing a voluntary trail connection through the east property with Ada Hayden. Since it is not required, it is not shown on the Master Plan. These internal features are essentially unchanged from the original design and are to be built by the developer.

PREANNEXATION AND CONTRACT REZONING AGREEMENTS:

The site is subject to an original pre-annexation agreement and a separate contract rezoning agreement that was approved with the initial rezoning of the site. The rezoning agreement references the original Master Plan and the obligation for the developer to construct a shared use path along Hyde Avenue. An amended rezoning agreement is required to be approved to adopt the amended Master Plan prior to third reading of the rezoning ordinance.

The applicant has proposed to remove the shared use path requirement from the zoning agreement. The change is consistent with recent City Council discussions to make the Hyde path a City project. Removal of the shared use path from the developer's responsibilities is to be discussed by City Council at the March 24, 2026, meeting as part of the review and approval of the Auburn Trail development outline related to the development incentive requests.

A pre-annexation agreement (approved December 30, 2013) also includes terms for cost-sharing sharing of infrastructure to serve the development. Amendments to the pre-annexation agreement are also expected to occur in coordination with the Auburn Trail project's subdivision approval, subsequent to the rezoning process. Requested amendments are tied to the development incentive outline with waiver of collection of the traffic impact fee for signal improvements and the waiver of water and sewer connection fees for the first 50 homes within the first Phase of development. These issues are described fully in the separate development outline report.

PLANNING AND ZONING COMMISSON:

The Planning and Zoning Commission voted 4-0 to recommend approval of the rezoning request at its March 4, 2026 meeting. The Commission asked for clarification on the changes

to the wetland protections in the Conservation Design ordinance, as well as whether there would be pedestrian connectivity provided other than the shared use paths along Hyde and the main collector street in the subdivision. Staff explained the the wetlands are Non-Jurisdictional (not regulated by Federal Clean Water Act) and that the Conservation Subdivision standards require connectivity with open spaces. Pedestrian connections will be reviewed with the preliminary plat.

A member of the public provided comment and asked about stormwater plans and whether a traffic study had been completed for impacts of the development on Hyde. Stormwater management is required for the development and plans will be reviewed as part of the preliminary plat. With the previous platting of the development, a traffic letter was submitted that identified the need for a northbound left turn lane to enter the development from Hyde. This is shown on the Master Plan.

In addition, the City's northern growth area, inclusive of this property, is shown within Ames Plan 2040 and its projected growth was incorporated into a traffic model with the recently approved AAMPO transportation plan. The general analysis of the area concludes traffic will increase along Hyde, but within acceptable operational capacities. However, Ames Plan 2040 and the MTP indicate that traffic calming will be a benefit in the future for speed control as growth occurs. A traffic signal at Bloomington and Hyde is also anticipated as result of north growth development.

ALTERNATIVES:

1. Approve on first reading the rezoning of 4605 and 4510 Hyde Avenue and Outlots A and B in the Cochrane Farms Subdivision to Floating Suburban Residential Low-Density "FS-RL" with Master Plan, subject to the condition that a Rezoning Agreement for the Master Plan is reviewed and approved by City Council no later than the third reading of the rezoning ordinance. Approval of Alternative 1 would remove the requirement for the developer to construct a Shared-Use Path along the entire frontage of Hyde Avenue at its cost.
2. Direct the applicant to modify the Master Plan and return with an updated Master Plan for Council approval.
3. Deny the request to rezone the property and retain the FS-RL zoning only on 4605 and 4510 Hyde and previously approved Master Plan.

CITY MANAGER'S RECOMMENDED ACTION:

The Master Plan's proposed housing types are allowed within the proposed zoning. The amendments to the Master Plan reflect the addition of two recently annexed parcels to the development. Recent changes to the City's Low Impact Development and Conservation Design Ordinance have influenced the overall layout of the site.

Overall, the revised Plan is consistent with the type of land use planned for this area and the changes to the site layout have increased the development capacity of the site, especially for standard single-family detached lot layouts.

The general layout of the Master Plan appears to support the intent of the Low Impact

Development and Conservation Design Ordinance. A complete analysis of these requirements will occur during the subsequent subdivision review process. The proposal to remove the complete shared use path requirement along Hyde Avenue is consistent with the December Council discussion of development incentives. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

ATTACHMENT(S):

[Addendum.pdf](#)

[Location Map.pdf](#)

[Zoning Map.pdf](#)

[Rezoning Plat](#)

[Master Plan](#)

[Future Land Use Map](#)

[Ames Plan 2040 Excerpt](#)

[Applicant Narrative](#)

[4605 & 4510 Hyde Ave - Rezoning.pdf](#)