

COMMISSION ACTION FORM

DATE PREPARED: February 10, 2010

REQUEST: Preliminary Plat for Speck Subdivision, Second Addition

MEETING DATES: Planning and Zoning Commission – February 17, 2010

PROPERTY OWNER Corwin V. & Kay M. Stephan
P.O. Box 1787
Ames, IA 50010

DEVELOPER : Mark Speck
5620 Hickory Hills Dr.
Ames, IA 50014

LOCATION: Unincorporated Area of Story County
Section 23 of Franklin Township
East of U.S. Highway 69 and north of W. Riverside Road

ZONING: Story County: R-1 Residential District

ATTACHMENTS:

- A – Location Map
- B – Preliminary Plat
- C – Land Use Map
- D – Land Use Designations and Policies for Rural/Urban Transition Area

BACKGROUND:

Project Description. Speck Subdivision, Second Addition is a proposed subdivision of four lots for single family detached residences located on level terrain across U.S. Highway 69 from Ada Hayden Heritage Park. The property is 3.43 acres in size. Three of the proposed lots are 0.81 acres and the fourth is one acre. The one-acre lot contains an existing home.

The subject property is on a road that accesses an area of seven other existing single family detached residences on lots larger than one acre. The owners of all of these properties recently agreed to and recorded access easement and covenants that provides for this 66-foot wide public access and its maintenance.

Utilities and Streets. The subject property is within the service area of Xenia Rural Water Association. It is the City's current policy not to extend city utility systems beyond the city limits, except to interconnect with other public utility providers. The subject property is also outside the service area of the Ames Electric Services.

By Resolution No. 01-333 of July 24, 2001, the Ames City Council waived its requirements for installation of infrastructure for this residential subdivision. Therefore, City standards for infrastructure (*Ames Municipal Code* Division IV of Chapter 23) do not apply to this subdivision. Story County development standards apply to this project.

Zoning. Parcels of Residential and Agricultural Story County Zoning surround the subject property on the north, east and south. The current City of Ames zoning west of the subject is Government/Airport.

APPLICABLE LAW AND POLICY, FINDINGS AND CONCLUSIONS

Subdivision Review Authority. The boundary of the proposed project is across the highway from the Ames city limits and two miles from the Gilbert city limits. According to *Code of Iowa* Chapter 354 and *Ames Municipal Code* Section 23.102(2)(b) the City of Ames has authority to review and either approve or deny the proposed Preliminary Plat based on the possible burden on public improvements, on its subdivision regulations, on the Ames Land Use Policy Plan, and on all other City plans, regulations or ordinances. Story County will also review and take action on the Preliminary Plat.

Section 23.302(4) requires the Commission to forward a report including its recommendation to the City Council within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete application is first formally received for consideration. Therefore, the Planning and Zoning Commission must forward its recommendation on the Preliminary Plat for Speck Subdivision, Second Addition by March 19, 2010. This recommendation may include approving, disapproving or modifying the Preliminary Plat.

Land Use. The City of Ames, the City of Gilbert and Story County have jointly adopted the Ames Urban Fringe Plan (AUF), which describes the land use policies for the land area within two-miles of the Ames city limits. This policy is a portion of the City's comprehensive plan, which is the Ames Land Use Policy Plan (LUPP).

The Ames Urban Fringe Plan designates the subject property and the properties surrounding it on the north, east and south as Rural Transitional Residential and Natural Areas. These are designations under the broader Rural/Urban Transition land use class defined by the Fringe Plan. (See also Attachment "C" Land Use Map.)

The Rural Transitional Residential land use anticipates single-family residential development that is intended to be rural in character as it develops, but may be within an urban setting at some time in the future, beyond the time horizon of the Ames Urban Fringe Plan. These areas will be able to serve as a transition between urban and rural areas and thus the density of development is intended to be within rural densities and urban densities. **The Preliminary Plat is consistent with single-family residential uses and the average**

net density is between the one unit per acre and 3.75 dwelling units/acre called for by City policy, the AUF. (See Attachment “D” Land Use Designations and Policies for Rural/Urban Transition Area)

Environmental Protection. The goals and objectives of the LUPP include protecting environmental resources, particularly water resources and natural areas. The proposed Speck Subdivision, Second Addition is not located within a designated Watershed Protection Area. It is outside the area that drains into the back-up water supply at Ada Hayden Heritage Park. It is close to a designated Natural Area and Story County’s subdivision review has addressed its protection. **The project is not likely to affect the environmental resources of Ames.**

Traffic. Access to the site is by a gravel road in a 66-foot public right-of-way. Three new residences is below the threshold of traffic generation that would require a traffic impact study. **Therefore, it is concluded that the proposed plat is not likely to impact the traffic or transportation infrastructure of the City.**

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Preliminary Plat for Speck Subdivision, Second Addition, based upon the above findings and conclusions.
2. The Planning and Zoning Commission can recommend that the City Council deny the Preliminary Plat for Speck Subdivision, Second Addition, if it finds that impacts of the proposed development cannot be mitigated and the development is not consistent with all applicable laws and policies. The Planning and Zoning Commission should develop findings of fact and conclusions that support a decision of denial.
3. The Planning and Zoning Commission can return this request in order to obtain further particular information, to be brought back to the Commission no later than its March 17, 2010 meeting.

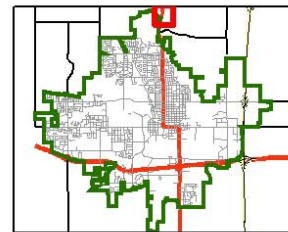
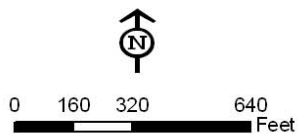
RECOMMENDED ACTION:

The proposed subdivision creates lots for three new homes embedded within a rural area adjacent to Ames that already contains several hundred residences that have both rural and urban characteristics. Although this entire area would present significant challenges for annexation into the City, the addition of three homes will not change the situation. The City of Ames has no plans or interest in annexing this area. Nine years ago, the City Council waived any requirement for urban infrastructure. The only City issue related to this development since that time has been the lack of adequate access to the site, which has been satisfactorily resolved. Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1, which is to recommend that the City Council approve the Preliminary Plat for Speck Subdivision, Second Addition, based upon the above findings and conclusions

ATTACHMENT A



**Location Map
Speck Subdivision 2nd Add.**





PAGE: 0
DATE: 1/10/10

ES: STUBBS, S.D.

RECEIVED
JAN 12 2010
CITY OF AHSB, IOWA
DEPT. OF PLANNING & HOUSING

OWNER
CITY OF AHSB, IOWA
200 N. 20TH ST. AHSB, IA 52501
PH: 319-281-2222

DEVELOPER
RUSSELL JONES
200 N. 20TH ST. AHSB, IA 52501
PH: 319-281-2222

CURRENT ZONING: RESIDENTIAL, DR-20

SURVEY DESCRIPTION - SPECK SUBDIVISION, SECOND ADDITION
A subdivision of Lot 2 of the Speck Subdivision in the Northwest Quarter of Section 23, Township 26 North, Range 20 East of the 12th P.M. Meridian, Iowa. The subject property is 120.00 acres in total. The subdivision consists of 100 lots, each 1.20 acres in size. The subdivision is bounded by the 20th Street to the north, the 24th Street to the south, the 10th Street to the west, and the 14th Street to the east. The subdivision is located in the City of Ahsb, Iowa.

NOTES
1. THE LOTS WILL BE SEPARATED BY PRIVATE OPEN DITCHES.
2. THE LOTS WILL BE SEPARATED BY PUBLIC OPEN DITCHES.

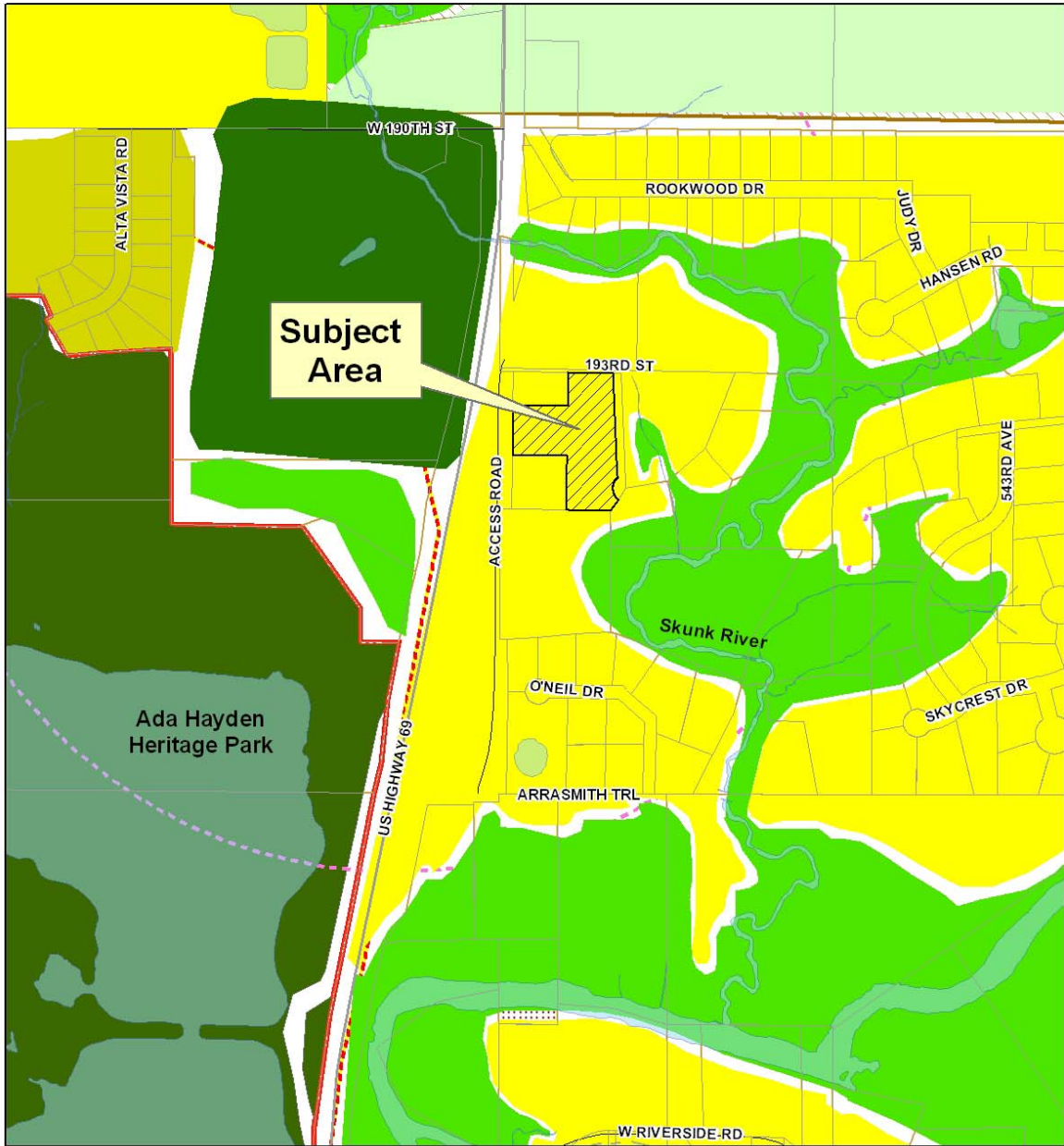


STUMBO & ASSOCIATES
LAND SURVEYING, INC.
510 S. 17th STREET, SUITE 02, AHSB, IOWA 52501
PHONE: 563-283-3884 FAX: 563-289-6405

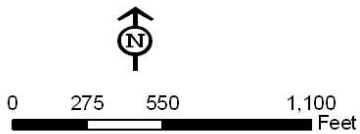
PRELIMINARY PLAT
SPECK SUBDIVISION,
SECOND ADDITION
A SUBDIVISION OF LOT 2, SPECK'S SUBDIVISION IN
THE NW 1/4, SEC. 23-24-26, STORY COUNTY, IOWA
JOB #9703P82 DATE 1/03/10 PAGE 1 of 1

REGISTERED PROFESSIONAL SURVEYOR
IOWA No. 18810
R. Russell 1/10/10
17351
JAN 12 2010

ATTACHMENT C

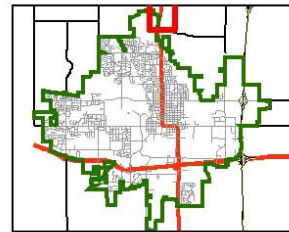


Land Use Map Speck Subdivision



Legend

- Natural Areas
- Parks and Open Space
- Urban Residential
- Rural Transitional Residential
- City Limits



ATTACHMENT D

From Ames Urban Fringe Plan Adopted July 17, 2006

Land Use Designations and Policies for Rural/Urban Transition Area

This area is intended to be rural in character as it develops, but within an urban setting at some time in the future, beyond the time horizon of the Ames Urban Fringe Plan. Urban services and development standards are required for non-agricultural development in certain critical locations within this area. Annexation agreements and/or other tools also may be utilized to ensure that the future transition into the City of Ames or City of Gilbert is a smooth one.

The following policies apply to the entire Rural/Urban Transition Area (RUTA)

RUTA Policy 1: Rural-type services and development standards are often acceptable in the Rural/Urban Transition Area, but urban services and standards may be required in certain critical locations or in response to certain intensities of development. (Relates to RUTA Goal 3.1, 3.3)

RUTA Policy 2: At the discretion of the cities, annexation agreements and other tools may be utilized to ensure that new development is prepared for potential annexation in the future. (Relates to RUTA Goal 3.2)

RUTA Policy 3: Ames, Gilbert, Story County and Boone County seek to accommodate public preferences by permitting an expanded range of rural development options that allow orderly and efficient future transition between urban and rural land uses. (Relates to RUTA Goal 3.1, 3.4)

RUTA Policy 4: Permit interim development to occur in a manner that will support long-term urbanization of the Ames Urban Fringe. (Relates to RUTA Goal 3.2)

RUTA Policy 5: Limit development in areas that would create a need for the upgrade of roads before they are scheduled in the appropriate jurisdiction's capital improvements program. Where proposed development will potentially increase the traffic volumes in excess of the current road capacity, provide for the cost of road improvements at the time of development. (Relates to RUTA Goal 3.5)

The following land use designations are planned in the Rural/Urban Transition Area:

Rural Transitional Residential (RTR)

Areas designated Rural Transitional Residential are located in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan planning horizon. Rural Transitional Residential development is designed to transition seamlessly into adjacent rural residential and agricultural land use, providing buffers where necessary to separate residences from particularly intense or noxious agricultural activities. Residential densities with this designation are between rural densities and urban densities.

RTR Policy 1: This land use designation includes all single-family and two-family residential land uses/developments that involve average net densities between one unit per acre and 3.75 units per acre. (Relates to RUTA Goal 3.2)

RTR Policy 2: Strategically locate Rural Transitional Residential land uses in areas where they can provide for an orderly and efficient future transition between land uses within the likely future extent of municipal limits and the unincorporated area. (Relates to RUTA Goal 3.2)

RTR Policy 3: Encourage clustering of residential sites within these land areas to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Relates to RUTA Goal 3.2, 3.4)

RTR Policy 4: Depending on location, density of units, size of lots, timing of development, development design, clustering of proposed sites, or other considerations, require full urban infrastructure standards. If the City does not require these improvements to be installed at the time of subdivision, require infrastructure assessment agreements.
(Relates to RUTA Goal 3.2, 3.3, 3.5)

RTR Policy 5: Any decentralized wastewater treatment facilities, wells and supporting infrastructure shall meet IDNR, county, and city standards. Other rural development standards may be acceptable on a case-by-case basis. Require agreements that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural systems and connecting to urban infrastructure. (Relates to RUTA Goal 3.2, 3.3)

RTR Policy 6: Make provisions to protect environmental resources, environmentally sensitive areas and adjacent Natural Areas. (Relates to RUTA Goal 3.4)

RTR Policy 8: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and city standards. (Relates to RUTA Goal 3.4)

RTR Policy 7: Require annexation agreements and developer agreements in instances of new development that is particularly intense, or that occurs in certain critical locations. (Relates to RUTA Goal 3.2) . . .

(continues with other land use designations unrelated to this case)