

COMMISSION ACTION FORM

SUBJECT: REVISED MASTER PLAN FOR RINGGENBERG PARK SUBDIVISION

BACKGROUND:

On July 12, 2005 the City Council approved rezoning and a Master Plan for property located at the southwest corner of Cedar Lane and Oakwood Road, which became Lot 79 of the Ringgenberg Park Subdivision. The approved zoning designation is FS-RM (Suburban Residential Medium Density) and the Master Plan provided for 130 multi-family dwelling units on the 17.4-acre site. (See Location Map and current approved Master Plan attached.)

Friedrich Development recently submitted a revised Master Plan for the property which generally differs from the approved Master Plan in the following elements (See Proposed Master Plan attached):

- The size of the subject property is reduced from 17.4 to 16.14 acres, due to dedication of street right-of-way along Oakwood Road.
- The number of proposed multi-family buildings is reduced from 13 to 12.
- The maximum number of proposed dwelling units is increased from 130 units to a maximum of 144 units (12 per building), an 11 percent increase.
- The net density of the proposed development is increased from 10.12 units per acre to 11 units per acre, a 9% increase
- Setback of buildings from the centerline of Oakwood Road is changed from 150 feet to a range of approximately 120 feet to 170 feet.
- All access from Suncrest Drive is removed and one access from Oakwood is added.
- Parking is moved from the perimeter to the interior.
- Landscape area is reduced slightly, but a significant portion of the open space is moved from the interior to the perimeter of the site.
- The width of landscape buffers is not specified.
- Mid-block walks are added connecting to walks to the south.
- Change from 10 units in the two-story, 'big house' design concept to more conventional two-story, 12-unit multi-family buildings.

Although the proposed uses are permitted in the FS-RM zoning district, the proposed changes require City Council approval of the revised Master Plan, with recommendation by the Planning and Zoning Commission. This recommendation must be forwarded to the City Council no later than July 2, 2013.

The requirements and contents for a Master Plan in the zoning ordinance are attached. The Master Plan proposed by Friedrich Development provides more information than is required by Code. The Master Plan is intended to be a general conceptual plan, recognizing that other codes and standards of the City will have to be met and that further detail will be provided in a required Preliminary Plat and Major Site Development Plan. Both of these plans also require a Commission recommendation and City Council approval.

ANALYSIS:

Property to the north, east and south of the subject property is developed with single family detached residences, and a church is located directly to the east. The property to the west is used for row crops and pastures. The current zoning of surrounding properties is shown on an attached map.

Staff has reviewed the proposed Master Plan in the context of the goals and objectives of the Land Use Policy Plan relevant to this project, which are attached. The proposed plan appears to be compatible with Land Use Policy Plan.

Staff also concludes that the proposal is consistent with the purpose of the Suburban Residential zoning districts, which is to accommodate contemporary development patterns similar to development in the past 20 to 30 years. (Ames Municipal Code Section. 29.1202)

The Master Plan must also be consistent with the Suburban Residential Development Principles and Regulations. From the attached analysis of the proposal relative to these principles and regulations, staff has made the following conclusions.

1. The City and Developer have made various Development Agreements as the entire Ringgenberg Park Subdivision has been implemented regarding responsibilities for providing public improvements in and around the project. Current agreements related to the development of the subject site include the following provisions.
 - City of Ames will construct the bike path along the west side of Cedar Lane.
 - Developer will construct the bike path along the south side of Oakwood Road from the northeast corner of the site to the northwest corner of the site, including the frontage of the Ringgenberg farmstead. This path will be constructed during the first phase of the development of this site.
 - As traffic in this southwest part of Ames increases, a turn lane on Oakwood Road may be needed, for which Developer will deposit \$80,000 into an escrow account. The deposit will be made on a pro-rated basis as the dwelling units on the north side of the subject property are completed.

These requirements are already binding on the City and Developer through these existing agreements.

2. The minimum net density requirements of the Suburban Residential Medium Density zoning regulation allow for subtracting common open space use from the gross acreage of the site. This common open space may not include areas within required setbacks (see Definitions attached). The area designated on the Master Plan as Outlot A has not been included in the net density calculation. It has been designated an Outlot so that it can be developed in the future with the Ringgenberg Farmstead property, if that is ever developed. However to be excluded from the net density calculation, it must be designated as common open space. Therefore, in order to meet the net density requirements, Outlot A should be designated both as Common Open Space and Future Development. It can only be developed if City Council approves a Master Plan and/or Plat documents that remove the Common Open Space Designation.

Common open space must be owned and maintained by a property owners association or some other private entity. Documentation for this requirement will be required with the Major Site Development Plan or Preliminary Plat.

3. The Suburban Residential Development Principles of the zoning ordinance include “effective landscape buffers between distinctly different land uses.” To comply, the revised Master Plan should include the following landscape buffers of trees and shrubs, which are shown on the current approved Master Plan. All are to be installed with occupancy of the first residential units.
 - 50 feet on the north outside of the area planned for future utility line installation
 - 60 feet on the west
 - 20 feet on the east and south
4. The FS-RM zoning standards require multi-family buildings to be no more than 50 feet or four stories in height, whichever is lower, and require the buildings to be set back at least 25 feet from any of the street rights-of-way and 8 feet to 20 feet from the west property line, depending on the building height. The current approved Master Plan is more restrictive, limiting building height to two stories, with buildings being set back a minimum of 50 feet from the perimeter of the site.

The proposed revised Master Plan shows building footprints with the shorter façade of each building facing either Oakwood Road or Sunset Drive. Some buildings are less than 50 feet from the property lines, but set back at least 25 feet. Staff concludes that this building placement is consistent with the Suburban Residential Development Principle of building design that is compatible with its surroundings (see attached Proposed Revised Master Plan Sheet 2). However, since the surrounding buildings are smaller than the proposed buildings, with the exception of the church to the east, staff concludes that limiting building height to two stories will better meet the standard for compatibility with surrounding development. The developer proposes to build two-story buildings.

With the conditions described under number 2, 3 and 4 above, staff concludes that the proposed Master Plan complies with Suburban Residential Development Principles and Regulations.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the revised Master Plan with the following modifications to the Plan:
 - a. Outlot A to be designated both as Common Open Space and Future Development;
 - b. Add the following widths to the landscape buffers:
 - i. 50 feet south of the Oakwood Road right-of-way
 - ii. 60 feet on the west
 - iii. 20 feet on the east and south
 - c. Add note that all landscape buffers are to be installed with occupancy of the first residential units;
 - d. Add note that no buildings will exceed two stories: and

- e. Add note that a shorter façade of each building shall face either Oakwood Road or Sunset Drive.
- 2. The Planning and Zoning Commission can recommend that the City Council approve the revised Master Plan without conditions or modifications.
- 3. The Planning and Zoning Commission can recommend that the City Council deny the revised Master Plan.
- 4. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information to be presented to the Planning and Zoning Commission on or before its June 19 meeting.

RECOMMENDED ACTION:

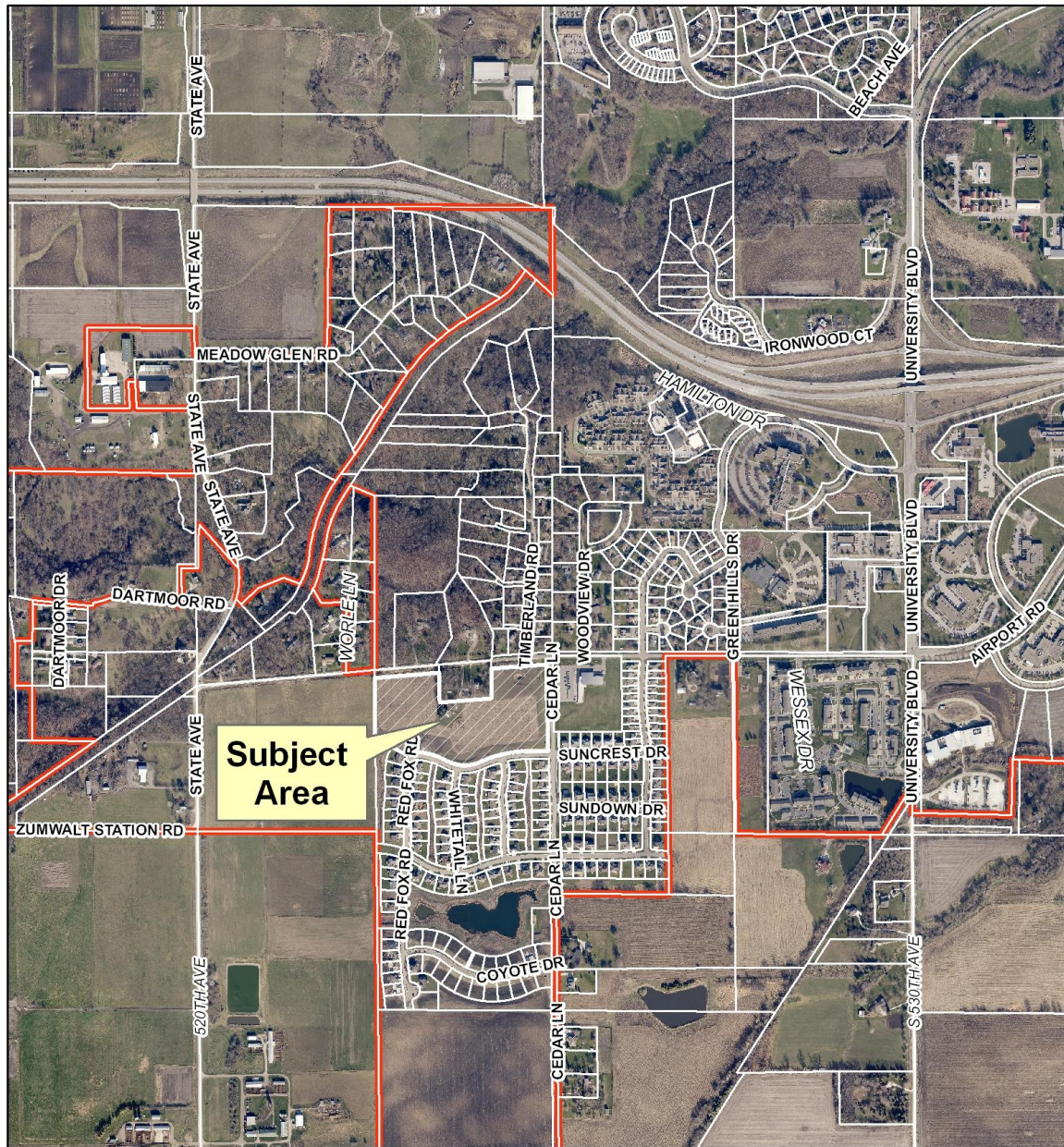
The developer has submitted a Master Plan for this site that is consistent with the Land Use Policy Plan and the purpose, principle and regulations of the Suburban Residential zone with certain modifications made.

Therefore, it is recommended that Alternative #1 be adopted. This is a recommendation to City Council to approve the revised Master Plan with the following modifications to the Plan:

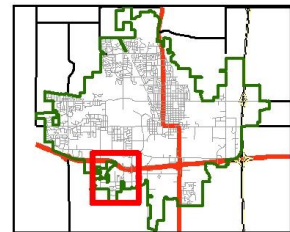
- a) Designate Outlot A both as Common Open Space and Future Development;
- b) Add the following widths to the landscape buffers:
 - i. 50 feet south of the Oakwood Road right-of-way
 - ii. 60 feet on the west
 - iii. 20 feet on the east and south
- c) Add note that all landscape buffers are to be installed with occupancy of the first residential units;
- d) Add note that no buildings will exceed two stories: and
- e) Add note that a shorter façade of each building shall face either Oakwood Road or Sunset Drive.

This action will allow the developer to move forward with the project and to prepare the Preliminary Plat and Major Site Development Plan.

Location Map



Location Map Lot 79 Ringgenberg Park



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APR 02 2013
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

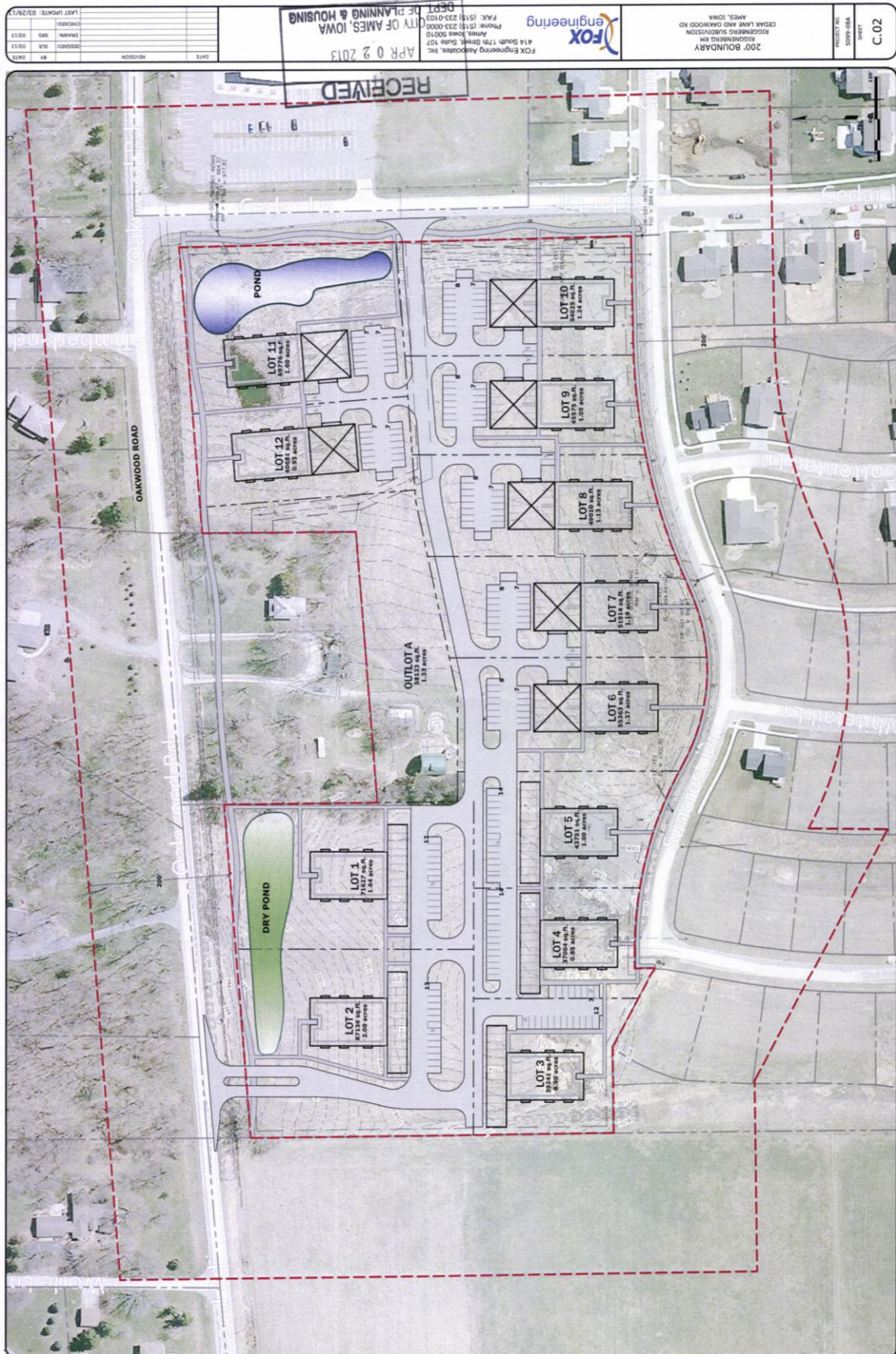
PROPERTY ADDRESS: 2895 CEDAR LANE
PROPERTY OWNER: FREDERICK LAND DEVELOPMENT
1400 1ST AVE. S.E.
AMES, IA 50010
CURRENT ZONING: PB - RM
LEGAL DESCRIPTION: LOT 79
FARMERS SUBDIVISION
FIRST ADDITION

PROJECT INFORMATION
12 BUILDINGS
BUILDINGS ARE 12 UNIT CONDOS
WITH 1, 2, AND 3 BEDROOMS
144 TOTAL UNITS
REQUIRED PARKING = 1 STALL PER BEDROOM

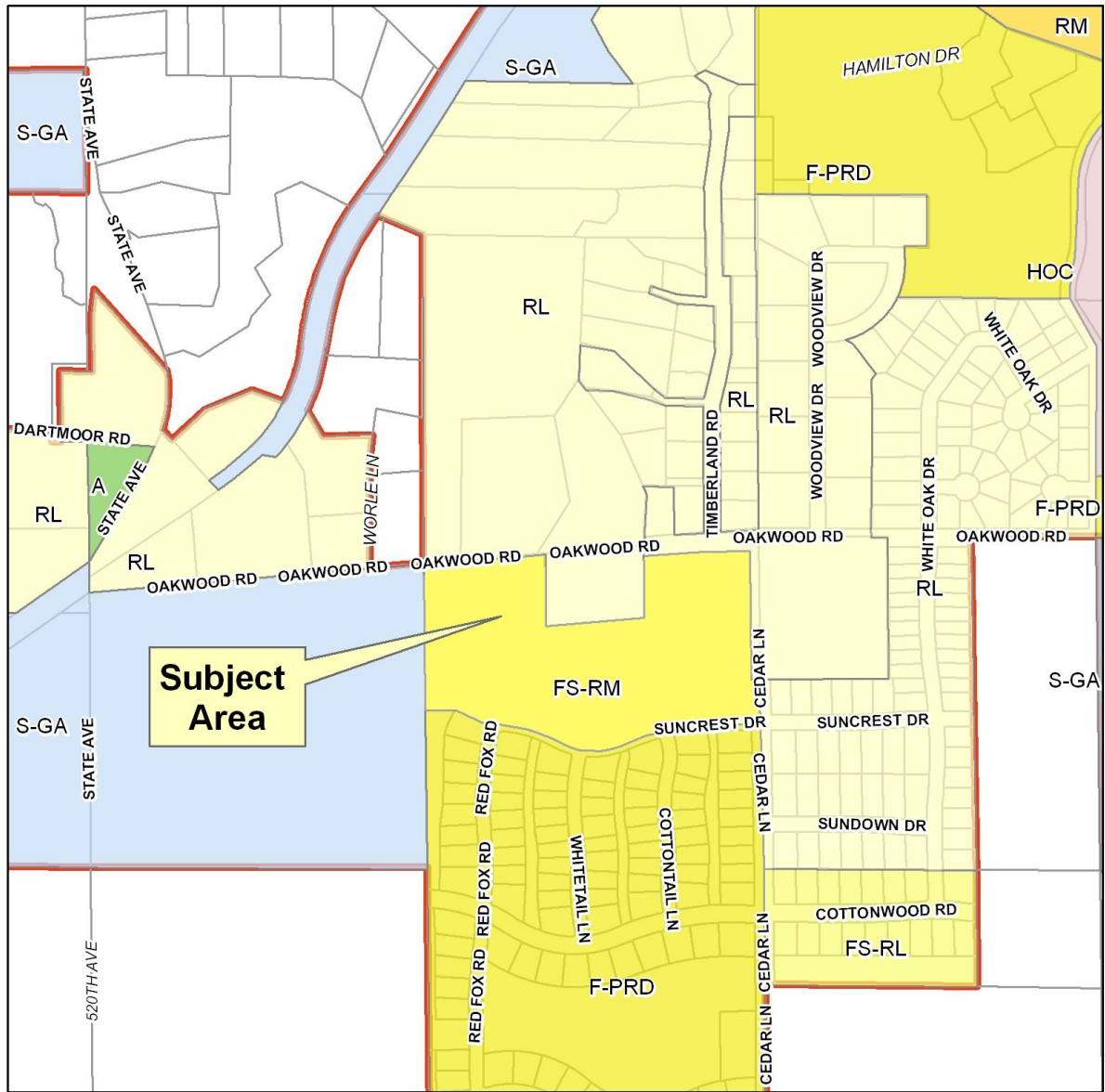
PAYMENT / GREENSPACE CALCULATIONS
LOT AREA = 793,247 S.F.
= 20.1%
PAVEMENT = 141,111 S.F.
= 17.8%
BUILDINGS = 376,242 S.F.
= 47.4%
TOTAL IMPERVIOUS = 796,176 S.F. = 42.3%

MASTER PLAN
RESIDENTIAL SUBDIVISION
CEDAR LANE AND OAKWOOD RD
AMES, IOWA
FOX ENGINEERING ASSOCIATES, INC.
414 SOUTH 17TH AVENUE, SUITE 100
AMES, IOWA 50010
PHONE: (515) 231-0000
FAX: (515) 231-0103

Proposed Revised Master Plan Sheet 2



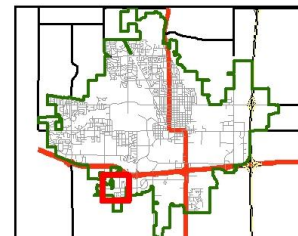
Existing Zoning



Existing Zoning Map Lot 79 Ringgenberg Park



- Residential Low Density "RL"
- Suburban Residential Low Density "FS-RL"
- Suburban Residential Medium Density "FS-RM"
- Planned Residence District "F-PRD"
- Government/Airport District "S-GA"



Definitions

From Ames Municipal Code Section 29.201

Apartment Dwelling means a dwelling containing three or more residential units. The term includes what is commonly known as an apartment building, but does not include community residential facilities or single family attached dwellings. Apartment dwellings may be occupied by families only, or by a group of unrelated persons limited to five or less per residential unit.

Common Open Space means an area of land, water or combination thereof planned for active or passive recreation, but not including areas utilized for streets, alleys, driveways or private roads, off-street parking or loading areas, or required yards. The area of recreational activities such as swimming pools, tennis courts, shuffleboard courts, etc., may be included as common open space.

Condominium means a building containing 2 or more dwelling units which are designed and intended to be separately owned in fee.

Requirements for Master Plans

From Ames Municipal Code Section 29.1507

(3) **Master Plan Determination.** Before an application is made for amending the zoning map to designate any property as F-S RL or F-S RM the applicant shall request that the City Council determine whether a Master Plan will be required. When City Council first considers an application for amending the zoning map to any other zoning district, the City Council may require a Master Plan be submitted prior to taking action on the rezoning request. The procedural requirements for this determination shall be as follows:

(a) Information as required by Section 29.1200(2) for a Pre-Application Conference shall be forwarded to City Council.

(b) The City Council may require a Master Plan to be submitted with a rezoning application if it determines that any one of the following conditions is met:

(i) The area to be rezoned will contain more than one type of residential dwelling unit and will be developed in multiple phases.

(ii) The area to be rezoned contains designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas; conservation easements or other documented sensitive environmental conditions or valuable natural resources.

(iii) Development of the area with the most intensive uses permitted by the proposed zoning designation may require new, enlarged or upgraded off-site public improvements.

(iv) The City Council determines that due to specific conditions that exist on or around the area proposed to be rezoned, or due to situations that require more careful consideration of how the layout and design of a site affects general health, safety, and welfare, a Master Plan is necessary for consideration of the proposed zoning map amendment.

(c) If the City Council determines that a Master Plan is required it shall be prepared in compliance with the requirements of Section 29.1507(4) and shall be reviewed concurrently with the application for a zoning text amendment.

(4) **Master Plan.** When a Master Plan is required, it shall be submitted in compliance with the following:

(a) **Submittal Requirements.** The Master Plan shall contain the following information:

(i) Name of the applicant and the name of the owner of record.

(ii) Legal description of the property.

(iii) North arrow, graphic scale, and date.

(iv) Existing conditions within the proposed zoning boundary and within 200 feet of the proposed zoning boundary: Project boundary; all internal property boundaries; public rights-of-way on and adjacent to the site, utilities; easements; existing structures; topography (contours at two-foot intervals); areas of different vegetation types; designated wetlands; flood plain and floodway boundaries; areas designated by the Ames Land Use Policy Plan as Greenways and Environmentally Sensitive Areas

(v) Proposed zoning boundary lines.

(vi) Outline and size in acres of areas to be protected from impacts of development

(vii) Outline and size in acres of areas proposed of each separate land use and for each residential unit type

(viii) Pattern of arterial streets and trails and off-site transportation connections

(ix) For proposed residential development provide the number of unit type for each area, expressed in a range of the minimum to maximum number to be developed in each area

(x) For proposed residential development provide a summary table describing all uses of the total site area, including the number of units per net acre for each unit type and each zoning area.

(xi) For proposed commercial development: placement, size in square feet and approximate dimensions for all buildings, locations and approximate dimensions of all parking areas; areas of landscape, screening, buffer, plaza and open space; circulation pattern for all modes of transportation on the site.

(b) Number of copies. Submit seven (7) copies of the Master Plan on a sheet not to exceed 30" x 40", and one (1) reduced copy of the Master Plan no larger than 11" x 17".

(5) **Compliance with Master Plan.** When a Master Plan is required and the proposed zoning map amendment is approved, a zoning agreement shall be approved by the City and agreed to by the owners of the property in the area of the proposed zoning map amendment that requires all development to be in compliance with the Master Plan. No Preliminary Plat, Final Plat, Major Site Development Plan, Minor Site Development Plan or Special Use Permit shall be approved that does not comply with the approved Master Plan. The process for amending the Master Plan shall be the process specified in this section for a zoning map amendment.

Suburban Residential Development Principles.

From Ames Municipal Code Section 29.1202(2)

Property that is developed according to the Suburban Residential requirements shall create a development pattern that adheres to the following development principles:

(a) A development pattern that contains generally distinct and homogeneous land uses. This development is to occur in the remaining in-fill areas and the targeted growth areas where the property owner does not select Village Residential development.

- The developer intends to develop this site with multi-family dwelling units in 12-unit buildings. This development pattern will establish a distinct and homogeneous medium density residential use in an infill area of low density residential use within the Southwest II Allowable Growth Area.

(b) An economic and efficient subdivision design with respect to the provision of streets, utilities, and community facilities with limited focus on building and development design integration and greater emphasis on vehicular mobility.

- The developer has submitted a Master Plan that represents an economic and efficient design, using existing streets and existing and future walks and shared use paths. The proposed project maintains the previously approved land use and dwelling type, multi-family (apartment) residential units, with condominium ownership regime.

(c) Effective landscape buffers between distinctly different land uses.

The FS-RM zoning standards require a landscape buffer of at least 10 feet width in the setback area of a lot where it is adjacent to a lot zoned FS-RL. The proposed Master Plan illustrates landscaping around the site perimeter. The current approved Master Plan includes the following specific landscape buffers, consisting of a mixture of overstory, understory, and evergreen trees and shrubs:

- On the north, a landscape buffer with 50 feet outside the area of existing and future utilities. The land to the north of the subject site, on the north side of Oakwood Road, is zoned "RL" (Residential Low Density) and consists of detached single-family residences on large lots.
- On the west, a 60-foot landscape buffer adjacent to land owned by Iowa State University and in agricultural use.
- On the east and south, a 20-foot wide landscape buffer, where adjoining uses are a church and existing and proposed suburban style development of single-family detached residences.

(d) The provision of common open space in residential areas, where the maintenance of the open space is the responsibility of those directly benefiting.

- The zoning standards for the FS-RM zoning district require common open space to comprise a minimum of 10% of the gross area of the property. This common open space may not include land within required setback areas. The developer is proposing to provide approximately 57 percent of the site in open space. Walking trails will be extended throughout the provided open space. These walking trails will also connect to public bike paths that will be constructed on Cedar Lane and Oakwood Road, as well as to the public sidewalks in the proposed development to the south of the subject site.
- The developer will establish a property owners association to maintain the open space on the site.

(e) A development pattern that ensures compatibility in the design of buildings with respect to placement along the street, spacing, and building height; and provides for spaciousness and effective vehicular and pedestrian circulation.

- The surrounding neighborhood is comprised of a variety of housing/building types, including a church, multi-family buildings, agricultural buildings, and one and two-story single-family residential homes. Therefore, in order to meet this standard, the current approved Master Plan restricts building height to two-stories and requires buildings to be set back a minimum of 50 feet from the perimeter of the site. The FS-RM zoning standards require multi-family buildings to be no more than 50 feet or four stories in height, whichever is lower, and require the buildings to be set back at least 25 feet from any of the street rights-of-way and 8 feet to 20 feet from the west property line, depending on the building height. Landscaping will be provided around the perimeter of the site.

(f) A development pattern that is compatible with the surrounding neighborhoods and is consistent with the Goals and Objectives of the Land Use Policy Plan.

- As mentioned previously, the surrounding neighborhood is comprised of a variety of housing/building types, including a church, multi-family buildings, agricultural buildings, and one and two-story single-family residential homes.
- The goals and objectives of the Land Use Policy Plan (LUPP) that are relevant to this proposal are attached.

Suburban Residential Regulations From Ames Municipal Code Section 29.1202(6)

Table 29.1202(6)
Suburban Residential Floating Zone Suburban Regulations

SUBURBAN REGULATIONS	F-S ZONE
Minimum Density Suburban Residential Low Density (FS-RL)	*The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics: <ol style="list-style-type: none"> 1. Public or private right-of-way; 2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner's Association or a similar private entity 3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey; 4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994. 5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community. 6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval. 7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 units per acre.
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.
Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner's Association or a similar private entity
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL. The landscaping shall adhere to the L.3 Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

Goals and Objectives of the Land Use Policy Plan

Relevant to Proposed Master Plan

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Objectives. In managing growth, Ames seeks the following objectives.

- 1.A. Ames seeks to diversify the economy and create a more regional employment and market base. While continuing to support its existing economic activities, the community seeks to broaden the range of private and public investment.
- 1.B. Ames seeks to integrate its growth with an economic development strategy for the Central Iowa region.
- 1.C Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 61,000-73,000 and an employment base of up to 34,000 is targeted within the City. Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.
- 2.B. Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.
- 2.C. Ames seeks a development process that achieves greater compatibility among new and existing development.

- 2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.
- 2.E. Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.

Goal No. 3. It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

Objectives. In assuring the community’s “environmental-friendliness”, Ames seeks the following objectives.

- 3.A. Ames seeks to provide biodiversity through the inclusion of plant and animal habitats. Their inclusion shall be provided through such methods as conservation management, protection, replacement, etc.
- 3.B. Ames seeks to maintain and enhance the value of its stream corridors as drainageways and flood management areas, plant and animal habitats, recreational and scenic areas and pathways for linking the overall community.
- 3.C. Ames seeks to protect and conserve its water resources for the following purposes: aquifer protection; water quality protection; user conservation management; plant and animal life support; water-borne recreation; scenic open space; and, provision of a long-term/reliable/safe source of water for human consumption and economic activities.
- 3.D. Ames seeks to protect and conserve its energy sources for the following purposes: energy consumption reduction through provision of an integrated multi-modal transportation system, and through land use practices that minimize vehicular trips; user conservation management; material recycling; and, long-term/reliable/safe source for the support of human and economic activities.
- 3.E. Ames seeks to protect and enhance its air quality and sky access for the following purposes: maintaining an atmosphere that is free of foreign particles and undesirable odors; oxygen enrichment through plant life; glare and ambient light management for night sky viewing; noise transmission management; and, provision of a long-term/reliable/safe source of clean air for the support of human and economic activities.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe and attractive environment.

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

- 4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.
- 4.B. Ames seeks to physically connect existing and new residential and commercial areas through the association of related land uses and provision of an intermodal transportation system.
- 4.C. Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements and inclusion of community amenities such as parks and schools. The connections should promote community identity.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

- 5.A. Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure to meet the major development requirements through the year 2030.
- 5.B. Ames seeks to attract public and private capital investment in the priority areas for growth on a concurrency basis (i.e. having infrastructure available at the time of development approval). Public capital improvements (e.g. trunk lines and a major street system) could be used to leverage the location of development and availability of land.
- 5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.
- 5.D. Ames seeks to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and areas served by existing infrastructure.
- 5.E. Ames seeks to integrate its planning with that of Story County and regional planning agencies.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

- 6.A. Ames seeks to increase the overall supply of low and moderate-income housing through the following means: (1) conservation of such units in existing areas that are not designated for redevelopment or intensification; and, (2) inclusion of such units in new market-driven housing developments through zoning incentives.
- 6.B. Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.
- 6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.
- 6.D. Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and (3) expediting development by targeting areas for public and private cooperative efforts.