

COMMISSION ACTION FORM

REQUEST: REZONE FROM A (AGRICULTURAL) TO FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY) AND RH (RESIDENTIAL HIGH DENSITY) WITH A MASTER PLAN FOR PROPERTIES LOCATED AT 3535 S. 530TH AVENUE.

BACKGROUND INFORMATION:

The property owner/developer, Hunziker Development Company LLC, is requesting rezoning of five parcels of land totaling approximately 20 acres, located at 3535 S. 530th Avenue (to be renamed as University Boulevard), west of the ISU Research Park and south of the Wessex apartment development. (See *Attachment A: Location Map*) The developer is seeking rezoning to develop the site with medium-density apartments along the west and north boundaries of the site and high-density apartment in the central and portion of the site.

The rezoning request is for two separate zoning districts. Suburban Residential Medium Density (FS-RM) zoning is proposed for 13.36 acres along the perimeters of the site, and Residential High Density (RH) zoning is proposed for 6.48 acres on the interior of the site and extending to the south property line. (See *Attachment C: Existing Zoning; Attachment D: Proposed Zoning; Attachment E: Master Plan; and, Attachment F: Rezoning Plat*) It is anticipated that 132 units, in eleven (12-unit buildings) will be constructed in the FS-RM portion of the development. The RH portion of the development is projected to include 144 units, in four (36-unit buildings). Although not shown on the master plan, the developer has indicated that a variety of bedroom configurations will be provided with an emphasis on smaller units of 1 and 2 bedrooms.

Following approval of the rezoning with a master plan, the developer will seek approval of a Preliminary Plat to divide the site into individual lots for each multiple-family apartment structure, and to extend Cottonwood Road through the site to connect with S. 530th Avenue (University Boulevard). Approval of the construction of apartment units in the FS-RM zone will require City Council approval of a Major Site Development Plan with a public hearing. Approval of apartment units in the RH zone requires approval by City staff without a public hearing.

This land was annexed by the City on July 14, 2015. Before annexation, the Ames Urban Fringe Plan identified these parcels as properties within the "Southwest II Allowable Growth Area." Upon annexation, the parcels were designated as "Village/Suburban Residential." On January 12, 2016, the City Council amended the Future Land Use Map, of the Land Use Policy Plan (LUPP), to designate approximately 50 percent of the property as High-Density Residential, with 50 percent of the property remaining as "Village/Suburban Residential." (See *Attachment B: Land Use Policy Plan Map*)

The Zoning Ordinance requires that a Master Plan (See *Attachment E: Master Plan*) be

submitted as part of a rezoning petition for property with the FS zoning designations. A Master Plan provides a broad view of the development concept by describing the intended uses, building types, access points, and protected areas. Approval of rezoning with a Master Plan binds subsequent development to the details included within the Master Plan. The proposed Master Plan includes:

1. FS-RM zoning for approximately 7.2 net acres located along the west and north property lines of the site for development of approximately 132 apartment units. Total development density calculated within the FS-RM zone is approximately 17.6 units per net acre, which meets the minimum density requirement of 10 dwelling units per net acre, and shall not exceed 22.32 dwelling units per net acre.
2. RH zoning for approximately 5.5 net acres located on the interior of the site and extending to the southern property boundary. The developer proposes approximately 144 units, at a development density of approximately 26.2 units per net acre, which meets the minimum density requirement of 11.2 dwelling units, and will not exceed the maximum density of 38.56 units per net acre.
3. The Master Plan identifies four areas on the site for open space and storm water management, the largest of which is along the eastern property line. The 10% open space requirement has been applied as a requirement for an overall development and has not been applied on a site specific basis for each apartment building. The percentage of open space will be documented during subdivision review to conform to the 10% open space requirement of FS zoning and to meet the City's storm water control requirements.
4. A street connection is shown on the Master Plan to the east, west and south. The east/west connection will be an extension of Cottonwood Road through the site to connect with S. 530th Avenue (University Boulevard). A north/south public street right-of-way will be included as part of the new subdivision to connect Cottonwood Road and the southern boundary of the site.
5. A shared use path will follow the southeast boundary of the site along the former railroad right-of-way to connect to a trail system to be constructed through the Iowa State University Research Park, and is planned for extension south of Ames to connect with the High Trestle Trail, a regional bike trail system. A trail connection to Christofferson Park is also planned.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal, including conformance to the LUPP policies for "New Lands." Additionally, the Apartment Development "RH" Checklist is attached for review of the proposed RH and FS-RM components of the project. Conclusions from the staff review of infrastructure demands are that adequate facilities are in place to serve the development.

Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RM and RH zoning districts. Staff believes the rezoning proposal is consistent

with the objectives and LUPP Future Land Use Map.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the request for rezoning from Agricultural (A) to Suburban Residential Medium Density (FS-RM), and Residential High Density (RH), as proposed by the rezoning request, including the Master Plan.
2. The Planning and Zoning Commission can recommend that the City Council deny the request for rezoning from Agricultural (A) to Suburban Residential Medium Density (FS-RM) and Residential High Density (RH), including the Master Plan, if the Commission finds that the City's regulations and policies are not met.
3. The Planning and Zoning Commission can defer action on this request and refer it back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

At the time of the LUPP Amendment, staff focused on the discussion of housing variety, building types, and transitions to adjacent properties during the evaluation of the site. Staff believes the proposed rezoning and its master plan has met the interest of establishing the housing types that are intended for the development on the site, the desired transportation connections, and planned open spaces and transitions. Staff believes that support the rezoning of the site is appropriate based upon the Land Use Policy Plan goals, objectives and policies, and land use designations. The rezoning will allow for needed multi-family housing options to be developed near large employment areas of the City in the nearby Research Park and the College of Veterinary Medicine Campus.

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 request for rezoning from Agricultural (A) to Suburban Residential Medium Density (FS-RM), and Residential High Density (RH), including the Master Plan.

ADDENDUM

Existing Land Use Policy Plan. Prior to annexation of the property, the Land Use Policy Plan (LUPP) identified these parcels within the “Southwest II Allowable Growth Area” and designated as Urban Residential. Upon annexation, which was approved by City Council on July 14, 2015, the property was designated as “Village/Suburban Residential”, allowing for a broad range of residential development types. Areas annexed to the City are also categorized as New Lands within the LUPP.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	One Single-Family Home and Farmland
North	Apartment Complex (Wessex)/Christofferson Park
East	Single-Family Homes(outside the city)
South	Farmland/Rural Residential(outside the city)
West	Farmland/Rural Residential(outside the city)

Existing/Proposed Zoning. The land was automatically zoned as Agricultural upon annexation. The land is located west of S. 530th Avenue (University Boulevard) and the ISU Research Park, and south of the Wessex apartment development (*See Attachment A: Location Map*). Property to the north of the subject property is zoned as “Government/Airport District (S-GA), and “Planned Residence District” (F-PRD). Property to the east is zoned as “Research Innovation District” (RI), and “Planned Industrial” (PI). (*See Attachment C: Existing Zoning*)

The developer is seeking rezoning to “Suburban Residential Medium Density” (FS-RM), which is a residential zoning district consistent with the Village/Suburban Residential land use designation, and “Residential High Density” (RH), which is consistent with the “High Density Residential . The proposed area for rezoning is reflected in Attachment D.

Proposed “FS” (Floating Suburban Residential) Zoning. The developer has requested “FS” (Suburban Residential) zoning as an alternative to Village Residential Zoning, as described within the LUPP. “FS” (Suburban Residential) zoning is an option that may be selected by an applicant to create a more homogenous development type as compared to the heterogeneous development pattern of Village Residential. With “FS” (Suburban Residential) zoning there is an option for “Residential Low” or “Residential Medium” density zoning. Suburban Residential Medium Density (FS-RM) zoning allows for apartment dwellings with 12, or less dwelling units. The developer proposes to construct 11 buildings with 12 units in each building in the area of the site proposed for zoning as FS-RM.

Development within FS-RM zoning must reach a minimum density of 10 units per net acre, and shall not exceed 22.31 units per net acre. FS-RM zoning allows for multi-family housing types at a medium-density range. Allowed uses include apartments buildings (12 units or less), attached single-family homes and independent senior living. **Development within the FS-RM zoning district must achieve a minimum density of 10 units per net acre and shall not exceed 22.31 units per net acre. The 12 unit building size limit of FS-RM is a key design component and distinction between High Density Residential zoning districts.** Additionally, blending of net density between the “FS” (Suburban Residential) zoning districts is not permitted as each “FS” (Suburban Residential) type must stand on its own.

When considering the needs for multi-family dwelling types there are a number of factors to consider. The City has adopted a policy to evaluate all apartment development requests with the RH matrix (*See Attachment H: RH Matrix Checklist*), which addresses service levels and compatibility of the higher density uses with their surroundings. The RH Matrix Checklist was also provided to the Commission and City Council as part of the consideration of the LUPP Future Land Use Map Amendment for this property. Another question to consider is the market need for multi-family and how does a request compare to the housing policies of the City and distribution of opportunities across the City. The LUPP describes apartment housing in New Lands as being accommodated through smaller building types at lower densities than the developments found within the core of the City and in RH developments. FS-RM zoning standards embody this vision through the site design standards and building size limits.

Additionally, the LUPP under Chapter 2, New Lands Policy Options, identifies an expected mix of land area as 80% single-family and 20% medium density for areas designated as New Lands. No one project must meet this mix, but continued evaluation of growth and development trends by the City is needed to track our growth and meet our targeted mix. As a whole, the City has achieved the targeted mix with approximately 13% (approx. 74 of 580 acres) to date, if the figures are updated to reflect the proposed Crane Rezoning in west Ames and this site, then approximately 17.5% (114 of 650) of “New Lands/Near Term Lands” will be developed with apartment uses. While there has been a significant increase in apartments across the City in the past 15 years, this has mostly occurred as RH development outside of the New Lands areas.

Spring 2016 Apartment Project Estimate

	Unit Estimates & Year Open	2017	2018	2019
	Pending Rezoning Requests			
1	Crane Property on Mortenson (proposed FS-RM 23 acres-352 units)	180	88	84
2	Village Park Cottonwood/S. 530 th Avenue (proposed RH/FS-RM 20 acres- 250 units)	110	70	70
3	Rose Prairie (proposed FS-RM 13 acres)		?	?
	Pending LUPP Amendment Requests			
4	S. Duff LUPP Amendment Brick Towne (proposed 40 acres- 700 units)	150	250	300
5	Sheldon/Hyland Campustown LUPP (proposed 1.5 acres-160 units)		160	
	Site Plan Approvals			
6	Stadium View (approved 198 units total)	80		
7	122 Hayward (Campustown)	45		
8	Aspen Heights (205 Wilmoth 10 acres)	135		
	Vacant Zoned Land			
9	S. 17 th (12 vacant RH acres, limited 525 beds)	?	?	?
10	Quarry Estates (10 acres FS-RM, 80-100 units)		?	?
11	North Dakota/Lincoln Way (3 acres RH, est. 50 units)	?	?	
	Estimated Total	700	558	454

**Does not include all projects that will be complete in 2016, e.g. The Edge, ISU Dorm, Campus Avenue, Walnut Ridge, 1st Phase Stadium View, etc.*

At the April 6, 2016 Planning and Zoning Commission meeting, staff presented the table shown above as a list of upcoming multi-family housing developments. **The table is to be regarded as the best estimate available for the number of apartments that may be approved and constructed in the near term. The annual projections of units are quite high and above recent market absorption.** Included in the projected estimates of apartment construction is development of the property proposed for rezoning, known as “Village Park”. Estimated totals from Village Park for the years 2017, 2018 and 2019 are 110, 88 and 84 units, respectively.

Recent development trends of the past 6 years have yielded an average of building permits issued for 295 units and 725 bedrooms per year. The highest single year of construction was 2014 with building permits for 416 units and 1190 bedrooms. When considering our apartment construction it is important to note that student housing generally has a much higher ratio of bedrooms to units compared the standard multi-family housing that is built with mostly one and two-bedroom units. Building more typical apartment units would then increase the number of units built to yield the same number of bedrooms as compared to prior years. This is the case with this project as the developer indicates that there will be a substantial number of 1 and 2 bedroom units, rather than larger units with more bedrooms as commonly configured for student housing.

Based upon staff's prior assessment of apartment development trends; vacancy rates; economic development; and university enrollment increases, there appears to be a sustainable near term demand for multi-family housing options at levels similar to recent years. Staff specifically believes that multi-family housing targeted to the workforce or the general housing needs of community, beyond student specific housing, has lagged in the past few years and that these types of multi-family housing are needed within the community. The proposed rezoning and development meets these identified interest in how the buildings are planned and its location oriented towards access to employment areas.

While there is continued demand for single family homes that could be developed within the alternative zoning district of FS-RL, staff believes this location is well suited to meeting multi-family housing needs. Staff reiterates that in their assessment of the remaining area to the west and south of this site, the expectation should be for FS-RL to meet our housing interests beyond providing for apartments.

Master Plan. A Master Plan is intended to provide a general description of the intended development of a property. A Master Plan must address natural areas, buildable areas, building types, range of uses and basic access points, as described in zoning requirements of Section 29.1507(4) (*see Attachment F – Applicable Regulations*).

The property has been in agricultural use, and is the location of a single-family home, which also served as a "Bed and Breakfast" for many years in Story County, outside the City limits. The submitted Master Plan proposes areas for residential development on 12.7 acres of the property. The remaining 7.14 acres of the site is planned to accommodate open space, including storm water detention areas, and the east/west extension of Cottonwood Road through the site to University Boulevard, as well as the construction of a north/south public street intersecting with Cottonwood Road and extending to the southern boundary of the site. Open space is required under the FS (Suburban Residential) zoning regulations to meet a minimum of 10% of the gross area of the site, and will need to be accommodated at the time of subdivision approval.

The Master Plan proposes a development pattern with distinct areas of apartment housing to include eleven (12-unit) structures, for a total of 132 units, in the FS-RM portion of the development, and four (36-unit) structures, for a total of 144 units, in the RH portion of the site

The minimum density for the area to be rezoned as FS-RM, is 10 dwelling units per net acre. The Master Plan proposes a net density for the FS-RM area of approximately 17.6 dwelling units per net acre. The minimum density standard for the area to be rezoned to RH 11.2 is 10 dwelling units per net acre. The Master Plan proposes a net density for the RH area of approximately 26.2 dwelling units per net acre. Full review of net acreage will occur with the subsequent preliminary plat subdivision review.

The Master Plan identifies three small and one larger area of open space for the development on the Master Plan. The larger area will be the location of a storm water detention area that separates the 36-unit apartment buildings from the single-family

homes abutting the east property line of the development. Suburban Residential (FS) zoning requires a minimum of 10 percent of the gross area of the development be devoted to common open space. While this is not a requirement of the Master Plan, such open space areas will be required to meet the minimum standard at the time of subdivision of the property.

The 12-unit apartment buildings in the RH zone will require an administrative site development plan review, with approval by City staff; whereas apartments in the FS-RM zone will require a Major Site Development Plan review, with approval by the City Council, following approval of the Final Plat.

Based on discussions with the applicant, it is anticipated that full build out of the development would take place over multiple phases. The developer intends to subdivide the site into lots for each of the FS-RM apartment buildings and allow for separate site development and building construction by individual interests. Staff believes it would take approximately 2 to 3 years to fully build out the site.

Access. The Master Plan includes three access points to the site. An extension of Cottonwood Road through the site will provide access to existing and future single-family development to the west, and University Boulevard to the east, through a roundabout constructed in 2015, adjacent to the ISU Research Park. No permanent access is planned to the existing Wessex apartment development to the north; however, future access to the south is proposed through the construction of a north/south street that intersects with the Cottonwood Road extension through the site.

A shared use path will follow the southeast boundary of the site along the former railroad right-of-way to connect to a trail system to be constructed through the Iowa State University Research Park, and continuing south of Ames to connect with the High Trestle Trail, a regional bike trail system. A park connection to the north will also be established. Internal site circulation for vehicles, bicycles and pedestrians will be reviewed at the time of subdivision and site development plan approvals.

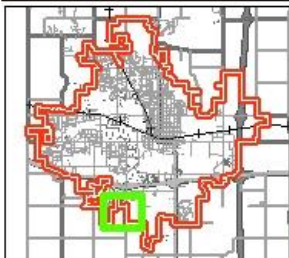
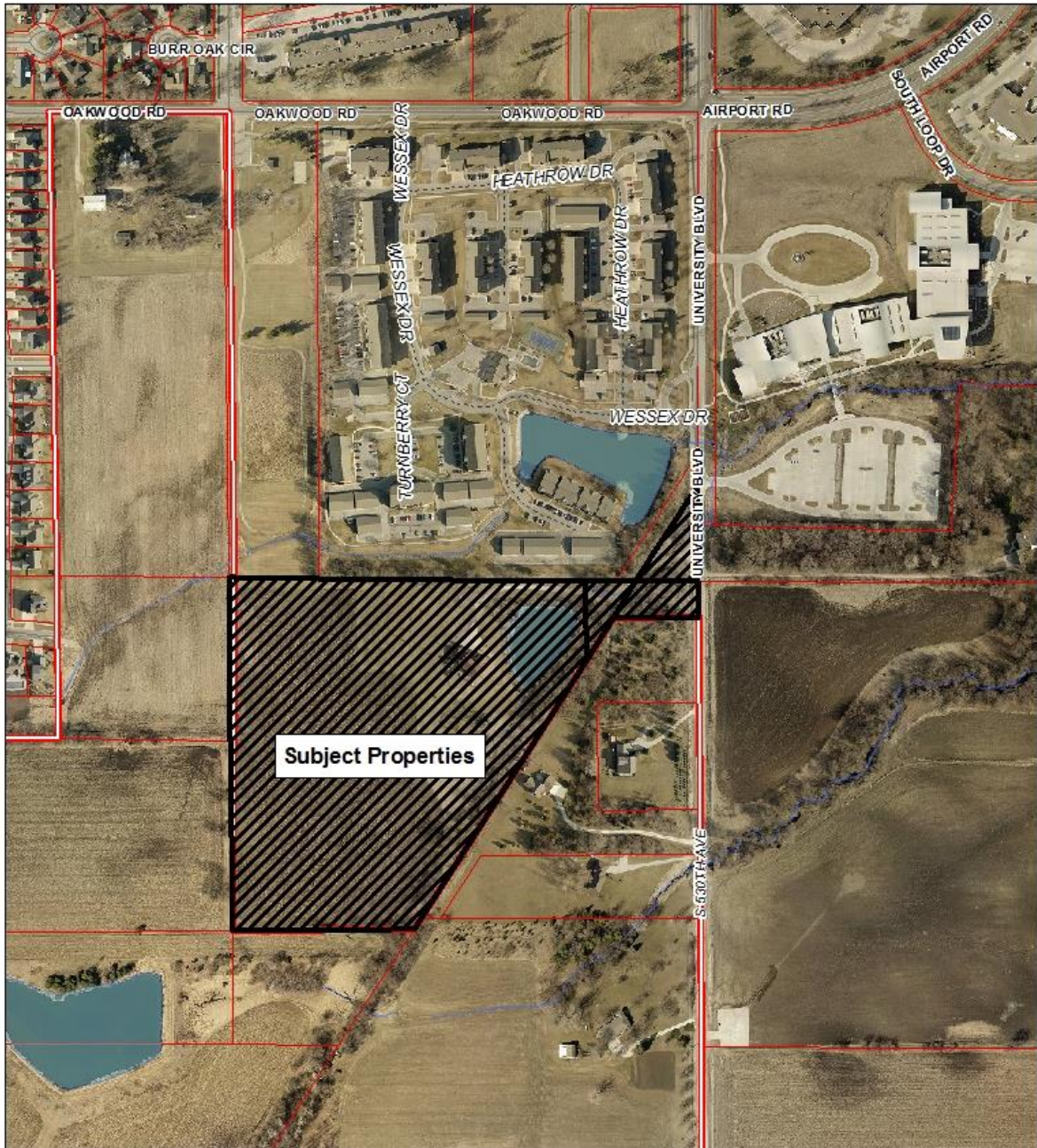
Infrastructure. Paving of University Boulevard street extension, and the installation of water and sanitary sewer mains to serve the annexation of this development site, as well as the expansion of the ISU Research Park, are in place.

CyRide. CyRide currently circulates a route to the south terminus of Wessex Drive located approximately 1,000 feet to the north of the residential development area of the site. CyRide does not plan to continue the route further south at this time.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A

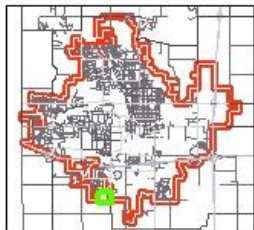
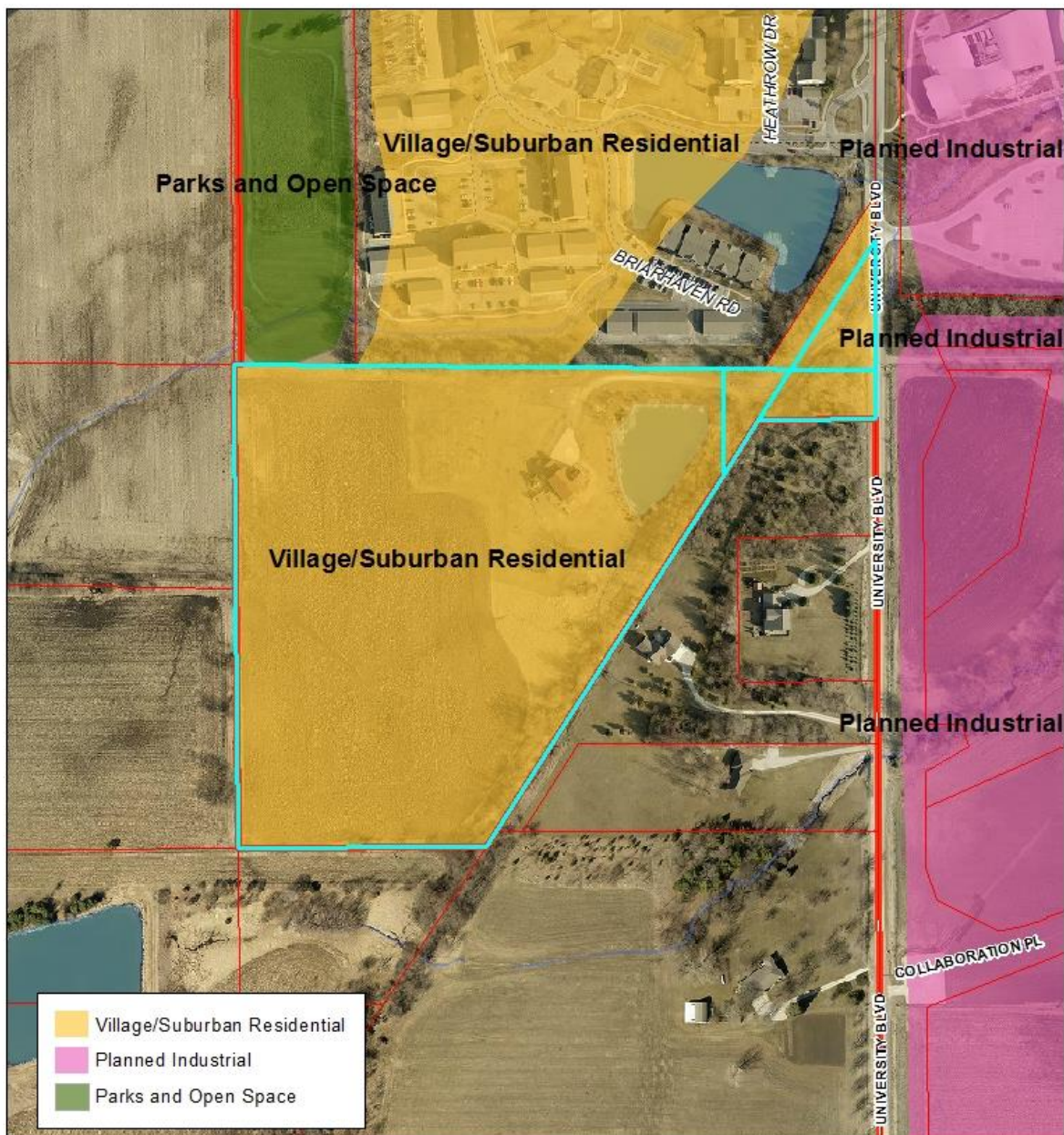
Location Map



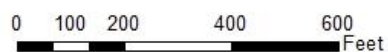
Location Map
3535 S. 530th Avenue

Attachment B

Land Use Policy Plan Map

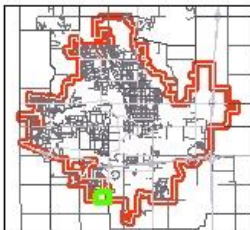
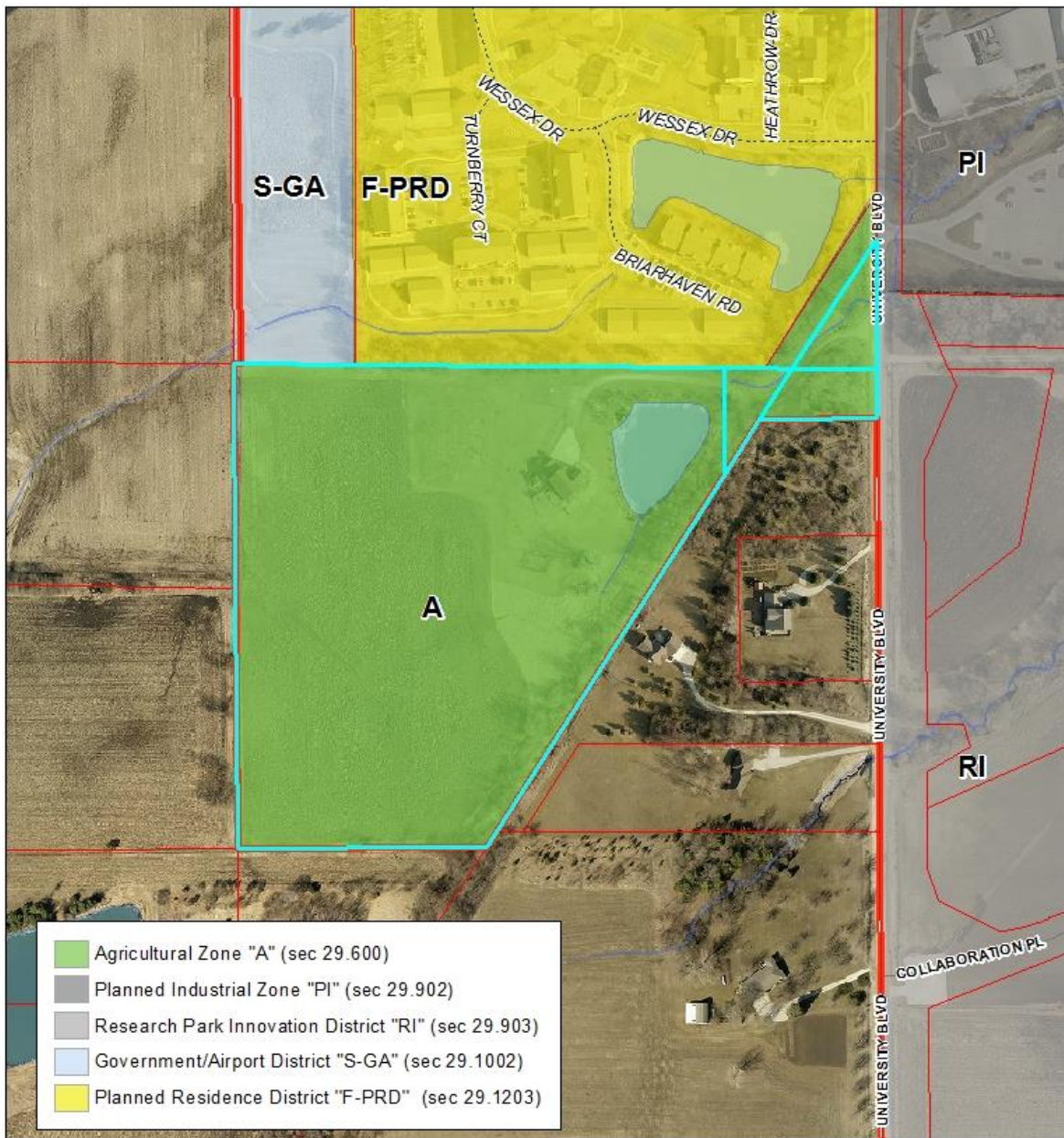


Land Use Policy Plan Map
3535 S. 530th Avenue



Attachment C

Existing Zoning



Existing Zoning Map

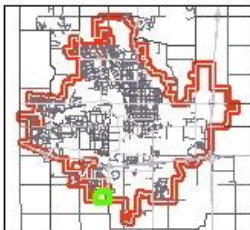
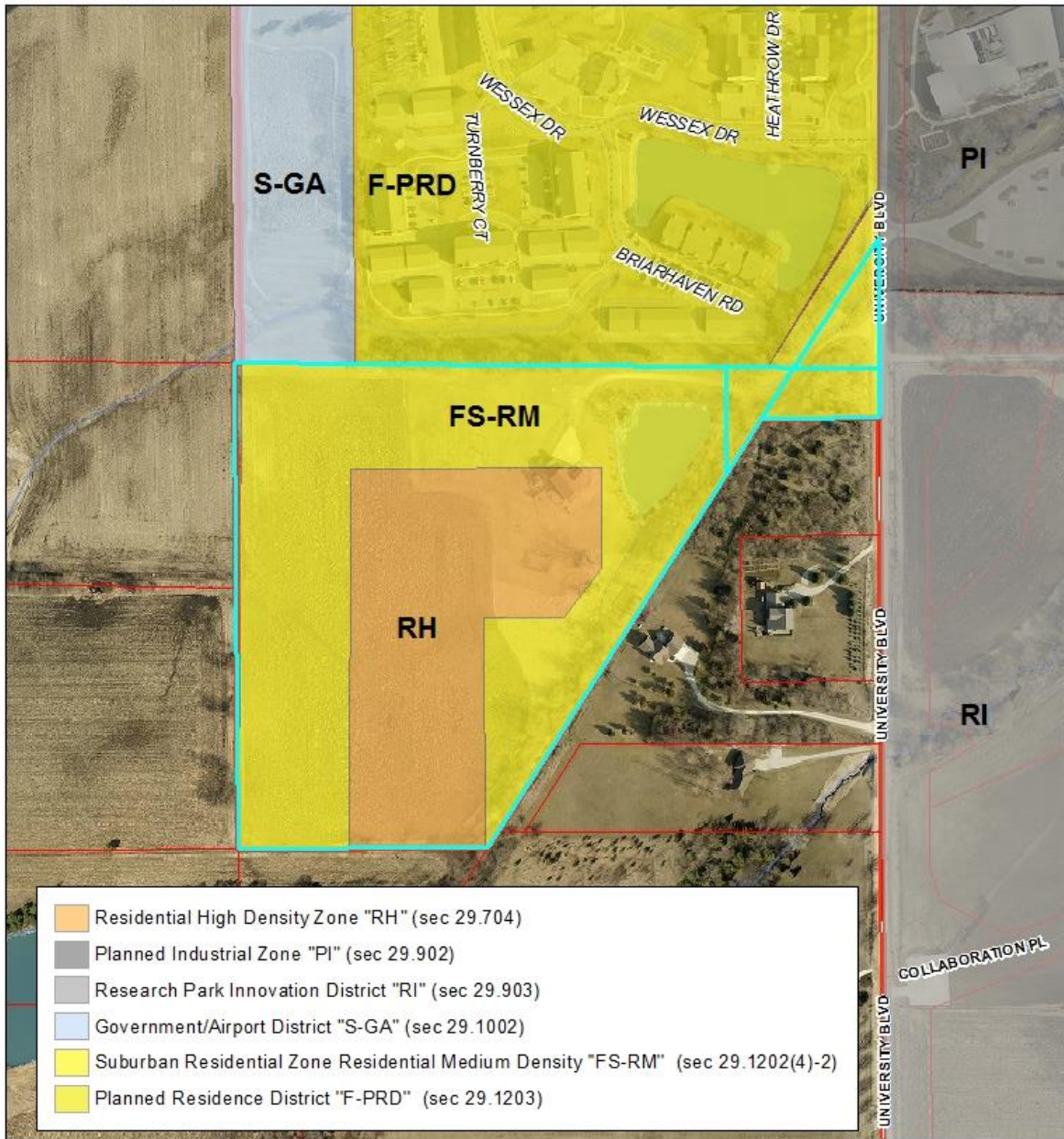
3535 S. 530th Avenue



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Attachment D

Proposed Zoning



Future Zoning Map

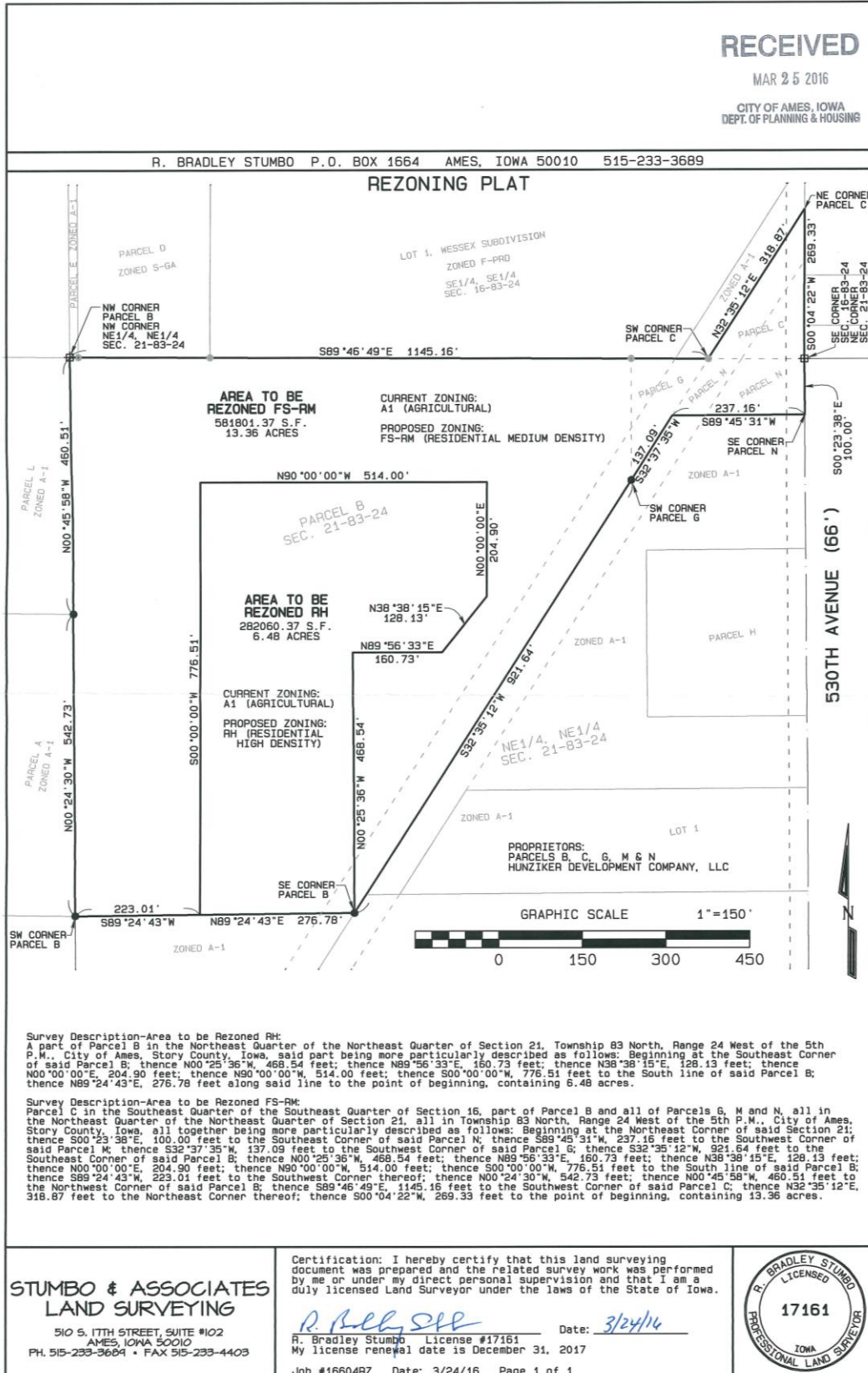
3535 S. 530th Avenue



0 100 200 400 600 Feet

Attachment F

Rezoning Plat



Attachment G

Applicable Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 1200, Floating Zones, includes a list of uses that are permitted in the Village Residential, Suburban Residential and Planned Residential zoning districts and the zone development standards that apply to properties in those zones.

Per Section 29.1507(4): Master Plan Submittal Requirements:

- a. Name of the applicant and the name of the owner of record.
- b. Legal description of the property.
- c. North arrow, graphic scale, and date.
- d. 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
- e. Proposed zoning boundary lines.
- f. Outline and size in acres of areas to be protected from impacts of development
- g. Outline and size in acres of areas proposed of each separate land use and for each residential unit type
- h. Pattern of arterial streets and trails and off-site transportation connections
- i. 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
- j. 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.

Attachment H

RH and FS-RM Matrix Checklist

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
Location/Surroundings			
Integrates into an existing neighborhood with appropriate interfaces and transitions High=part of a neighborhood, no significant physical barriers, includes transitions; Average=adjacent to neighborhood, some physical barriers, minor transitions; Low=separated from an residential existing area, physical barriers, no transitions available		X	
Located near daily services and amenities (school, park ,variety of commercial) High=Walk 10 minutes to range of service; Average=10 to 20 minutes to range of service; Low= Walk in excess of 20 minutes to range of service. *Parks and Recreation has specific service objectives for park proximity to residential		X	
Creates new neighborhood, not an isolated project (If not part of neighborhood, Does it create a critical mass or identifiable place, support to provide more services?)		X	
Located near employment centers or ISU Campus (High=10 minute bike/walk or 5 minute drive; Average is 20 minute walk or 15 minute drive; Low= exceeds 15 minute drive or no walkability)	X		
Site			
Contains no substantial natural features on the site (woodlands, wetlands, waterways)		X	
Located outside of the Floodway Fringe	X		
Separated adequately from adjacent noise, business operations, air quality (trains, highways, industrial uses, airport approach)		X	
Ability to preserve or sustain natural features		X	
Housing Types and Design			
Needed housing or building type or variety of housing types		X	
Architectural interest and character			X
Site design for landscape buffering		X	
Includes affordable housing (Low and Moderate Income))			X
Transportation			

Attachment H

RH and FS-RM Matrix Checklist

Adjacent to CyRide line to employment/campus High=majority of site is 1/8 miles walk from bus stop; Average= majority of site 1/4 mile walk from bus stop; Low= majority of site exceeds 1/4 miles walk from bus stop.		×	
CyRide service has adequate schedule and capacity High=seating capacity at peak times with schedule for full service Average=seating capacity at peak times with limited schedule Low=either no capacity for peak trips or schedule does not provide reliable service			×
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute	×		
Roadway capacity and intersection operations (existing and planned at LOS C)	×		
Site access and safety		×	
Public Utilities/Services			
Adequate storm, water, sewer capacity for intensification High=infrastructure in place with high capacity Average=infrastructure located nearby, developer obligation to extend and serve Low=system capacity is low, major extension needed or requires unplanned city participation in cost.	×		
Consistent with emergency response goals High=Fire average response time less than 3 minutes Average=Fire average response time within 3-5 minutes Low=Fire average response time exceeds 5 minutes, or projected substantial increase in service calls		×	
Investment/Catalyst			
Support prior City sponsored neighborhood/district investments or sub-area planning			×
Creates character/identity/sense of place			×
Encourages economic development or diversification of retail commercial (Mixed Use Development)			×

Attachment I
Applicant's Narrative – Page 1

Suburban Residential (F-S) Development
Supporting Information for Property Developed
According to the F-S Requirements

(This form must be filled out completely before your application will be accepted.)

Property that is developed according to the F-S requirements shall create a development pattern that adheres to the following development principles, as set forth in Section 29.1202(2) of the Zoning Ordinance, which are listed below:

(Note: The applicant's explanation of how the request meets each development principle may be attached on a separate sheet if sufficient space is not provided.)

1. Development Principles.

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

Explain how the proposal meets this Development Principle.

Our project will have a similar theme throughout the entire project pulling together the individual buildings. We will also have consistency with the Iowa State Research Park through a shared use path and water features.

- (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 a greater emphasis on vehicular mobility.**

Explain how the proposal meets this Development Principle.

Our project will meet Staff's recommendations for streets and their placement and layout while planning for future growth of abutting property owners. We will also incorporate community facilities into our design with the shared use path connecting to the High Trestle Trail, water features and connection to the abutting City park.

Attachment I

Applicant's Narrative – Page 2

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

Explain how the proposal meets this Development Principle.

We will incorporate effective landscaping into our plan to minimize vehicular lighting extending between buildings. All of the current neighbors are either residential or agricultural, so we don't have a distinctly different land use. We have also created a water feature between our denser buildings and the established East Neighbors to assist with buffering.

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

Explain how the proposal meets this Development Principle.

We will establish an association that will be responsible for the maintenance of the common areas. All of the property owners in Village Park will be part of this association.

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

Explain how the proposal meets this Development Principle.

Our project will have consistency between the buildings, however, we expect each building to have its own unique features. Spacing and setbacks for buildings will meet the expectations set forth in the code. Sidewalks connecting buildings and the shared-use path will be in the right of way to help with pedestrian traffic while keeping the streets for vehicular traffic.

Attachment I

Applicant's Narrative – Page 3

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

Explain how the proposal meets this Development Principle.

Our project is consistent with the Land Use Policy Plan. We will have a similar use to the Neighbor to the North in Wesssex. We have planned for a transition to the West into intended single-family detached residences as Staff recommended through our 2-story buildings and their buffer with garages and landscaping. We have added additional buffering to the East neighbors with our water feature - currently single family residences. Our neighbor to the South is currently agricultural, but the assumption is that their developed use will be comparable to Village Park development.

Attachment I
Applicant's Narrative – Page 4

Suburban Residential (F-S) Development
Supporting Information for Rezoning

(This form must be filled out completely before your application will be accepted.)

As part of the process of rezoning property to F-S, the City Council must make the following findings. Please explain how the rezoning proposal meets each of the items listed below.

(Note: The applicant's explanation of how the rezoning request meets each of the items listed below may be attached on a separate sheet if sufficient space is not provided.)

1. The designation is consistent with the Land Use Policy Plan (LUPP).

Explain how the proposal meets this requirement for rezoning.

This proposal is consistent with the LUPP. We have situated FS-RM zoning on the North quarter of the property as well as the Western third of the property. The balance is proposed as RH. This mirrors the Land Use Policy Plan.

2. The development complies with the requirements of Section 29.1202, "F-S" Suburban Residential Zone.

Explain how the proposal meets this requirement for rezoning.

This question has been answered on pages 9, 10 + 11 when our project was evaluated against the ^{development} ~~design~~ principles in 29.1202 (2) a through f.

Attachment I

Applicant's Narrative – Page 5

3. **The existing infrastructure system to be utilized by the land proposed to be zoned F-S has the capacity to support the development contemplated.**

Explain how the proposal meets this requirement for rezoning.

Our world-class engineers have assured us our stormwater will all be managed on site and discharge at a rate the City will approve into a beehive near University Avenue. Our sanitary sewer will connect onto City of Ames property to the Northwest of Village Park development and will have the required fall to service all of the intended buildings. Water will be supplied to this site by the City of Ames.

The following additional information must be submitted with a Request for Rezoning to Suburban Residential (F-S):

1. **Current zoning** of the subject property: Agricultural
2. The **land area** (measured in square feet and/or acres) proposed for rezoning: 19.84 Acres
3. A **map** (Please attach.) that includes the following:
 - ☒ Drawn to scale;
 - ☒ Date of submittal;
 - ☒ North arrow;
 - ☒ Boundaries of the property proposed for rezoning.
 - ☒ Label the areas of the proposed development to be rezoned as Suburban Residential Low Density (FS-RL), and as Suburban Residential Medium Density (FS-RM).