

COMMISSION ACTION FORM

REQUEST: REZONE FROM A (AGRICULTURAL) TO FS-RL (SUBURBAN RESIDENTIAL LOW DENSITY), FS-RM (SUBURBAN RESIDENTIAL MEDIUM DENSITY), AND CGS (CONVENIENCE GENERAL SERVICES) WITH A MASTER PLAN FOR PROPERTIES LOCATED AT 5571 GRANT AVENUE

BACKGROUND INFORMATION:

The property owner, Rose Prairie LLC, is requesting rezoning of a single parcel of land located at 5571 Hyde Avenue (formerly known as Grant Avenue). The site, on the west side of Hyde Avenue and south of 190th Street, comprises 170.33 acres (see Attachment A: Location Map and Zoning). The developer is seeking rezoning to develop the site with primarily low density residential, a medium-density apartment component along the north boundary of the site, and commercial at the northeast corner.

A similar request to this rezoning with a master plan was reviewed by the Planning and Zoning Commission in June with the Commission recommending approval with a maximum of 746 dwelling units. The City Council denied the proposed rezoning and master plan with 746 dwelling units on a 3-3 vote on July 26th. The new master plan includes the same zoning boundaries of FS-RL, FS-RM, and CGS with generally the same parcel layout, street and trail connections, and open spaces. The difference is that the maximum number of dwelling units is limited to 620 dwelling units in the proposed master plan (Attachment E).

The rezoning request is for three separate zoning districts (see Attachment B: Proposed Zoning). Since the subject parcel is one tract of land, the proposed rezoning districts are described as metes and bounds. Later, final plats will create separate lots which will follow these described zoning district boundaries.

The applicant proposes a 10.31 acre site at the northeast corner of the site, with frontage along both Hyde Avenue and 190th Street, for Convenience General Services. A 15.50 acre site lying west of the proposed commercial zone is anticipated to be developed as FS-RM. This site has frontage along 190th Street. The remaining 144.51 acres will be developed as FS-RL. This site has frontage along Hyde Avenue. The applicant provided a Rezoning Exhibit, which is found in Attachment C. All of the described acreages of Attachment C are gross acres that include future street and open space areas that would later be netted out of the site development area.

The LUPP considers this area New Lands eligible for suburban or village zoning districts. The City Council approved a Village/Suburban Residential land use designation at their meeting on May 26, 2015. That action also included a Convenience Commercial Node at the intersection of Hyde Avenue and 190th Street. The two proposed residential districts are compatible with that LUPP designation. So, too, the

proposed CGS designation is compatible with the commercial node. An excerpt from the LUPP Land Use Map can be found in Attachment D.

The developer anticipates that the eventual development of the Master Plan will be as a number of “pods.” These pods will likely be developed separately, either by Rose Prairie LLC or other developers. The Master Plan identifies the acreage of each pod and a range of dwelling units for each. The total estimated net acres for development are approximately 100 acres, with the remainder of the area used for open space, a public park, and streets. Attachment E includes a breakdown of each type of use for the entire site. The mix of uses within the developable area by land area is approximately 80% single family, 14% multi-family, and 6% commercial.

The FS-RL comprises an estimated 80.91 acres of the entire development area. The total number of dwelling units (proposed both as single-family attached and detached) in the FS-RL will fall within the range of 219 to 419. This equates to a density range of 2.70 dwelling units per acre to 5.18 dwelling units per net acre. Required density for FS-RL is between 3.75 and 10.00 dwelling units per net acre. Although the proposed ranges on the master plan falls below the required density, it does not take into account all areas that might be netted out from the gross acres, such as drainage ways, trail corridors, storm water detention, etc. At the time of preliminary plat review, the minimum density standard of 3.75 will be met for the FS-RL zoned area of the project.

The FS-RM zoning comprises 13.54 acres. The total number of dwelling units is between 136 and 201. This equates to a density range of 10 dwelling units per acre to 13.84 dwelling units per net acre. Required density for FS-RM is between 10.00 and 22.31 dwelling units per acre. FS-RM allows apartment buildings no larger than 12 units.

The Master Plan identifies the CGS district as being 6.01 net acres. Because of a drainage way, this district is split into two separate sites. The LUPP indicates a node should typically be between 2 to 5 acres, but not exceed 10 acres.

The attached addendum includes a full description of the Master Plan and analysis of the rezoning proposal. The Multi-Family RH checklist has also been attached for review of the FS-RM component of the project. Ultimately, lot layout of the property will be subject to preliminary plat and final plat approval. Major Site Development Plan approvals will be needed for multi-family development. Minor Site Development Plan approvals are required for attached housing projects and the commercial component.

The subject property is located with the Ada Hayden Watershed and is subject to the Conservation Subdivision Ordinance standards. These requirements are above and beyond standard subdivision requirements and address mandatory storm water treatment measures and providing for open space. One of the key issues for development in the watershed is the long term protection and enhancement of water quality downstream from this site. Much of the drainage of this watershed eventually flows through this site and to the southeast corner where it then passes under Hyde Avenue to the park area and the wetlands located west of the lake. The developer has provided calculations of estimated impervious surface areas (Attachment F) for their

proposed maximum development scenario of 620 units described in the Master Plan. Staff has not formally reviewed a storm water management plan with the rezoning, since such a review is a submittal requirement for subdivision and site plan review. However, staff concurs that the estimated impervious surfaces are a worst case or conservative estimate of the storm water treatment needs. The applicant believes from their preliminary assessment that the proposed level of development can meet the storm water treatment objectives with the elements of open space included in the project.

Although the site has never been rezoned for development, there is an existing development agreement that defined a concept plan and layout for the development of this site. The development agreement was part of the annexation of the site in 2010. The development concept included 292 single-family detached homes with an additional component (approximately 8 acres) of townhomes. Staff's review of the history and interviews with the involved parties at the time of that 2010 concept found that the 292 number was a function of the developer's desires rather than any limit imposed by the ability of the site to manage storm water or other identified constraint. See Attachment G for some background information on that 2010 concept plan.

The City Council, in April, consented to allowing the developer to propose a new master plan and zoning and to consider a revision to the development agreement along with the rezoning application. If no changes are approved by City Council to the development agreement concurrent with the rezoning, the site can be rezoned only to FS-RL without the commercial component or medium density component with the cap on total number of single family units.

Staff concludes that the Master Plan identifies developable and undeveloped areas, range of uses and residential unit types consistent with the proposed FS-RL and FS-RM zoning districts. Staff believes the rezoning proposal to FS-RL, FS-RM, and CGS 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 Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) as proposed by the rezoning request, supported by the findings of fact, and to adopt the included Master Plan.

This alternative reflects the desires of Rose Prairie LLC for a maximum of 620 total residential units of which 201 would be multi-family and 419 would be single-family (both attached and detached).

2. The Planning and Zoning Commission can recommend that the City Council approve a modified Master Plan or changes to size and location of the proposed zoning districts.

If the Commission wishes to recommend alternative zoning boundaries, zoning districts, uses, or densities, it can condition approval on specific changes it wishes to articulate.

3. The Planning and Zoning Commission can recommend that the City Council deny the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) as proposed by the rezoning request if the Commission finds that the City's regulations and policies are not met.

If the Commission finds that the proposed rezoning and Master Plan is inconsistent with the Land Use Policy Plan or City ordinances, it can recommend denial.

4. 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:

The proposed Master Plan's development concept meets the density standards of the respective zones and also the open space requirements of the Conservation Subdivision Ordinance. It is also intended to allow for individual development sites that are integrated by open space and the central collector street. The range of development density is intended to give flexibility to subsequent developers to provide a variety of housing types in the project area. The developer proposes to include a trail system and an east/west connection through the development as well as for a shared use path along the Hyde Avenue frontage of the site. The developer has included 5 acres of land for a neighborhood park to serve this area. Details of the arrangement of the park land would be part of the platting process.

The current development agreement requires the developer to provide for needed infrastructure and has an assessment district and connection districts for development of the area. This development was part of broad area-wide traffic study from 2010 that determined development impacts from buildout of the North Growth Area. The City's traffic engineer does not believe the conclusions of the prior traffic study for improvements at intersections of Bloomington and Grand Avenue are substantially affected by the proposed changes to the project. Conclusions from the staff review of infrastructure demands overall are that adequate facilities are in place or will be in place to serve the development with conditions on the platting of the property and in conformance with the development agreement.

The proposed rezoning with FS-RL, FS-RM, and CGS area is consistent with the Land Use Policy Plan as in the types of zoning and range of density proposed within the zoning districts. Staff believes that the diversity of housing identified by the applicant is desirable and that the total number of units overall and the amount of potential multi-family units is more in line with the densities of more recent suburban development than what was proposed earlier this past summer. This limited number of apartments is supported by staff to add diversity of housing types to North Ames, which for the most part has been single-family home development compared to other parts of the City.

Therefore, it is the recommendation of the Planning and Housing Department 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 Low Density (FS-RL), Suburban Residential Medium Density (FS-RM), and Convenience General Services (CGS) as proposed by the rezoning request, and to adopt the included 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 “North Allowable Growth Area” and designated as Urban Residential. The annexation was approved by City Council on July 12, 2011; however, a Future Land Use designation was not placed on the land until May 26, 2015. At that time, the property was designated as “Village/Suburban Residential”, allowing for a broad range of residential development types. In addition, a Convenience Commercial Node was placed at the intersection of Hyde Avenue (then known as Grant Avenue) and 190th Street at the northeast corner of the site. The node provides only a general area for its location—it is not intended to be located at any specific site for the implementing zoning.

The Village/Suburban designation is intended for one of two types of development: the village concept or the suburban residential concept. Suburban residential developments are intended for remaining in-fill areas and New Lands area where the village residential development is not chosen. Suburban residential designated areas are anticipated to develop similar to past residential development patterns, such that it is generally a single use residential pattern with little design integration as compared to a village. This concept generally requires that landscape buffering be used as a separation of land use types.

The LUPP intends for Suburban Residential, although vehicular focused, to provide for improved pedestrian connections to parks, schools and open space areas using such amenities as sidewalks on both sides of the street, bike connections, and open space areas. It is also required that the conservation of designated natural resources areas, such as designated environmental sensitive areas, be protected through design features incorporated into the development. The LUPP describes development of New Lands as averaging 5 units per acre across the buildout of these areas, but that no one project is limited to 5 units per acre. The general assumption is that a mix of 80% single family and 20% medium density would accomplish this goal for density.

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	Farmland
North	Farmland, scattered home sites, horse stable, radio antenna (outside the city)
East	Mostly vacant but recently approved developments include Quarry Estates (low and medium density residential) and Hayden’s Crossing (low density residential), Ada Hayden Heritage Park
South	Home site, cell tower, farmland (outside the city). An agreement with the owner of the farmland anticipates future annexation and development
West	Ames Golf and Country Club, farmland (outside the city). An agreement with the golf course will allow for future annexation.

Existing/Proposed Zoning. The land was automatically zoned as Agricultural upon annexation. Property to the north, west, and south of the subject property remains in unincorporated Story County and is zoned A-1 Agriculture. The home site to the south is zoned A-R by the County.

The area to the east lies within the City limits and is zoned FS-RM (the northwest portion of Quarry Estates, 10 acres), FS-RL (the remainder of Quarry Estates and all of Hayden's Crossing I and II), and S-GA (Ada Hayden Park).

The developer is seeking rezoning to FS-RL, FS-RM, and CGS. As noted previously, staff believes these zoning designations are consistent with the Land Use Policy Plan Future Land Use Map. The location of the CGS is acceptable to staff as it is situated at the traditional location of the two major streets in the area, rather than farther south to a more central location. Although a central location would be desirable from a walkable community perspective, it could be challenging for commercial to work further south due to lower traffic volumes and minimal development concentrated around it with the City's open space of Ada Hayden to the east.

Master Plan. A Master Plan is intended to provide a general description of the intended development of a property. It 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).

The Rose Prairie Master Plan identifies a number of development "pods," allowing each to be developed independently and, possibly, by different developers. Three of the ten pods shown in the FS-RL zone are destined for single family attached homes. The remaining seven pods are single family detached homes.

The submitted Master Plan proposes areas for residential development on 94.5 acres of the property and commercial development on about 6 acres. The remaining area of the site is planned to accommodate open space, including storm water detention areas, open space, and a 5.1 acre park to be dedicated to the City. The City has requested this park area to be consistent with the service level goals of the Land Use Policy Plan for 5 acres of parkland per 1,000 people. The park would be a neighborhood park that requires some areas of level land for amenities, but there would be no parking constructed with the park. The park would be connected to the trail system as shown on the Master Plan.

Public road access to Hyde Avenue is anticipated at three points. The northern point is aligned with Ada Hayden Road, the access to Quarry Estates; the middle access is aligned with Leopold Drive, the north entrance to Hayden's Crossing; and the southern access is aligned with the access to a parking area for Ada Hayden Heritage Park.

Public road access is at one point on 190th Street between the proposed commercial zone and FS-RM zone. A north-south collector street will run the length of the development, which will also have an easterly connection to Hyde Avenue.

The Master Plan also shows the General Flood Plain Overlay that is located, generally, east/west along the north boundary of the southern quarter-quarter section.

Proposed FS-RL (Suburban Residential Low Density) Zoning. The developer is requesting FS-RL zoning for the bulk of the site. FS-RL allows for single-family detached homes as well as single-family attached homes. Up to 12 attached units can be constructed provided the development has access from a rear alley; otherwise attached dwellings are limited to 5 units. Apartments are not an allowed use in the FS-RL district.

The FS-RL district requires a housing density of between 3.75 dwelling units per acre and 10.00 dwelling units per acre. The overall density of the FS-RL, as shown on the submitted Master Plan is between 2.70 and 5.18 dwelling units per acre. Although the bottom range of the density lies below the mandated minimum of 3.75 units per acre, the master plan has not yet finalized other areas that will eventually be netted out of the calculation, such as drainage ways, trail corridors, storm water detention, etc. At the time of preliminary plat review, the minimum density will be met as individual lots are identified.

Proposed FS-RM (Suburban Residential Medium Density) Zoning. The developer is requesting FS-RM zoning for a portion of the parcel lying at the north end, comprising about 13.5 acre. FS-RM allows for single-family attached and detached homes (including twin-homes and duplexes), as well as apartment buildings having up to 12 dwelling units. Apartments will require the submittal of a Major Site Development Plan and approval by the City Council at the time of construction.

The FS-RM district requires a housing density of between 10.0 dwelling units per acre and 22.31 dwelling units per acre. The Master Plan shows that the FS-RM district will have an overall density of between 10.0 and 14.84 units per acre.

Public Water. Water service has been brought to the site under the terms of the development agreement and is adequate to serve the entire development. Actual internal water service will be finalized during the review of the preliminary plat.

Public Sanitary Sewer. Sanitary sewer service has also been brought to the site, lying on the east side of Hyde Avenue. The sewer stub under the road to the west side of Hyde Avenue was sized to accommodate the density of the previously proposed development (about 300 units). An additional or larger replacement stub under Hyde Avenue may be required. To accommodate this layout, additional sewer modeling will be required during the preliminary plat review to ensure capacity.

Storm Water Management. The site will be developed to meet the requirements of the City's conservation subdivision ordinance. The natural drainage features will be preserved and impacts of development on the landscape will be ameliorated. The standards require on-site treatment and storage of stormwater within open spaces and conservation areas. These open spaces and conservation areas shall comprise at least 25 percent of the gross acreage of the site. The Master Plan provides 46.74 acres of open space and an additional 5.07 acres of a public park, totaling 29.8 percent of the

gross acreage. Additional open space, such as trail corridors and drainage swales may be identified during the preliminary plat process, increasing that number.

Since the proposed development is currently covered by a Master Plan approved in the 2010 development agreement, staff sought to obtain information about the differences in storm water volume between that development and this proposed one. The results can be found in Attachment F.

The 2010 Master Plan anticipated about 300 single family homes plus an additional (undetermined) number of attached homes. The estimated impervious surfaces based on that layout (rooftops, roads, parking areas, driveways, sidewalks, and paved paths) comprised about 29 percent of the site (51.14 acres).

This proposed Master Plan increases the number of proposed units to a maximum of 620 and adds a commercial component. The estimated impervious surface comprises about 39 percent of the site (65.62 acres).

Based on these estimates, the 2010 development would have contributed 29.73 acre-feet of stormwater from impervious surfaces in a 100-year rain event (7.12 inches of rain in 24 hours). The proposed 2016 development would create 38.15 acre-feet during the same 100-year rain event.

While these numbers provide a comparison of impervious surfaces between the previous and currently proposed development plans, they do not indicate how that generated runoff will be treated and stored in accordance with City requirements. For example, the conservation subdivision regulations require buffers along drainage ways and encourage best management practices in treating storm water. In addition, the Chapter 5B Post-Construction Storm Water Management requires the treatment of the “first flush” of rainfall as well as the detention of storm water, allowing the release only at a volume and rate consistent with that of a “meadow in good condition.” The specific stormwater treatment plan for the development will be evaluated as part of the preliminary plat review.

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.

Development Agreement. A previous owner of the property signed a development agreement in 2010 with the City prior to annexation of the property in 2011. The current owner has requested amendments to that development agreement, including the adoption of a new Master Plan allowing up to 419 single family units (206 attached and 213 detached) rather than the 292 previously approved. With the proposed apartment component, the developer seeks an overall upper limit of 620 dwelling units.

The development agreement also limited rezoning to only FS-RL. The City Council amended the LUPP Future Land Use Map with the understanding that the Village/Suburban Residential designation would allow both FS-RL and FS-RM. The City Council also placed a commercial node on the site to allow retail and/or office

development. The owner has requested that this limitation in the development agreement be removed.

The City Council will be asked to amend the agreement prior to taking action on the rezoning request. There are other, minor proposed changes which do not affect the design or layout of the proposed development. The terms of the development describing the off-site traffic improvements at Bloomington Road and Hyde Avenue and at Bloomington Road and Grand Avenue are retained.

Overall Density. The 2010 Master Plan anticipated 292 single family detached homes (and an undetermined number of townhomes). That Master Plan is a binding component of the agreement with Rose Prairie. The City Council gave direction to staff to amend that agreement in April of this year.

While the City seeks to increase density to better and more efficiently provide services, the City also recognizes the impacts of development on downstream resources. In this case, the community has a very strong interest in ensuring the quality of the Ada Hayden watershed. The developer's proposed density falls within the standards allowed by zoning and more closely mirrors the overall averages of previous suburban development. It actually is a lesser number than what staff recommended at the prior Commission meeting. See Attachment G for information requested by the City Council on similar suburban development densities. The proposed overall development density of Rose Prairie with 94.5 net acres of residential land is between 3.75 and 6.34 units per acre.

Apartment Matrix. The matrix used to evaluate apartment locations is included in Attachment H. The FS-RM component has mixed grades. The site scores high only on being outside the Floodway Fringe. **And while it also provides a housing type in the North Growth Area other than single family homes, that is a *desired* housing type in this area, not necessarily a *needed* type.**

In most other categories, it scores poorly as it is on the far periphery of the City, distant from employment centers, CyRide, shopping, and other amenities.

Other Issues. During the City Council discussion of this item in July, a question was raised about the possibility of a gas station in the commercial area. The concern was about the likelihood of a petroleum leak in the watershed. Staff provided follow-up information to the City Council regarding current underground storage tank design which can be found in Attachment G.

Findings of Fact

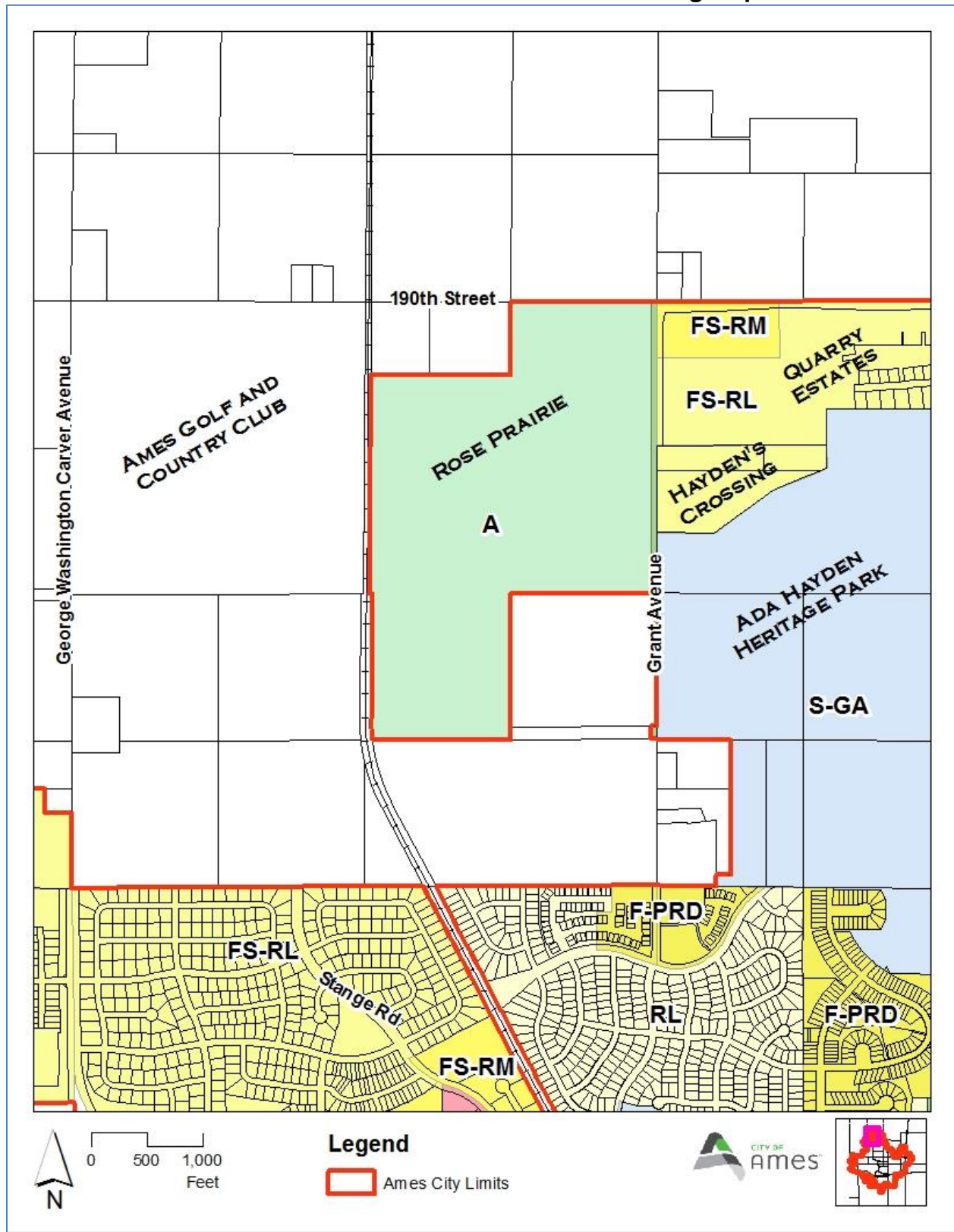
Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. *Ames Municipal Code Section 29.1507(2)* allows owners of fifty percent (50%) or more of the area of the lots in any district desired for rezoning to file an application

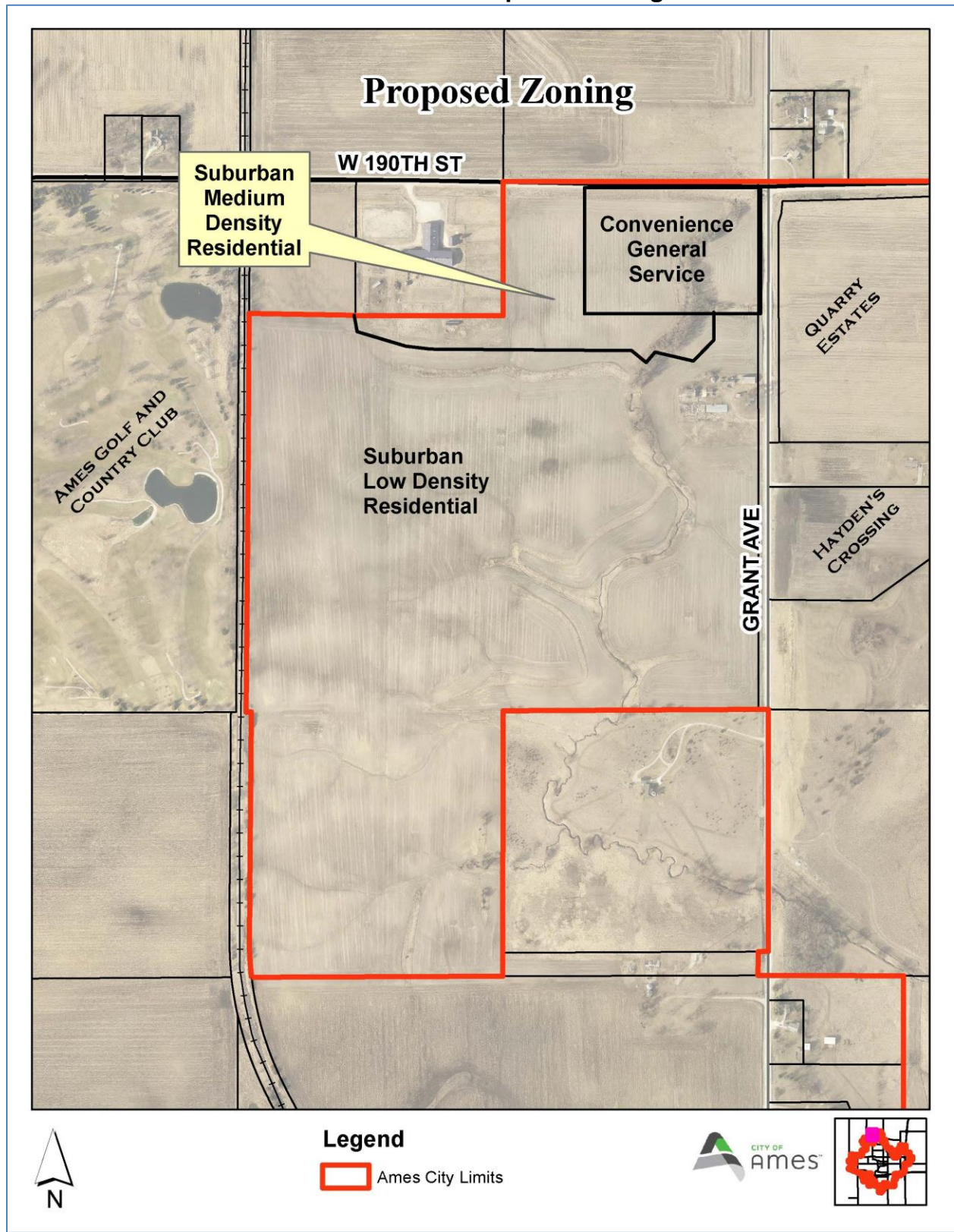
requesting that the City Council rezone the property. The owner of this single parcel has requested the rezoning.

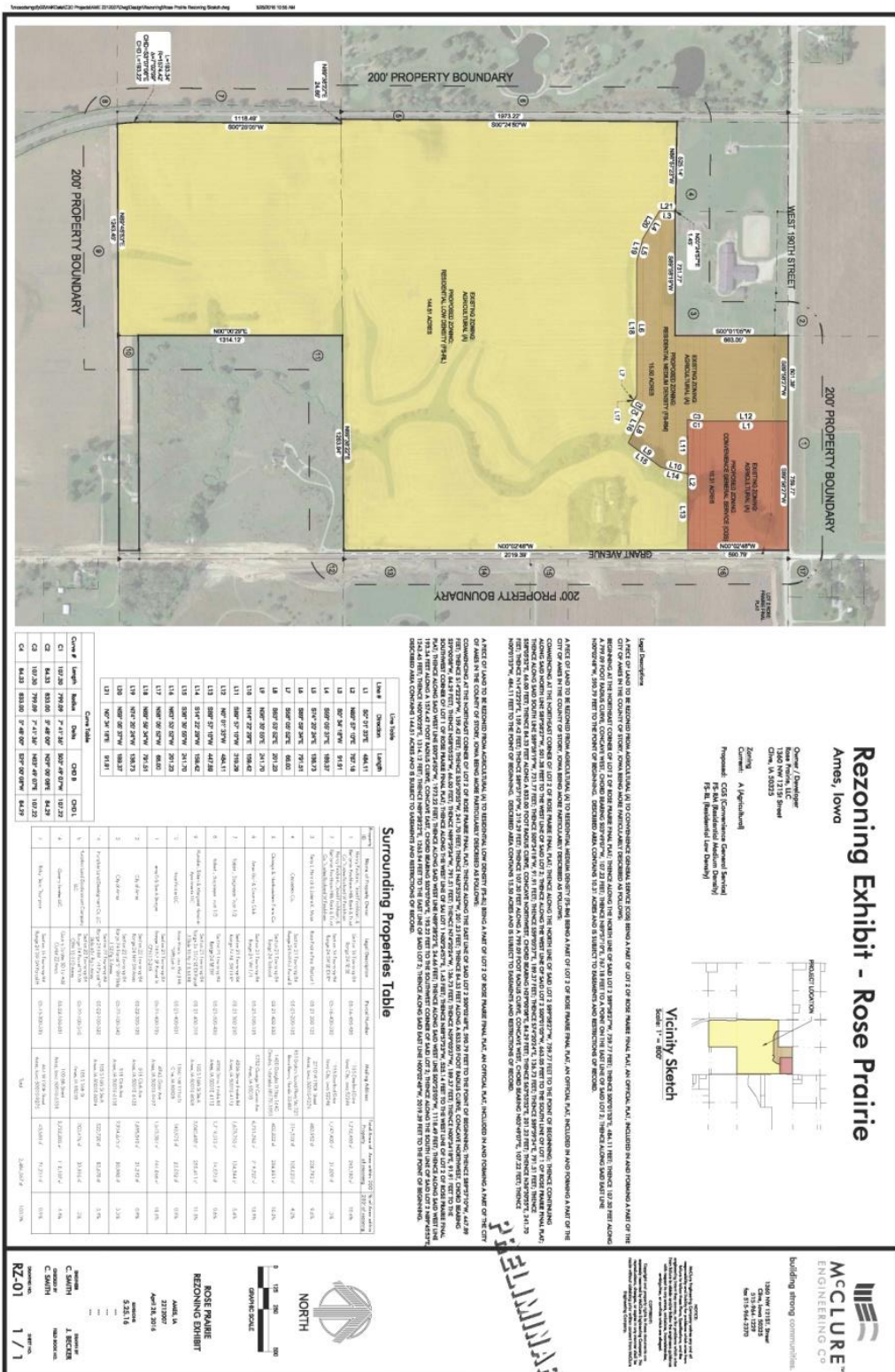
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as Village/Suburban Residential with a Convenience Commercial Node.
3. The Village/Suburban Residential land use designation supports the FS-RL and FS-RM zoning designations. The Convenience Commercial Node supports the CGS zone.
4. The Master Plan provides information required by code and demonstrates that the densities for FS-RL and FS-RM will be within the standards.
5. Infrastructure is available to this site. The preliminary plat will determine water and sewer layout and capacity for the existing stub under Grant Avenue.
6. Accesses to this site are being defined by the Master Plan and have been reviewed by the traffic engineer.

Attachment A: Location and Current Zoning Map

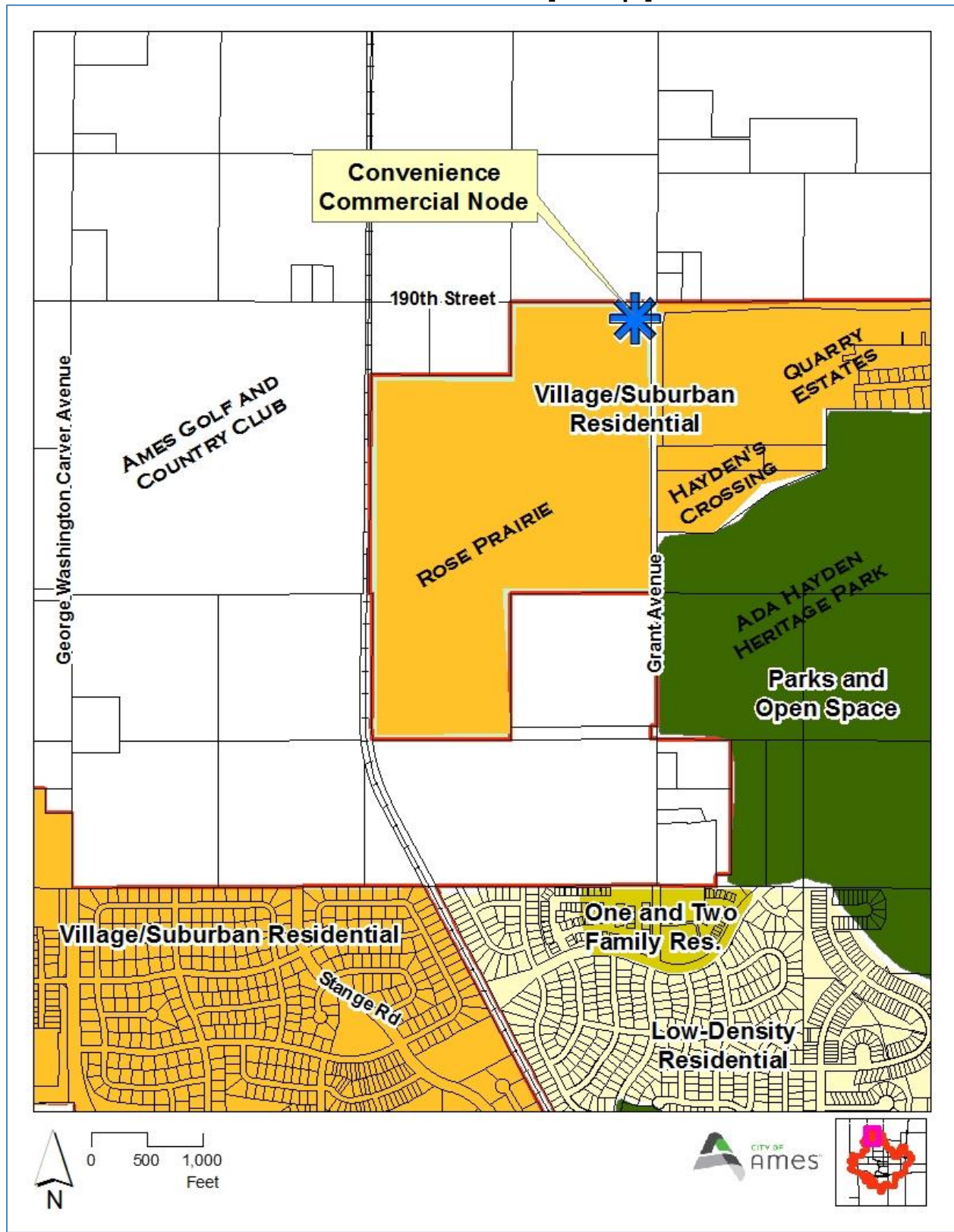


Attachment B: Proposed Zoning





Attachment D: LUPP [Excerpt]



[illegible]

Attachment F: Impervious Area Runoff Calculations

Rose Prairie Master Plan - Impervious Area Stormwater Volume Calculations^{1,8}

(9.8.16)

Table 1: Impervious Area Calculations for 2010 Master Plan

Usage	Area (acres)	Units or Lots	% Impervious ⁵	Impervious Area (acres)
Single Family Lots	95.75 ³	292	30%	28.73
Townhomes	7.33	66 ⁴	65%	4.76
ROW	26.34	-	67% ⁷	17.65
Open Space	44.33 ²	-	0%	0.00
	173.75	358	29%	51.14

Table 2: Impervious Area Calculations for 2016 Master Plan

Usage	Area (acres)	Units or Lots ⁶	% Impervious ⁵	Impervious Area (acres)
Single Family (Detached)	50.19	213	38%	19.07
Single Family (Attached)	30.72	206	60%	18.43
Medium Density	13.54	201	60%	8.12
Commercial	6.01	-	85%	5.11
ROW	21.45	-	67%	14.37
Park	5.07	-	10%	0.51
Open Space	46.74	-	0%	0.00
	173.72	620	38%	65.62

Table 3: Stormwater Volume Calculations (on impervious areas only) ^{1,8}

	1 Yr (acre-feet)	10 Yr (acre-feet)	100 Yr (acre-feet)
Depth, in. (24 hour event)	2.67	4.46	7.12
2010 Master Plan (51.14 acres imp.)	11.15	18.63	29.73
2016 Master Plan (65.62 acres imp.)	14.31	23.90	38.15

$$V = CDA$$

Where,

V = Total Volume (acre-ft)

C = Runoff coefficient

D = Depth of rainfall (ft.)

I = Area (acres)

Footnotes:

1. Only calculates surface water runoff from impervious areas that are conservatively assumed.
2. 14.24 acres were taken out of Open Space as it appears the Equestrian Facility was included in their 187.99 acre total. This brings the total acreage to a similar comparison size.
3. 95.75 acres was derived by taking the original 187.99 total, minus 58.57 (original open space), 26.34 (ROW), and 7.33 acres (townhome)
4. A density of 9 lots per acre (similar to single family attached) was used for an assumed unit count for the 2010 townhome parcel.
5. SUDAS Table 2B-4.03 used for percent of impervious area based on acres per lot
Example: 95.75 acres for 292 single family lots is 1/3 acre per lot, resulting in 30% impervious area per SUDAS Table 2B-4.03.
6. The maximum density provided in the 2016 Master Plan is used for these calculations per City request.
7. A typical 60' ROW with 28' paving and dual 6' sidewalks was assumed for 67% impervious for ROW
8. These calculations should not be construed as volumes of stormwater that will be released from the site. These calculations carry vast assumptions and are preliminary in nature. They do not consider any rainfall on a majority of the site (92.34 acres), nor do they consider stormwater treatment facilities that will be designed as part of future City processes.

Attachment G: Memo to Council



Memo

Department of Planning & Housing

*Caring People
Quality Programs
Exceptional Service*

TO: City Council

FROM: Department of Planning and Housing

DATE: August 4, 2016

SUBJECT: Rose Prairie Follow Up Information

After the City Council's denial of the rezoning request on July 26th, staff has had inquiries from City Council members and the developer about certain issues described below.

Development History

The Planning Division has researched more of the development history for the Rose Prairie property. Rose Prairie originally was proposed to the City and County as a preliminary plat for a rural subdivision in 2008. The original project also included conceptual development of the Sturgis property located south of the Rose Prairie site. The City Council denied the preliminary plat on February 10, 2009 under its extraterritorial jurisdiction that the subdivision did not meet the City's criteria of Chapter 23 of the Ames Municipal Code. The denial was based upon its development as a rural subdivision with potential environmental impacts and infrastructure costs for improvements to access the area. The developer ultimately sued the City for denying the preliminary plat. City Council later directed staff to negotiate a settlement of a lawsuit to allow for the voluntary annexation of the 170 acre site we now know as Rose Prairie. City Council agreed to settle the lawsuit and enter into the pre-annexation agreement with the developer in July 2010 that addressed infrastructure issues and included a concept of 292 detached single-family homes and the unspecified number of townhomes to ensure the project would meet minimum density.

From staff review of notes about the development concept, the density was always targeted by the developer at the low end of net density at 3.75 units per acre. The total units in the project were always between 280 and 320 units, depending on the overall size of the project. Staff also spoke with the original developer's civil engineer and his recollection was that the unit count was driven by the developer's vision for the property, and not a limit that was placed on the property by the City. It appears the 292 single-family detached home concept was a result of the developer's proposal and the City's acceptance of the proposal, it does not appear the unit count was derived by the City in response to any one specific issue but that the proposal was satisfactory to the City under the circumstances.

Underground Storage Tanks (UST)

The proposed commercial corner is approximately 1,000+ feet from the edge of Ada Hayden Heritage Park along Grant Avenue. The City completed a study of the watershed and Hallet's Quarry in 2000.

Information was provided by the DNR that there are regulations for double walled tanks and control measures in place at the state level, confirming what was described at the hearing by Damion. Although not directly applicable to the question of risk associated with UST, the state requires site control within 200 feet of a well site and the City has a local well head protection ordinance for 1,000 feet from a ground water well. However, we do not prohibit gas stations within our wellhead protection zone. DNR also stated they do not have specific regulations based on the soil or ground water conditions of a site beyond their double walled tank requirements. Groundwater specific concerns could be investigated at a local level if desired by a community.

Additionally, staff discussed concerns for water quality with the Water & Pollution Control Director, John Dunn, and the proximity of the site to Ada Hayden and the potential for pollution from the gas station. Mr. Dunn's opinion was that he did not believe that there was a more sensitive issue to drinking water quality within the Ada Hayden watershed compared to other areas of the City when considering standards for underground storage tanks for gas stations.

Comparison Projects

A request was made to compare the densities of other projects in North Ames. The proposal by Rose Prairie in their Master Plan was 83 net acres of FS-RL with 342 to 500 dwelling units, net density of 4.23 to 6.18 units per net acre. The FS-RM was 13.5 net acres with 136 to 246 dwelling units, net density of 10 to 18 units per acre. Overall net density would be between 4.9 and 7.7 units per net acre.

Quarry Estates Master Plan=Approximately 48 net acres (8.2 net acres FS-RM and 40 acres FS-RL) The FS-RM did not have a specific number of units, could range between 80 and 180 units. FS-RL has 160 single-family dwellings. The combined density with the FS-RM is between 5 and 6.8 units per acre, depending on final design of the FS-RM. The FS-RL as a standalone area has a net density of 4.05 units per acre.

Hayden's Crossing Master Plan= Approximately 10 net acres all zoned FS-RL. The net density is 4.59 units per acre with a total of 46 single family homes.

Northridge Heights 2008 Master Plan= The residential area is approximately 200 net acres with FS-RL and FS-RM zoning. The combined FS-RL and FS-RM/ 4.6 units per net acre. The FS-RL component on its own is 3.8 units per net acre and the FS-RM is 11.1 units per net acre.

Stonebrook PUD=Stonebrook is a 70 acre development as a R-1-10/PUD last approved in 1990. It is approximately 225 units. Due to the age and details of the plan, it appears the net density is between 6 to 7 units per net acre.

Attachment H: Apartment Matrix

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			
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.			X
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			X
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute		X	
Roadway capacity and intersection operations (existing and planned at LOS C)		X	
Site access and safety		X	
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.		X	
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			X
Investment/Catalyst			
Support prior City sponsored neighborhood/district investments or sub-area planning			X
Creates character/identity/sense of place			X
Encourages economic development or diversification of retail commercial (Mixed Use Development)			X

Attachment I: Applicant's Letter



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

August 24, 2016

Charlie Kuester
Planner
Department of Planning and Housing
Room 214, City Hall
515 Clark Avenue
Ames, Iowa 50010

RECEIVED

AUG 25 2016

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

RE: ROSE PRAIRIE REZONING APPLICATION & REVISED MASTER PLAN
MEC# 2212007

Dear Charlie,

On behalf of Rose Prairie LLC, please find enclosed our first submittal of the rezoning application for the Rose Prairie development at Lot 2 of Rose Prairie Final Plat, an official plat forming part of the City of Ames. You will recall that an application was provided and subsequently denied by City council earlier this year. As part of this application, the rezoning portion remains unchanged, however the master plan aspect features a variety of changes from the initial application, including but not limited to reduction of proposed housing densities. Provided are the following documents per the City of Ames Rezoning Application Packet and City Code Section 29.1507 (4):

- Rezoning Application Packet - Signed
- Rezoning Application Fee
- "Rezoning Exhibit – Rose Prairie" Full Size (7)
- "Rezoning Exhibit – Rose Prairie" Half Size (1)
- "Rose Prairie – Revised Master Plan" Full Size (7)
- "Rose Prairie – Revised Master Plan" Half Size (1)

The applicant wishes to rezone their property from Agricultural to a mix of Residential Low Density (FS-RL), Residential Medium Density (FS-RM), and Convenience General Service (CGS) for development purposes. This zoning would be consistent with the Land Use Policy Plan and Revised Master Plan (see attached). The property would be developed into a mixture of single family, single family attached, villas, and commercial uses. This project will be phased and be subject to City of Ames standards and procedures.

We appreciate the opportunity to submit this plan for review and look forward to staff comments. Please let me know if you have any questions or concerns in the meantime.

N:\C3D Projects\AME 2212007\Submittals



1360 NW 121st Street
Clive, IA 50325
P 515.964.1229
F 515.964.2370

www.mecresults.com

Sincerely,

McClure Engineering Company

A handwritten signature in blue ink, appearing to read "Jake Becker".

Jake Becker, E.I.
Staff Engineer

Cc: Casey Schafbuch
Caleb Smith
Diligent Rose Prairie, LLC

Enc: See above

NORTHWEST IOWA | DES MOINES METRO | EASTERN IOWA | LAKE OZARK, MISSOURI

N:\C3D Projects\AME 2212007\Submittals