

CR22-000010 Review Comments:

Rezoning Comments

- The rezoning request will require submittal of a rezoning application (detailed in Chapter [92.06](#) Amending the Official Zoning Map). Please provide written responses for each of the Standards for Approval listed in Chapter 92.06(2)(A-E) with the application.
- The first standard is that the proposed rezoning conforms with the [Cornerstone to Capstone \(C2C\) Comprehensive Plan](#).
 - The C2C Plan designates part (northern half) of the area as a Rural Residential Area. The C2C Plan indicates that the intent of this designation is to "[offer] the rural housing market segment choices in the unincorporated areas of the county. They are characterized by residential land uses adapted for a rural or agricultural setting at low, non-urban densities. Urban level services are not provided in these areas, and these are not priority areas for infrastructure development."
 - In 2020, the County commissioned a housing study, an adopted component of the C2C Plan, the results of which indicated that the unincorporated area of the County is only in need of 327 additional housing units over the next twenty years. Please address the necessity of another area being zoned residential in this area and the number of lots.
 - The southern half is part of the Ames Urban Fringe Plan, an adopted component of the C2C Plan. The property is currently designated as Rural Residential in the AUFPP. The AUFPP describes this designation as "Residential land uses within Rural Residential designated areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale."

Common policies of these designations include:

- Encourage clustering of residential sites to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services. (Common wastewater treatment would be encouraged).
- Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized.
- Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.
- When development is adjacent to agricultural uses, provide adequate buffers to minimize conflicts.
- Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge from Rural Residential land uses according to IDNR and county standards.

Being that the Ames Urban Fringe Plan is currently going through an update process and the draft plan shows that the designation may change to Agriculture and Farm service where only one dwelling would be permitted per parcel, staff's recommendation on the rezoning may be remanding the request until the amended plan is approved. If designated as Agriculture and Farm Service, a map amendment to a designation that supports rural residential subdivisions would be required. Each Cooperator (Story County, Ames, and Gilbert) must take action to

determine if it would like to consider the proposed amendment and allow an official request to be made. The majority of the cooperators must agree to further consider the request. If the request is to be further considered, each cooperator is to follow its comprehensive plan amendment procedure. All cooperators have to approve an AUPF amendment.

- The second standard for a rezoning is that the proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements. As the parcels in question are outside of an urban growth area, the only residential option for rezoning is the A-R, Agricultural Residential District.

The Statement of Intent for A-R is: "The A-R Agricultural Residential District is designed to provide for single-family detached dwellings with limited activities interrelated with agricultural uses at a rural density. Community facilities and open-space uses that serve the residents may also be included in the layout of subdivisions within this district with special provisions to protect the rural residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan."

- The third standard is that the proposed rezoning shall be compatible with surrounding land uses and development patterns. The parcels you would like to rezone are primarily surrounded by the A-1, Agricultural, A-R Agricultural Residential District, and R-1 Transitional Residential District. To the west, there is an area already zoned for residential development that contains a subdivision. To the north, there is another area already zoned for residential development that contains a subdivision. These developed subdivisions are both adjacent to the current parcels. Given that some of the adjacent properties are in agricultural production or natural areas, conditions on the subdivision design including buffers may be required to meet this standard. Please also note that Martin Marietta conducts subsurface mining operations under the agricultural land to the south. The compatibility of additional residential development in this area with mining operations including traffic, vibrations, and dust will need to be considered.
- The fourth standard for approval is that the proposed rezoning shall protect environmental resources. Impacts on the grassed waterways and adjacent natural resources would be considered.
- Subsection E of Chapter 92.06(2) requires properties being rezoned from the A-1 District to another district to have a LESA score under 267. Based on property research, the southern-most parcel (06-18-300-325) has a LESA score of 237. The middle parcel (06-18-300-100) has a LESA score of 222 (140 SA, 82 LE). The northern-most parcel (06-18-130-000) has a LESA score of 219 (143 SA, 76 LE). Meaning that these parcels all meet this requirement.
- Notice of the proposed rezoning will be mailed to property owners within 1/4 mile of the properties. A notice sign will be placed at the properties regarding the proposed rezoning. A notice will be published in the three county newspapers regarding the proposed rezoning.
- The rezoning request will be presented to the Story County Planning and Zoning Commission, then to the Story County Board of Supervisors. The item would be ultimately addressed by the Story County Board of Supervisors at three consecutive meetings.

Comments on Subdivision Process

- The proposed division for 30 lots would be considered a Major Subdivision Plat. Major Subdivisions must meet the requirements and process in Chapter **87.09** of the Story County Land Development Regulations.
- Chapter **354.11** of the Code of Iowa requires that an owner's consent and dedication, title opinion, mortgagee's consent, drainage and access easements, covenants, and treasurer's certificate be submitted along with the plat.
- Planning and Development staff sends notice to property owners located within ¼ mile of the property and to Cities within two miles. The proposed subdivision is less than 2 miles from Ames.
- If the rezoning and preliminary plat of the major subdivision are approved, a development agreement and letter of financial security are required regarding the installation of all required improvements (streets, water mains, utilities) prior to action on the final plat if installation is not completed. Improvements must be completed within two years of the approval of the final plat. All improvements are required to be warranted for two-years after their completion. See Chapter **88.14** on Development Improvements and **88.15** on Development Agreements.

General site planning standards located in Chapter **88** of the Story County Code of Ordinances will be required to be met. These include:

- A Traffic Impact Analysis is required to be submitted prior to any development of the site. The analysis would be prepared by a professional engineer and include the trips per day generated by the use, and, for roads within a quarter-mile, the number of trips generated, existing street and intersection conditions, and crash data. If more than 100 new trips are generated, a full traffic study may be required. Given the number of lots you are proposing, it appears that over 100 new trips will be generated. Part of the study may be recommending improvements that may be required to be financed by the developer. For example, additional turn lanes or intersection improvements.
- A storm water management plan prepared by a professional engineer that includes volume, rate, and water quality controls is required for development that disturbs over one acre of area. The State of Iowa requires an NPDES permit for erosion control if an area over one acre will be disturbed. Disturbed areas under one acre are covered under Story County's erosion control requirements.
- Standards for lot design in Chapter **88.03** include that the lot design provides satisfactory and desirable building sites properly related to topography. They shall also preserve natural resources to the fullest extent possible. There may be topographic issues on the lots with the grassed waterways. There may also be a wet area in the southeast portion of the southern parcel that may limit its development potential.
- Since the subdivision would be over 10 development lots, there needs to be a minimum of 15 percent of the subdivision dedicated or reserved as common open space.

- Service Districts for this parcel are the Nevada Community School District, Nevada Fire, and Mary Greeley EMS. Statements indicating the ability to serve the proposed development from the fire chief and utility providers should be submitted with the full application. The property is located within the Iowa Rural Utility Association Rural Water and Alliant Energy districts. Planning Staff will communicate with the school district and ambulance service. Would the proposed lots be served with natural gas or propane?
- A publicly dedicated street is required for subdivisions with over five lots that do not have frontage on a public road. Plan profiles of all streets are required to be submitted with the subdivision plat (see **87.09**). The maximum street length for a cul-de-sac is 1,320 feet. The maximum street length for a street ending in a Turning-T is 300 feet. Dead end streets with no turn around are not permitted. Future road connections should be planned if adjacent properties/additional land may be developed in the future.