REQUEST: REZONING FROM RESIDENTIAL HIGH DENSITY (RH) TO PLANNED RESIDENCE DISTRICT (F-PRD) AND MAJOR SITE DEVELOPMENT PLAN FOR NORTHCREST COMMUNITY AT 1801 20TH STREET AND 2008 24TH STREET

BACKGROUND:

The property owners, Northcrest Inc. (d/b/a Northcrest Community), request rezoning of two parcels comprising a total of 25.90 gross acres. The parcels are addressed as 1801 24th Street and 2008 24th Street. Both parcels are currently zoned High Density Residential (RH) with a contract rezoning restriction on the 2008 24th Street property. The applicant is requesting rezoning to Planned Residence District (F-PRD) with a Medium Density Residential (RM) base zone to allow for expansion of their campus. See Attachment ‘A’ for Location and Existing Zoning Map and Attachment ‘C’ for Proposed Zoning Map. The expansion would allow for construction of 48 senior independent living apartments, 32 assisted living units, skilled nursing 24 unit, and 3 guest service rooms for a total of 231 units combined with the existing 124 units. The proposed plan also includes relocation of maintenance facilities and expansion of administration and amenity space. A rendered layout plan is included as Attachment H.

The Northcrest Community currently caters to active retirees looking for maintenance-free living and a diverse offering of services and amenities designed for their abilities and interests. As it currently exists, the Northcrest Community is a unique mix of 1 and 2 story townhomes, multi-family apartment buildings, group living uses (assisted living) and a health center. The F-PRD is the appropriate zoning to support Northcrest’s plans for continuing and expanding these living arrangements. The Major Site Development Plan (MSDP) that accompanies the PRD request will be the controlling plan for development of the site and its specific uses upon approval of the PRD.

In 2015, Northcrest Community LLC purchased the adjacent 5-acre parcel at 2008 24th Street, which was a former church site. Contract zoning of the parcel occurred in 2013 to Residential High Density (RH) with a development agreement limiting its use. The agreement restricts future development on the parcel to group living and community facilities, and restricts the maximum height to 4 stories or 50 feet. The limits of the contract rezoning do not allow for additional apartments. Any change to the restrictions associated with the prior rezoning are treated as a new rezoning application.

Both the applicant and City staff agree that a mutual release agreement is required with the rezoning request in order to allow Northcrest to include additional independent senior living units, which are not defined as a group living or community facility use in the Zoning Ordinance. (See Attachment D for
Development Agreement and Mutual Release Agreement.

The applicant requests a rezoning of the parcels from Residential High Density (RH) to Planned Residential District (F-PRD) a base zone of Residential Medium Density (RM) to facilitate the development of the property with multiple buildings on an individual lot and for use of private streets. The Major Site Development plan (MSDP) includes the site design, including placement of the buildings, pedestrian and vehicular circulation, parking, stormwater area, open space and amenities, and landscaping.

Approval of a F-PRD sets a base density standard for the development, but allows for more flexible application of most development standards through the approval of the MSDP. Approval of F-PRD zoning and site development plan requires findings of consistency with design principles relating to the housing variety, efficiency of layout, quality of design, open space, and landscaping that in combination exceeds what can be accomplished with standard zoning. The proposed MSDP accounts for all building configurations and features of the site layout.

The expansion plan includes two-bedroom apartments, assisted living apartments, a new central kitchen and dining area, a new Health Center, and a new commons building with offices, meeting rooms, Wellness Center, Cafe, as well as ample green space and a maintenance garage. The overall project includes a total of 231 units with an overall density of the entire campus at 8.91 DU/Acre.

Internally, a series of internal private drives flanked by parking, provide access and connection to the entire campus. The new expansion area is served from 24th Street. The two existing drive cuts for the former church site onto 24th Street will be consolidated into one entrance/exit access point for the new expansion area. This driveway connects to the existing campus at the south end of the site.

The applicant has provided a total of 362 parking spaces dispersed throughout the development, which exceeds the 236 spaces required. See Addendum as well as Attachment H, Site Development Plan Package, Sheet L02.01.

The City's F-PRD zoning is based upon the concept of providing substantial open space and while providing housing options that would not be available within a conventional subdivision. The proposed plan supports senior housing and group living with building facades that replicate the style reflected in other buildings within the existing campus and which create architectural interest, with the use of high quality building materials. The project proposal provides passive and active open space that will be available to residents within the development and meets the overall open space standards. The site exceeds the required 40% open space. Walking trails and sidewalks will connect throughout the development.

The largest building within the campus will be the 4-story independent living building located at the southwest corner of the expansion area. The building will have a height of 53'-7" to the midpoint of the roof. In order to minimize the impact to the adjacent low density residential neighborhood, the building has been sited with increased setbacks beyond the minimum 20 feet required in the base RM zone. The setback from this
building to the west is 64'-6 3/4” and 85'-1/4” to the south. A new stormwater detention facility is also located within this area of setback. An additional 15 large trees spaced at 50 feet apart are also planned in this area to assist in buffering of the project. These trees are in addition to any of the required landscaping.

The majority of existing vegetation on the former church site will be removed. The removal is necessary to accommodate the grading of the site and new building layout; however, many of these existing trees are ash and are not likely to survive the imminent ash borer infestation expected in this area.

High screen landscaping is included, as required, along the western perimeter of the site to buffer parking from the adjacent residential neighborhood. Front yard landscaping is included along the 24th Street frontage and parking lot landscaping in excess of the requirements is included throughout the expansion area along new drive aisles and adjacent to parking spaces.

In total, within a 6.5 acre area, 150 trees will be added as well as 468 shrubs and 2886 perennials and grasses.

In addition to the rezoning and site development plan review, the overall development plan includes a Plat of Survey boundary line adjustment to consolidate the two parcels into one. City Council will review the Plat of Survey when it reviews the PRD rezoning and Major Site Development Plan.

A complete analysis of the development with the F-PRD Development principles, supplemental development standards, and Major Site Development Plan criteria and other zoning standards is included in the Attachments. See Attachment E, Findings Regarding Planned Residence District (F-PRD) Development Principles; Attachment F, Findings Regarding Planned Residence District (F-PRD) Supplemental Development Standards; and Attachment G, Findings Regarding Major Site Development Plan Criteria.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

At the meeting of August 1, 2018, the Planning and Zoning Commission reviewed the proposed project and discussed elements of the design and proposed rezoning. Included was a presentation from the applicant with a short summary of the project and color renderings of the proposed 1-story, 2-story, and 4-story buildings. No one from the public addressed the Commission.

The Planning and Zoning Commission then voted 6-0 to recommend approval of the rezoning, mutual release agreement, and Major Site Development Plan, subject to recording the plat of survey.

**ALTERNATIVES:**

1. The City Council can approve the follow requests for the properties at 1801 20th Street and 2008 24th Street:
A. Rezoning of the properties from Residential High Density (RH) to Planned Residential District (F-PRD) with a base zone of Residential Medium Density (RM);  
B. Acceptance of Mutual Release Agreement from prior contract rezoning; and  
C. Approval of the Major Site Development Plan, subject to the following conditions (City Council will review the following materials at its August 28th meeting):  
   i. City Council approval of vacating easements;  
   ii. City Council approval and recording of the Plat of Survey boundary line adjustment to consolidate the two parcels into one; and  
   iii. City Council approval and recording of right-of-way acquisition along 24th Street by Warranty Deed.

2. The City Council can approve with modified conditions the request for Rezoning, Mutual Release Agreement, and Approval of the Major Site Development Plan for the properties at 1801 20th Street and 2008 24th Street.

3. The City Council can deny the request for Rezoning, Mutual Release Agreement, and approval of the Major Site Development Plan for the properties at 1801 20th Street and 2008 24th Street, if the Council finds that the City’s regulations and policies are not met.

4. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed Planned Residence District (F-PRD) rezoning is consistent with Land Use Policy Plan (LUPP) as a specialized zoning tool for encouraging innovative and mixed housing types. The proposed density of development in the expansion area exceeds high density residential minimum density standards of 11 units per acre, even though the overall site density is only 8.46 dwelling units per acre. Accommodating the proposed mix of housing types at a medium density in the context of expanding an existing facility adjacent to low density residential is also appropriate for rezoning to F-PRD rather than developing under the current Residential High Density (RH) zoning of the site.

The applicant has chosen the F-PRD process due to the proposed mix of housing types and the flexible layout options for the campus. The change to F-PRD from the current RH does allow for the applicant to develop apartments on the site, rather than just assisted living, skilled nursing, and amenity space.

In a F-PRD, the Major Site Development Plan (MSDP) establishes zoning requirements, including building height, maximum number of units, bedrooms and density, site layout, and landscape design. It is critical to consider the design principles that rely upon site planning and landscaping to ensure adequate transition and compatibility to adjacent properties. The proposed plan addresses compatibility through use of larger setback distances for taller buildings and landscaping within the front yard and perimeter of the
The architectural design is similar to the existing development within the maximum 4-story height expectation of the prior contract rezoning. The site design also addresses site circulation needs and stormwater management requirements of the City.

The proposed change from RH zoning to PRD is appropriate to allow for review of project specific plans as part of the PRD. Development under the RH zoning had some restrictions on use and height as part of the contact rezoning, but did not allow for individual project review. **With the conditions of approval, staff finds that the proposed project meets the design principles of the F-PRD and complies with the standards of the MSDP and is a higher quality development plan that would result under RH zoning.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.
ADDENDUM

PROJECT DESCRIPTION:
The Northcrest Community is a Life-Care Community that provides a caring and nurturing environment that promotes the physical, emotional, social, and spiritual well-being of each resident. The development of the Northcrest Community campus over the years has resulted in a physical manifestation of the mission, vision, and values of the community. Since its non-profit, tax-exempt founding in the 1960’s, Northcrest has undergone numerous construction stages to form the present 21-acre site, located at 1801 20th Street.

In 2015, Northcrest purchased the adjacent 5-acre site at 2008 24th Street (to the west) which was a former church site. Prior to purchase, the land was contract rezoned from Residential Low Density (RL) to Residential High Density (RL) with a development agreement in support of an expansion by Northcrest. The entire campus site is now 25.90 acres.

Northcrest now wishes to develop this parcel as well as to do some remodeling and construction on the portion of their existing site to create a cohesive campus. The development area totals about 6.5 acres and is proposed to include 48 independent living apartments, 32 assisted living units, 24 skilled nursing units, and new and remodeled administration wing with a multi-purpose addition. None of the units contain more than 2 bedrooms.

There will be a total of 231 units within the Northcrest campus upon completion of the expansion, with an overall density of 8.91 DU/Acre. The expansion is intended to preserve the existing community and culture of Northcrest, while adding life-enhancing services and amenities.

Staff has directed the applicant that the mix of residential uses and integrated design desired for the campus expansion can best be accommodated through a rezone from Residential High Density (RH) to Planned Residence District (F-PRD) with a Base Zone of Residential Medium Density (RM).

Development in a F-PRD looks to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

Building Design
Building facades will be constructed of high quality durable materials including face brick and formed metal wall panels. Each building will incorporate a substantial amount of brick.

Roof material will be asphalt shingles. Building designs replicate features included within the existing campus. The new buildings attempt to build unity throughout the campus through the repetition of forms, quality materials, textures, and earth tone colors.
found in the earlier areas of campus. See Attachment H, Site Development Plan Package.

**Infrastructure**
The site will be fully served by City infrastructure. Sanitary sewer and water extensions and easements are included as part of the development. Easements are shown on the proposed Plat of Survey and will be recorded at the time the Plat of Survey is recorded.

The Public Works Department is reviewing the submitted Storm Water Management Plan for this subdivision and is working through the plan with the developer. Staff is working with the applicant to determine compliance with the ordinance. The developer is proposing a stormwater detention basin at the south west corner of the expansion site.

**Access & Circulation**
Vehicular access is provided to the site from 24th Street. One entrance and one exit curb cut existed on the former church property. These two curb cuts are being consolidated into one entrance/exit point. Parking is provided along private drive aisles throughout the development.

The roadway circulation design includes a 24-foot drive aisle and 18-foot parking stall with the opportunity for a 2-foot overhang along the 7-foot wide walkways. The city standard for sidewalk width is 5’.

**Parking Calculations**
To accommodate the entire campus, 236 parking spaces are required per Section 29.406. at the following ratios:

- Assisted living units 1 parking space per unit
- Independent living apartments 1 parking space per unit
- Skilled nursing care 1 parking space for every 5 beds
- Staff parking 1 parking space per 2 staff of largest shift

A total of 362 spaces are provided, of which 171 are in garages—the remainder are surface parking. Surface parking for the development is provided at 90 degrees along the private drive aisles. The number of spaces well exceed the code requirements. See Attachment H, Site Development Plan Package, Sheet L02.01.

**Landscaping**
The landscape design throughout the community has been designed to create a verdant experience whether actively walking or passively viewing. The landscape plantings provide 4 seasons of interest and will play host and habitat to several native insects and animals. New Landscape design is inspired by the picturesque planting design found within the existing campus while working to meet the City of Ames’ current landscape ordinance. A total of 87 overstory trees, 27 evergreen trees and 36 understory trees are included, totaling 150 trees.

Trees provided based on the residential parking lot landscaping requirements include 1 overstory tree for every 200 square feet of the required 10 percent landscaping area (32
trees required). In addition to the new parking lot landscaping, the project also includes
front residential landscaping based upon the 350’ of street frontage along 24th Street (7
trees required) and high screen buffer along the western 440’ property line between the
parking area and the low density residential neighborhood to the west (9 trees required).

The enhanced landscape plan well exceeds the requirements of Section 29.403 and of
the F-PRD. See Attachment H, Site Development Plan Package, Sheet L04.01-L04.03

Open Space
The open space improvements and amenities have been designed with the residents of
the community in mind. As a Life-Care community, there are a variety of users and
range of abilities/limitations to be considered. The open space and amenities are
intended to provide both an active (i.e. walking, running) and passive (i.e. sitting,
viewing, listening) experience. A minimum landscaped open space requirement of 40%
is required for the F-PRD zone. The site includes 47.4% open space.

Amenities include a community green with a future gazebo and pergola, walking/running
circuits, and a community garden. Pedestrian linkages are well connected within the
campus and to adjacent properties. Upon completion, there will be a total of 1.68 miles
of hard surfaced walks and trails. Walking paths are designed with a mix of different
plant material to create a varied experience along each circuit.
  o Walks- 6287 LF (1.19 Miles)
  o Trails – (over 5' wide) 2584 LF (.49 Miles)
  o Total- 8871 LF (1.68 Miles)

Indoor Recreation-
  o Multi-purpose space for gathering, celebrating, and other community purposes.
  o Therapy Gym for residents.
  o Community Pub for gathering.

Outdoor Recreation-
  o The Community Green is the place for all Northcrest Community residents and
  their friends and greater community to come together. A flexible lawn with
great pedestrian connectivity to the greater campus will allow for many
different types of uses (e.g. performance, fair/festival, lawn games)
throughout the year. It includes walks, benches and a future pergola and
future gazebo. Power and water will be available in this space to aid in
promoting a variety of different activities and to improve the ability of
Northcrest Community to maintain it.
  o Walking/running Circuits- A series of walking or running circuits are designed
within the campus for use by all. Each circuit is unique based on the its length
and topography, as well as its landscaping:
    o North Campus Loop- .5 Mile; Minimum grade changes.
    o South Campus Loop- .5 Mile; Moderate grade changes.
    o Central and South Campus Loop- .66 Mile; Maximum grade changes.
    o All Campus Loop- 1.0 Mile; Maximum grade changes.
  o Community Gardens- Raised bed gardens are proposed to provide residents
with the ability to grow flowers, vegetables, and herbs.
**Neighborhood Compatibility**

Through initial discussions with the developer about the subject site and evaluation of the proposed PRD design, the primary issue was compatibility with the adjacent low density residential neighborhood (Prairie View Subdivision), located to the west and south of the expansion area.

- Building Height Compatibility
- Building Siting/Setbacks
- Buffering

Properties abutting the expansion site include a mix of duplexes and single family homes zoned Residential Low Density (RL). Compatibility of the proposed development with the adjacent neighborhood was a primary concern. Given this, the applicant held a neighborhood meeting with the adjacent residents prior to the development of the final plan to discuss and receive feedback on the draft design and placement of structures. The applicant described the meeting as positive with no concerns voiced related to the design (form, scale, materials) of the proposed buildings.

The existing campus buildings are 3 stories or less. The buildings have a unique design (e.g. clerestory windows to enhance daylighting) which causes the roof peak to rise above what would otherwise be the roofline, based on number of stories alone. All but one structure in the expansion area is 2 stories or less. The design team met with City staff early in the design process to discuss the inclusion of a structure that was taller than the existing structures on the campus. It was discussed that placement of the building to minimize the effect of its scale related to the existing single family neighborhood would be critical.

The new independent living building is a 4-story structure with 48 dwelling units and underground parking for all units. The building height reaches 53'-7". Building height for buildings with sloped roofs is measured at mid-point between the eaves and the ridge. This building's design is in-keeping with its campus context and is inspired, as the other buildings, by the existing unique architectural style. This structure has been placed to minimize its stature in relation to the existing single family homes that are adjacent to the campus both west and south.

A 4-story structure was contemplated when the contact zoning to RH was approved. RH allows building heights to 100’ or 9 stories, whichever is lower. The development agreement limited this height to 50’ or 4 stories, whichever is lower. Height limitations in the F-PRD zone require, “Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of structures in adjacent neighborhoods. There is no absolute height limitation in the PRD district.”

The compatibility of the height has been addressed through two means: setbacks and buffering. Setbacks in the PRD Zone require compliance with the underlying base zone setbacks. Setbacks in the RM base zone require a side setback of 20’ for a 4-story building. The site layout shows the building pulled back substantially from the side property line with a setback of 64'-6-3/4", thereby exceeding the requirement by 3.2 times. Setbacks in the RM base zone require a rear setback of
25’. The site layout shows the building pulled back substantially from the rear property line with a setback of 85'-1/4", thereby exceeding the requirement by 3.4 times.

Additionally, the increased setback allows for greater buffering with landscaping, and particularly the inclusion of overstory trees. Fifteen overstory trees are included to the side and rear of the 4-story independent living building. Ultimately, these trees can reach a height of 40-60’ at maturity. Trees will not only buffer the height of the building from the neighbors but will additionally provide a feeling of greater privacy for the residents.

There is also a 1-story maintenance garage that is also near the center of the site where the property line changes from an east/west orientation to a north/south orientation. The garage at its nearest point is 6 feet, but its setback averages over 13’ from the side property line and is also screened with shrubbery.

APPLICABLE REGULATIONS

Land Use Policy Plan (LUPP) Related Goals and Objectives.

GOAL 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 healthier, 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.

GOAL 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.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.

Future Land Use Map. The Land Use Policy Plan Future Land Use Map designates the property as High-Density Residential reflecting the historic use of the site, although the site is developed as a lower density than permitted by high density residential. See Attachment B, LUPP Future Land Use Map. A F-PRD zoning district is allowed in association with any residential land use designation and does not require strict
conformance to the Land Use Policy Plan Future Land Use Map for approval of a rezoning and setting a new base zone as part of the PRD, in this case medium density.

**Existing Zoning.** The existing zoning of the property is Residential High Density (RH). See *Attachment A, Location and Existing Zoning Map.*

**Development Agreement.** The site is currently subject to a development agreement. The intent of the development agreement was to include conditions that would mirror the existing uses at the Northcrest Community. However, the agreement restricts uses on the expansion site to “group living” and “community facilities.” It does not provide an allowance for independent living. Additionally, the maximum building height included in the development agreement is 4 stories or 50’, whichever is lower. However, the proposed height of the 4-story independent living building is 53’-7”. The increased height is primarily due to the architecture which replicates the roofline of existing buildings at Northcrest. Therefore, the development agreement is an impediment to the expansion of the site as proposed and will be unnecessary once the Planned Residence District zoning is approved with site development plans that provide architectural details for development of the site. See *Attachment D, Existing Development Agreement and Proposed Mutual Release Agreement.*

**Proposed Zoning.** 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.

The proposed zoning is Planned Residence District (F-PRD) which is permissible with any underlying LUPP Future Land Use Map designation for residential. See *Attachment C, Proposed Zoning Map.*

*Ames Municipal Code* Chapter 29, Section 1203, Planned Residence District, includes development principles, uses that are permitted, and supplemental development standards that apply to properties in this zone. See *Attachment E, Findings Regarding F-PRD Development Principles, and Attachment F, Findings Regarding F-PRD Supplemental Development Standards.*

Property developed according to the F-PRD requirements allows for innovative housing types and creates a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of the requirements of other residential zoning districts. Development is to include a mix of housing types, integrated design, open space, site amenities, and landscaping that exceeds the requirements that exist in other residential zone development standards.

Planned Residential Development (F-PRD) Supplemental Development Standards. Property that is zoned F-PRD must also be developed according to the supplemental development standards in Ames Municipal Code Section 29.1203(5). See Attachment F, Findings Regarding F-PRD Supplemental Development Standards.

Major Site Development Plan Design Standards. The F-PRD rezoning requires an accompanying major site development plan. This plan describes all aspects of the site including building floor plans and elevation drawings. See Attachment H, Site Development Plan Package. Additional criteria and standards for review of all Major Site Development Plans are found in Ames Municipal Code Section 29.1502(4)(d). See Attachment G, Findings Regarding Major Site Development Plan Design Standards.

Public Notice. Noticing requirements are included in Ames Municipal Code Chapter 29, Section 1500(2)(d). 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.
The existing zoning of the property is Residential High Density (RH).
The proposed zoning for the subject property is Planned Residence District (F-PRD).
DEVELOPMENT AGREEMENT PERTAINING TO
NORTHCREST EXPANSION SITE LOCATED AT 2008 24th STREET

THIS AGREEMENT, made and entered into this 7th day of January, 2013, by and between
the City of Ames, Iowa (hereinafter called “City”) and Northcrest, Inc. (hereinafter called
“Developer”), their successors and assigns.

WITNESSETH THAT:

WHEREAS, First Evangelical Free Church owns property located at 2008 24th Street on which
they have their main church structure and accessory uses, and Northcrest, Inc., is the owner of
the property immediately to the south and abutting that of the church; and

WHEREAS, Northcrest, Inc., operates a continuing care retirement facility on the property
immediately east of First Evangelical’s property, but Northcrest, Inc., finds that it needs
additional land onto which it can expand its facilities; and

WHEREAS, the two entities have reached agreement whereby First Evangelical Free Church
would sell its church building and land to Northcrest, Inc., contingent on a rezoning of the
church parcel to allow for expansion of Northcrest’s facilities; and

WHEREAS, this proposal has been considered in open public meeting by the Ames City
Council and conceptually approved with the first step being a Land Use Policy Plan map change;
and

WHEREAS, the next step in furthering this would be a rezoning of the property, which the City
has determined is appropriate if certain conditions are met; and

WHEREAS, this Agreement is to memorialize the conditions under which a rezoning is
appropriate.
NOW, THEREFORE, the City and Northcrest, Inc., have agreed and do agree as follows:

I. PURPOSE

A. It is the purpose of this agreement to:

1. Document, record and give notice of a certain plan of development with specific allowed uses and development conditions binding upon Developer as the prospective purchaser of this property, pursuant to which the City of Ames will rezone the property located at 2008 24th Street from RL (Low Density Residential) to RH (High Density Residential).

2. Provide remedies to the City in the event the said plan of development is not adhered to or achieved by Developer.

B. This agreement does not create or vest in any person, entity or organization, other than the City, any rights or cause of action with respect to any performance, obligation, plan, schedule or undertaking stated in this agreement with respect to the Developer. This agreement does not prevent the City from amending, modifying or releasing the Developer from some or all of the provisions of this agreement. No person shall have any cause of action or recourse against the City or Developer by reason of any such amendment, modification or release.

II. CITY’S REMEDIES

A. In that the Developer seeks to persuade and induce the City to approve a rezoning of the property for the development and improvement based on specific uses and intensities of development, the City shall not approve a Minor Site Development plan nor shall it issue a demolition permit, building permit, occupancy permit or any other approval or permit of the City with respect razing, excavation, construction, reconstruction, remodeling or use on the site unless said work and use are undertaken in accordance with the provisions of this agreement. No occupancy permit shall be granted for any use on the site which is not in conformance with the provisions of this agreement.

B. All ordinances, regulations and policies of the City now existing, or as may hereafter be enacted, shall apply to the site.
III.
USE RESTRICTIONS

A. Uses Restricted to Group Living and Community Facilities.

1. The Developer agrees that it shall restrict its uses on this site to either Group Living or Community Facilities, as follows:

Group Living is defined as “Residential occupancy of a structure by a group of people who do not meet the Household Living definition under the City of Ames Zoning ordinance. Size is larger than the average household size. Average length of stay is 60 days or longer. Structures generally have a common eating area for residents. Residents may receive any combination of care, training or treatment, or none of these, as long as they also reside at the site.”

Uses that the City will allow under “Group Living” that fit within the Developer’s intent are Assisted Living Facilities, Congregate Housing primarily dedicated to senior facilities, Hospices, Nursing and Convalescent Homes. Recreational facilities are the only permitted accessory use, defined as any building, structure, portions thereof, land or water designed and used for exercise, relaxation or enjoyment. These facilities shall be primarily dedicated to senior users.

Community Facilities are defined as “Uses generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (e.g. any senior citizen could join a senior center). The use may also provide special counseling, education or training of a public, nonprofit or charitable nature. Alternative incarceration centers are not included in this definition.”

Uses that the City will allow under Community Facilities that fit within the Developer’s intent are Community Centers and Senior Centers. Accessory uses can include offices, meeting rooms, food preparation areas, health and therapy areas, day care uses primarily dedicated to senior care, and athletic facilities primarily dedicated to senior users.
IV.
BUILDING HEIGHT RESTRICTION

A. Height restriction

The Developer agrees that it shall restrict the height of structures at or on this site to a maximum building height that does not exceed the existing building height of the current Norcrest, Inc., property, or fifty (50) feet, or four (4) stories, whichever is lower, for all buildings on this site.

V.
COVENANT WITH THE LAND

This agreement is binding on the premises legally described as follows:

The west one-half of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of Section 34, Township 84 North, Range 24 west of the 5th P.M., Ames, Story County, Iowa.

It is expressly understood that the terms and obligations of this agreement shall survive and remain in effect for the above-described premises regardless of whether these premises are consolidated or replatted with other land at a future time.

The obligations created by this agreement shall run with the land and shall be binding upon the Developer, its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.

CITY OF AMES, IOWA, GRANTEE

By: ____________________________
Ann H. Campbell, Mayor

Attest by: ____________________________
Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On this ___ day of January, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Ann H. Campbell, Mayor, and Diane R. Voss, City Clerk, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

______________________________
Notary Public in and for the State of Iowa
NORTHCREST, INC., GRANTOR

By: ________________________________
    David Miller, President

By: ________________________________
    Harris Seidel, Secretary

STATE OF IOWA, COUNTY OF STORY, ss:

This instrument was acknowledged before me on January 7, 2013, by David Miller and Harris Seidel, as President and Secretary, respectively, of Northcrest Inc.

________________________________________
    Notary Public in and for the State of Iowa
MUTUAL RELEASE OF DEVELOPMENT AGREEMENT

THIS MUTUAL RELEASE, made and entered into this ___ day of July, 2018, by and between the City of Ames, (hereinafter called “City”) and Northcrest, Inc., an Iowa non-profit corporation, (hereinafter called “Northcrest”), their successors and assigns,

WITNESSETH THAT:

WHEREAS, The City and Northcrest entered into a Development Agreement (the “Agreement”) Pertaining to Northcrest Expansion Site Located at 2008 24th Street, dated January 7, 2013, filed in the office of the Story County Recorder on January 7, 2013, as Instrument 13-00611, wherein specific allowed uses and development conditions were agreed upon by the parties to provide for the rezoning of certain property located at 2008 24th Street and legally described as set forth in Exhibit ‘A’ attached hereto.

WHEREAS, the Agreement contemplated a rezoning of the property from RL (Low Density Residential) to RH (High Density Residential) and the parties now intend to rezone the property to F-PRD (Planned Residence District);

WHEREAS, the Agreement contained certain covenants, including but not limited to, Use Restrictions and Building Height Restrictions, running with the land that both the City and Northcrest seek to release as part of the rezoning of said property to F-PRD;

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

The Development Agreement filed January 7, 2013, as Instrument No. 13-00611, including any re-recorded versions, or assignments thereof, if any, is released and forever discharged. Northcrest, Inc., acting through the undersigned, has good and lawful authority to execute and deliver this instrument.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective as of the date first above written.
NORTHCREST, INC.

By: ________________________ Attest: ________________________
    Joe Traylor, President                  Harris Seidel, Secretary

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on __________, 2018, by Joe
Traylor and Harris Seidel, as President and Secretary, respectively, of Northcrest, Inc.

______________________________
Julie A. Luther, Notary Public

CITY OF AMES, IOWA

By: ________________________ Attest: ________________________
    John A. Haila, Mayor                  Diane R. Voss, City Clerk

STATE OF IOWA, COUNTY OF STORY, SS.:

This instrument was acknowledged before me on __________, 2018, by John A.
Haila and Diane R. Voss, as Mayor and City Clerk, respectively, of the City of Ames, Iowa.

______________________________
Julie A. Luther, Notary Public

LEGAL DESCRIPTION – EXHIBIT ‘A’

The West Half (W1/2) of the Northeast Quarter (NE1/4) of the Southwest Quarter
(SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-four (34) Township
Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County,
Iowa.
Attachment E
Findings Regarding Planned Residence District (F-PRD)
Development Principles

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Principles listed in Section 29.1203(2). Each principle is addressed below.

1. Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations.

The Northcrest Community caters to active retirees looking for maintenance-free living and a diverse offering of services and amenities designed for their abilities and interests. Northcrest offers a lifestyle with maximum independence. As it currently exists, the Northcrest Community is a unique mix of 1 and 2 story townhomes, multi-family apartment buildings, group living uses (assisted living) and a health center.

The Northcrest Community is a Life-Care Community that provides a caring and nurturing environment that promotes the physical, emotional, social, and spiritual well-being of each resident. The development of the Northcrest Community campus over the years has resulted in a physical manifestation of the mission, vision, and values of the community. The F-PRD is the appropriate zoning to support this vision.

The expansion will include 48 two-bedroom apartments, 32 assisted living apartments, a new central kitchen and dining area, a new 24-bed skilled nursing health center, and a new commons building with offices, meeting rooms, wellness center, cafe, as well as generous open space and connected pedestrian walkways. The expansion will preserve the community and culture of Northcrest, while adding life-enhancing services and amenities.

2. Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining density of use, as provided for in the Land Use Policy Plan and the underlying zoning.

The Land Use Policy Plan (LUPP) states in the first paragraph of the Foreword that the plan is "about connections " and "creating a sense of place". The Northcrest Community campus is a complete place. Unique architecture, pedestrian connectedness, a virtual arboretum of plant materials, and a broad community of caring people all contribute to the sense of this place.

More Efficient- The new additions to the campus raise the overall density from the existing 7.78 DU/Acre to 8.91 DU/Acre while providing 47.4% of open space. This is above the required 40% open space required of the underlying Residential Medium Density (RM) base zone.

Economical- Life-Care is a unique concept that provides a crucial level of financial protection to safeguard Northcrest residents against future medical expenses. Residents that come to Northcrest through independent living are guaranteed a home for the rest of their lives. If and when a resident moves to the Health Center on a permanent basis, the monthly fee remains the same except for an
Aesthetic- The existing campus is described by many residents and visitors as beautiful. While this is a subjective term, the current open space, planting design, and architecture with earth tone colors create a unique and peaceful environment.

The proposed expansion will add to and enhance Northcrest’s ability to serve residents efficiently with a continuum of care, while doing so in a desirable, aesthetically pleasing place.

3. **Promote innovative housing development that emphasizes efficient and affordable home ownership and occupancy.**

The Northcrest Community is a Life-Care Community. The procession of a resident through the different residential use types within the campus is unique when compared to the context of a typical residential development of its scale. The current Northcrest community has 42 townhomes, 68 apartments, a licensed health center, and a state-of-the-art 14-bed Alzheimer's and dementia unit called Heartwood House.

The expansion will include 48 two-bedroom apartments, 32 assisted living apartments, a new central kitchen and dining area, a new 24-bed skilled nursing health center, and a new commons building with offices, meeting rooms, wellness center, cafe, as well as plenty of green space. The expansion will preserve the community and culture of Northcrest, while adding life-enhancing services and amenities.

4. **Provide for flexibility in the design, height, and placement of buildings that are compatible with and integrate with existing, developed neighborhoods and the natural environment.**

Design- New architecture is inspired by existing structures and seeks to build unity throughout the campus through the repetition of forms, materials, textures, and colors found in the earlier development phases.

Placement- Earlier structures were grouped to create small enclaves for residents of a particular building group. The Community Green is inspired by this idea, but instead of being a private place for those living nearby, it is the place for all Northcrest Community residents and their friends and greater community to gather together.

Height- The existing campus buildings are 3 stories or less. The buildings have a unique design (e.g. clerestory windows to enhance daylighting) which causes the roof peak to rise above what would otherwise be the roofline, based on number of stories alone. All but one structure in the expansion area is 2 stories or less. The new independent living building is a 4 story structure with 48 dwelling units and underground parking for all units. This structure has been placed to minimize its stature in relation to the existing single family homes that are adjacent to the campus both west and south. This building's design is in-keeping with its campus context and is inspired, as the other buildings, by the existing unique architectural style.

Compatibility- The design team met with City staff early in the design process to discuss the inclusion of a structure that was taller than the existing structures on the campus. It was discussed that
placement of the building to minimize the effect of its scale related to the existing single family
neighborhood would be critical. City staff also suggested that representatives from Northcrest meet
with the adjacent residents to determine how residents would perceive the construction of a 4 story
building. A meeting was held in March 2018 and six neighbors attended. Plans, architectural
elevations, 3D models, site sections illustrating the single family home/4 story independent living
building relationship, and 3D animations were presented. Those in attendance are reported to have
been overwhelming positive about the design and placement of the buildings on the campus as well
as the 4 story independent living building. Concerns expressed were related to the construction
period and the potential for noise, dust, and safety issues during construction rather than the site plan
or architectural design of the buildings.

5. **Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceed the underlying zone development standards, more recreation facilities than would result from conventional development, and pedestrian and vehicular linkages within and adjacent to the property.**

Aesthetics- New architectural design is inspired by the unique existing structures and seeks to build
unity throughout the campus through the repetition of forms, quality materials, textures, and earth
tone colors found in the earlier areas of campus. New Landscape design is inspired by the
picturesque planting design found within the existing campus while working to meet the City of Ames'
current landscape ordinance.

Underlying Base Zone Development Standards-
Open Space %: RM requires 40% Open Space
Overall (after proposed construction): 47.4% Open Space.

Indoor Recreation-
- Multi-purpose space for gathering, celebrating, and other community purposes.
- Therapy Gym for residents.
- Community Pub for gathering.

Outdoor Recreation-
- The Community Green is the place for all Northcrest Community residents and their friends and
greater community to come together. It includes walks, benches and a future pergola and future
gazebo.
- Walking/running Circuits- A series of walking or running circuits are designed within the campus
  for use by all:
  - North Campus Loop- .5 Mile; Minimum grade changes.
  - South Campus Loop- .5 Mile; Moderate grade changes.
  - Central and South Campus Loop- .66 Mile; Maximum grade changes.
  - All Campus Loop- 1.0 Mile; Maximum grade changes.
- Community Gardens- Raised bed gardens are proposed to provide residents with the ability to
grow flowers, vegetables, and herbs.

Pedestrian linkages within Northcrest Community Property provide great connectivity within the
campus and to the adjacent properties:
- Walks- 6287 LF (1.19 Miles)
6. **Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies, and other unique site features through the careful placement of buildings and site improvements.**

Proposed site grading considers existing building finished floor elevations and surrounding existing conditions and the elevations of adjacent properties while managing stormwater collection.

The effect of the proposed design on the existing natural assets of the Northcrest Community is extremely minimal. Care has been taken to place structures to limit the impact to existing mature plant materials, where possible.

The ratio of impervious to pervious area is greatly improved. The expansion is located on the site of a former church and parking lot. The new design increases the amount of pervious area from approximately 32% of the site to more than 44%, resulting in an additional .79 Acres of pervious area.

7. **Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.**

The design of the overall campus infrastructure will connect efficiently with the surrounding infrastructure.

Public Street Access- Ingress and Egress to the overall area from 24th Street is improved by consolidating two curb cuts into one.

Utilities Connections- All utilities will be able to be extended in order to serve the Northcrest Community campus in an efficient manner.

Stormwater- Stormwater is captured on impervious surfaces and directed by surface or pipe drainage to a stormwater detention area that has been designed to be an aesthetic amenity to campus.
Attachment F

Findings Regarding Planned Residence District (F-PRD)
Supplemental Development Standards

Property that is zoned F-PRD shall be developed in accordance with the Zone Development Standards listed in Table 29.1203(5). Each standard is addressed below.

1. **Area Requirement.** A minimum of two (2) acres shall be required for all areas developed as F-PRD.

The subject site includes 25.90 acres.

2. **Density.** Densities shall comply with the densities provided for in the Land Use Policy Plan and the underlying base zone regulations. In the case of more than one base zone designation, each area of the PRD project shall comply with the density limitation that is established for the base zone of that area. Density transfer from one area of a PRD project to another area of the same project with a lower base zone density is not permitted.

   Underlying Base Zone: Residential Medium Density
   Existing Campus- DU/Acre: 7.78
   Proposed Expansion- DU/Acre: 13.63
   Overall Campus when Construction is Completed- DU/Acre: 8.91

   The proposed density of the overall campus when construction is complete will be 8.46 units per acre. This density is consistent with the RM base zone which allows for a density range of 7.26 to 22.31 units per acre. The total number of units will be 231.

3. **Height Limitations.** Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of the structures in adjacent neighborhoods.

   The proposed architecture has been designed to fit within the existing Northcrest Community. The architecture of the expansion area is inspired by the earlier phases of development and is intended to build unity within the campus through the repetition of these forms, materials, textures, and colors. The height of the tallest existing structure is 39’-7”. New buildings will all be less than the existing campus buildings, except for the independent living (apartments) building, which is proposed at four stories with roof peaks rising to 60’. The existing Development Agreement limits the height to 50’ or 4-stories, whichever is less. (See Attachment D, Existing Development Agreement and Proposed Mutual Release Agreement). There is no height restriction within the F-PRD Zone, except structures are required to be compatible with the predominant height of structures in adjacent neighborhoods.

   Given the scale of this building, setbacks have been maximized as much as possible at the building’s western and southern facades to minimize impact on adjacent single-family homes. The larger setbacks (over 64’ to the west and 85’ to the south) also allow for the installation of landscape buffers and plant material that will soften views of the building from the adjacent neighborhood.
4. **Minimum Yard and Setback Requirements.** There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with setback standards of the underlying base zoning regulations, unless there are physical features on the site that would justify a different setback than provided for in the base zone.

The proposed site plan meets, and at times greatly exceeds, the setback requirements of the underlying Residential Medium Density (RM) base zone. Additional landscaping with large trees has been include in most areas adjacent to single family homes.

5. **Parking Requirements.** Parking for uses permitted in areas zoned PRD shall comply with the parking standards in Section 29.406.

The proposed parking exceeds the requirement of Section 29.406. Please refer to the Parking Table included within the Site Development Plan. (See Attachment H, Site Development Plan Package, Sheet L02.01.)

6. **Open Space Design Requirements.** Open Space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project.

Open Space is the framework for community. It has been designed with the residents of the community in mind and their range of abilities/limitations. The open space has been designed for both an active (i.e. walking, running) and a passive (i.e. sitting, viewing, listening) experience for the resident.

7. **Open Space Area Requirement.** The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards.

A minimum landscaped open space requirement of 40% is required for the F-PRD zone, given its base zone of Residential Medium Density (RM)- Overall Site- 47.4% Achieved

8. **Open Space Improvements and Amenities.**

The open space improvements and amenities have been designed with the residents of the community in mind. As a Life-Care community, there are a variety of users and range of abilities/limitations to be considered. The open space and amenities are intended to provide both an active (i.e. walking, running) and passive (i.e. sitting, viewing, listening) experience.

The Community Green:
While not the geographic center of the campus, the Community Green is intended to be known as a cultural center of the Community. It is the place for all Northcrest Community residents and their friends and greater community to come together. A flexible lawn with great pedestrian...
connectivity to the greater campus will allow for many different types of uses (e.g. performance, fair/festival, lawn games) throughout the year. Power and water will be available in this space to aid in promoting a variety of different activities and to improve the ability of Northcrest Community to maintain it.

Walking/running Circuits:
A series of walking or running circuits are designed within the campus for use by all. Each circuit is unique based on its length and topography, as well as its landscaping:
Circuit 1 - North Campus Loop - .5 Mile; Minimum grade changes.
Circuit 2 - South Campus Loop - .5 Mile; Moderate grade changes.
Circuit 3 - Central and South Campus Loop - .66 Mile; Maximum grade changes.
Circuit 4 - All Campus Loop - 1.0 Mile; Maximum grade changes.

Community Gardens:
Raised bed gardens are proposed immediately adjacent to the new maintenance facility to provide community residents with the ability to tend to a piece of earth of their own. Residents may grow flowers, vegetables, herbs, or other items that feed their urge to nurture, raise, and harvest.

Picturesque Landscape:
The landscape design throughout the community has been designed to create a wonderful verdant experience whether actively walking or passively viewing. The landscape plantings provide 4 seasons of interest and will play host and habitat to several native insects and animals.


All maintenance of Open Space and Site Amenities will be provided by Northcrest Community. Northcrest Community currently maintains the existing campus and will do continue to do so.
Attachment G

Findings Regarding Major Site Development Plan Criteria

Additional criteria and standards for review of all Major Site Development Plans are found in Ames Municipal Code Section 29.1502(4)(d) and include the following requirements.

1. **The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.**

   The proposed expansion includes development of new storm water detention facilities to meet the City’s Municipal Code requirements to capture specified quantities of water and treat it for water quality before releasing it from the site. The primary treatment facility is located south of the new apartment building along the south property line.

2. **The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.**

   The existing utilities were reviewed and found adequate to support the anticipated load of the proposed development.

3. **The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.**

   The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met. The main access to the site is 24th Street. The connecting private street network has been reviewed and found to meet the needs of the fire department and fire truck circulation.

4. **The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.**

   The proposed development is not anticipated to be a danger, due to its location on the site. A stormwater detention area is included at the southwest corner of the site.

5. **Natural topographic and landscape features of the site shall be incorporated into the development design.**

   There are no notable topographic features of the site. The existing landscaping is primarily existing trees planted with the development of the site as a church previously, which will be removed as part of the redevelopment.

6. **The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent**
hazards to adjacent streets or property.

The expansion site is accessed off of 24th Street. The former church had two driveway cuts onto 24th Street. These will be consolidated into one. The existing on-site network of sidewalks is expanded to provide connectivity to the entire campus.

7. **The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.**

Extensive landscape screening is included of parking areas, the maintenance garage and dumpster enclosures. The general development standards of the zoning ordinance have been met.

8. **The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.**

The expansion site (former church) had two driveway cuts onto 24th Street. These will be consolidated into one.

9. **Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.**

A lighting plan is included in the site plan set. Lighting is appropriately located and sized to not be a nuisance or hardship to adjacent properties or streets. The lighting plan meets the City's standards for “dark sky” protection.

10. **The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.**

The proposed development is not expected to generate any nuisances as a residential development.

11. **Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.**

The building layout complies with the development standards of the F-PRD zone for site coverage and open space requirements. The individual buildings comply with the RM base zone supplemental developmental standards. The architecture of the expansion area is compatible with the character and scale of the existing senior living retirement community. Large setbacks are planted with trees and shrubs to visually buffer the adjacent single family neighborhood. Open space areas and amenities are included for the residents of the community and exceed the standards of the code.
Attachment H- Site Plan Application Materials

Rendering of the Expansion Area within the Neighborhood Context
ORDINANCE NO. ________

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the Municipal Code of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the Municipal Code of the City of Ames, Iowa, as follows: That the real estate, generally located at 1801-20th Street and 2008-24th Street, is rezoned from High-Density Residential (RH) to Planned Residence District (F-PRD).

Real Estate Description: LOT 1, NORTHCREST SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA EXCEPT THE NORTH 35.00 FEET THEREOF.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS ________ day of _________________________, 2018.

_________________________________ ______________________________________
Diane R. Voss, City Clerk John A. Haila, Mayor
### NORTHCREST
#### EXISTING/PROPOSED USES & PARKING ANALYSIS

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<th>Land Use</th>
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<th>Total Uses</th>
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### SITE LAYOUT PLAN NOTES

1. All construction materials, equipment, debris, and similar items are prohibited on public streets or within the public rights-of-way.
2. Utility easements are based on the requirements of the local utility company and the local government.
3. The dominant soil is based on the recommendations of the local soil survey agency.
4. The entire site is subject to the requirements of the local zoning code.
5. The proposed plan includes the following features:
   - New parking spaces
   - New landscaping
   - New utility lines

### LAND USES

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### PARKING ANALYSIS

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### SUMMARY

- Total existing uses: 3,700
- Total proposed uses: 4,200
- Total parking spaces: 500
### Planting Plan Notes

1. Foot and inches area measurements approximate 50% accuracy. % accurately here are provided according to site conditions and the appropriate site evaluation requirements.

### Site Plan Submission

**Front Yard Planting**

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### Midwest Edge Soil Mix

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<th>Material</th>
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<td>1.5</td>
<td><strong>SWEET SWEET</strong></td>
<td><strong>C ZALE</strong></td>
<td>2.75</td>
<td>Weak</td>
<td><strong>SAND</strong></td>
<td><strong>SAND</strong></td>
<td>100%</td>
</tr>
</tbody>
</table>

### shoreline mitigation planting list

<table>
<thead>
<tr>
<th>C.T.</th>
<th>KEY</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Size</th>
<th>Condition</th>
<th>Material</th>
<th>Loose</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>20.</td>
<td>200</td>
<td><strong>SWEET SWEET</strong></td>
<td><strong>C ZALE</strong></td>
<td>2.75</td>
<td>Strong</td>
<td><strong>SAND</strong></td>
<td><strong>SAND</strong></td>
<td>100%</td>
</tr>
</tbody>
</table>