

**MINUTES  
CITY OF AMES  
PLANNING AND ZONING COMMISSION**

Date: June 15, 2016	Debra Lee, Chairperson	2018
	Matt Converse, Vice Chairperson	2018
Call to Order: 7:00 PM	*Carlton Basmajian	2017
	Rob Bowers	2018
Place: Ames City Hall Council Chambers	Julie Gould	2019
	Doug Ragaller	2019
Adjournment: 7:33 PM	Yvonne Wannemuehler	2018
	[*Absent]	

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CALL TO ORDER: Debra Lee, Chairperson, called the meeting to order at 7:00 PM

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Bowers) to approve the agenda for the meeting of June 15, 2016

*MOTION PASSED: (6-0)*

APPROVAL OF THE MINUTES OF THE MEETING OF June 1, 2016:

MOTION: (Converse/Ragaller) to approve the minutes of the meeting of June 1, 2016

*MOTION PASSED: (6-0)*

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PUBLIC FORUM: There were no public comments.

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**PUBLIC HEARING FOR THE PLANNED RESIDENCE DEVELOPMENT REZONING AND PRELIMINARY PLAT OF 3599 GEORGE WASHINGTON CARVER AVENUE (SCENIC POINT SUBDIVISION)**

Case Planner Karen Marren reported Hunziker Christy Shirk Builders, Inc. requested rezoning of the site to Planned Residence District (F-PRD) and approval of a Preliminary Plat and Major Site Development Plan to allow for development of seven single-family detached homes. The proposed lot configuration includes a dead end private street with a hammerhead turnaround. The PRD development is intended to take advantage of existing natural features, particularly the property's significant sloped grading to the west and south (set up as an outlot downhill from the development area) and a green space on the rear of the lots to preserve landscaping elements. Staff's discussions with the applicant focused on desirable lot and sidewalk configurations. The proposed development meets overall requirements for open- and amenity space—key elements of PRD development. Staff generally supported the proposal and recommended conditional approval, as outlined in Alternative #1 in the staff report.

Julie Gould asked for clarification on private street policy. Ms. Marren indicated the City requires a street to be installed to City standards in order for the City to take it on as a public street, but does not require all streets to be built to public street standards. In this case, the homeowner's association would be required to maintain the proposed private street.

Debra Lee and Yvonne Wannemuehler requested additional review of the proposed sidewalks and a connection to sidewalk extending south along George Washington Carver Avenue from the adjacent Scenic Point Subdivision. Doug Ragaller asked Ms. Marren to display staff's recommended sidewalk installation along both sides of the proposed private road within Scenic Point. Ms. Marren said this would allow for sidewalk connection to all of the development's lots.

Justin Dodge, Hunziker Companies, 105 South 16<sup>th</sup> Street, noted the area between the Scenic Valley and Scenic Point subdivisions is a detention basin. He explained that Scenic Point was initially planned as a 24-unit condominium complex that was ultimately deemed unfeasible. The developer had also considered FS-RL zoning with City streets standards but determined a cul-de-sac would sacrifice too much buildable space. The site is challenging due to its topography. Mr. Dodge noted many designs were considered. The sidewalk configuration is the main issue to be resolved. Since the developer plans to build a private street within a private development, it will not be required to adhere to all standards as if it were a public street. Mr. Dodge noted the street will always be owned and maintained by the homeowner's association. The developer did not believe sidewalk on the south side of the street would be necessary for seven lots. Mr. Dodge requested approval of Alternative 1 minus the condition requiring the additional sidewalk.

Ms. Lee questioned how the lots were arranged in earlier project iterations and the rationale for changes. Ms. Marren explained how decisions to reconfigure the corner lots and vacating an easement allowed for an increase in buildable area. Ms. Lee also asked if Scenic Point had been planned at the time the Commission evaluated the site plan for Scenic Valley, i.e., if it could have been possible to design better connectivity than two back-to-back dead end streets. Mr. Dodge and Ms. Marren reported the current developer did not own both properties then.

There were no public comments.

Ms. Gould was conflicted about requiring additional sidewalk for seven lots located on a private dead end street. Rob Bowers pointed out that more sidewalk would increase the maintenance responsibilities. Matt Converse noted increased upfront construction costs as well. Given the limited development and number of homes, Mr. Bowers thought it seemed acceptable to forego the sidewalk. Mr. Dodge emphasized that the residents would only need to cross a low-traffic private street to access a sidewalk that would connect with more than a mile of sidewalk and trails that will connect with development to the north of Scenic Point. Ms. Lee stressed that she would normally want to require sidewalk but was willing to forego it in this particular instance because she could not quite see the sidewalk's value outweighing its cost.

MOTION: (Bowers/Converse) to accept **Alternative #1**, *as modified*, which states: that the Planning and Zoning Commission can recommend that the City Council **approve** the following requests for the properties at 3599 George Washington Carver Avenue:

- A. Rezone the properties from Agriculture (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD); and
- B. Approval of the Major Site Development Plan, subject to the following conditions:
  - (i) Approval of final plat for creation of the proposed residential lots as depicted on the site plan; and
  - (ii) Recording of easements for public utility and the green space easement area as noted on the site plan; and
- C. Approval of the Preliminary Plat for Scenic Point Subdivision as submitted.

*MOTION PASSED: (6-0)*

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COMMISSION COMMENTS: There were no Commission comments.

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STAFF COMMENTS: There were no staff comments.

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MOTION TO ADJOURN:

MOTION: (Wannemuehler) to adjourn the meeting.

*MOTION PASSED: (6-0)*

The meeting adjourned at 7:33 PM.



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Debra Lee, Chairperson  
Planning & Zoning Commission



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Joseph C. Newman, Recording Secretary  
Department of Planning & Housing