

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

Date: August 3, 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	Doug Ragaller	2019
	Yvonne Wannemuehler	2018
Adjournment: 7:41 PM	*Absent	

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

APPROVAL OF AGENDA:

MOTION: (Bowers/Wannemuehler) to approve the August 3, 2016 meeting agenda

*MOTION PASSED: (5-0)*

APPROVAL OF THE MINUTES OF THE MEETING OF July 20, 2016:

MOTION: (Converse/Ragaller) to approve the July 20, 2016 meeting minutes

*MOTION PASSED: (5-0)*

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PUBLIC FORUM: There were no public comments.

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**PUBLIC HEARING FOR THE MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR THE GREEN HILLS PLANNED RESIDENCE DISTRICT ZONE AT 2200 HAMILTON DRIVE**

Planning and Housing Director Kelly Diekmann outlined the proposed Major Site Development Plan amendment focused on the landscape plan for a parking lot expansion. Staff and the applicant agreed there would be no need for buffering to screen Green Hills Retirement Community residences from the proposed parking lot expansion due to site grade changes. Staff recommended approval of the landscape plan as proposed by the applicant.

Scott Renaud, FOX Engineering, 414 South 17<sup>th</sup> Street, appeared on behalf of Green Hills Retirement Community and offered to answer questions—there were none. Rod Copple, Executive Director, Green Hills Retirement Community, also attended the meeting.

MOTION: (Ragaller/Converse) to accept **Alternative #1**, which states: that the Planning and Zoning Commission can recommend that the City Council **approve** the Major Site Development Plan amendment to the Green Hills Community Planned Residence Zone as submitted, with the following condition: Installation of lighting is subject to staff approval prior to installation.

*MOTION PASSED: (5-0)*

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**PUBLIC HEARING FOR THE REZONING WITH A MASTER PLAN FOR 499 SUNFLOWER DRIVE (SOUTH FORK SUBDIVISION)**

Case Planner Charlie Kuester reviewed South Fork Subdivision on a location map and noted its mix of apartments, twin homes, and single-family dwellings. The developer sought revisions to the Master Plan for the last remaining outlot to amend the housing types from nine single-family detached homes to five single-family detached homes and eight twin-home lots, for a net increase of four homes. Zoning boundaries would not change with this request—it would only amend the Master Plan, which defines the lot pattern and allowed uses. Street connections and the approved Preliminary Plat were reviewed along with the proposed platting change. The proposed unit type change would fall within the density allowance for the subdivision, and the proposed uses are allowed within the Suburban Residential Low Density zoning district. Staff recommended approval of the proposed Master Plan amendment.

Yvonne Wannemuehler asked if the twin-home lots would accommodate driveways. Mr. Kuester said the lots would support two-lane driveways, but they would occupy most of the lot width.

Keith Arneson, Pinnacle Properties, 4114 Cochrane Parkway, spoke about the history of South Fork Subdivision and noted general distinctions in housing variety with 'new lands' versus 'infill' development. He reviewed current ownership, assessed property values, and densities of properties near the subject site, and also noted the sale prices for single-family lots and likely new home prices for new homes to be built on Coy Street. Mr. Arneson believed the proposed Master Plan amendment allowing construction of twin homes would promote a more reasonable transition from older, predominantly rental properties, to new construction.

Matt Converse asked if the homes to be built on the subject site would be owner-occupied or rentals. Mr. Arneson indicated he intended to sell the properties and would likely not be the builder due to his involvement in a number of multi-family projects elsewhere.

Svitlana Zbarska, 3708 Coy Street, stated she understood the reasoning behind the proposed amendment; however, she and her husband, who live next to the subject site, believe they were misinformed when they purchased their lot. They expected other single-family homes to be built and worry that townhouses would lower property values for single-family home owners. She expressed opposition to the proposed amendment to the original Master Plan.

Mr. Converse appreciated the potential for 13 homes in the Ames School District versus 9.

In this case, Debra Lee generally supported the idea of creating transition but also expressed sensitivity to homeowners who purchased property with certain expectations. She encouraged neighborhood property owners to contact the City Council to express their concerns.

MOTION: (Converse/Ragaller) to accept **Alternative #1**, which states: that the Planning and Zoning Commission can recommend that the City Council **approve** the Master Plan for Outlot A of South Fork Subdivision, Eighth Addition, based upon the findings of fact and conclusions in the staff report.

*MOTION PASSED: (5-0)*

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**PUBLIC HEARING FOR THE PRELIMINARY PLAT FOR 499 SUNFLOWER DRIVE (SOUTH FORK SUBDIVISION)**

Case Planner Charlie Kuester indicated this agenda item accompanied the previous item and recommended similar action from the Commission.

Debra Lee invited additional comments—there were none.

MOTION: (Bowers/Converse) to accept **Alternative #1**, which states: that the Planning and Zoning Commission can recommend that the City Council **approve** the Preliminary Plat for Outlot A of South Fork Subdivision, Eighth Addition, based upon the findings of fact and conclusions in the staff report.

*MOTION PASSED: (5-0)*

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**PUBLIC HEARING FOR THE PRELIMINARY PLAT FOR 516 SOUTH 17<sup>TH</sup> STREET (ASPEN BUSINESS PARK, 3<sup>RD</sup> ADDITION)**

Case Planner Ray Anderson provided an overview of the 12.59-acre subject site on a location and zoning map. The proposed Preliminary Plat included four buildable lots, ranging in size from 1.43 acres to 3.66 acres; one outlot for storm water management; and an extension of South 17<sup>th</sup> Street that was approved (as a concept) in December 2015 as part of a Contract Rezoning Agreement that rezoned the site to Residential High Density. The proposed South 17<sup>th</sup> Street extension would end as a dead end with a turnaround until a future Grand Avenue extension is in place. Timing or funding is not currently associated with the Grand Avenue extension, but it is included in the Long Range Transportation Plan. Storm water treatment and street tree plans were also reviewed. Staff recommended approval of the proposed Preliminary Plat, with two conditions: (1) a deed restriction for a no-build area for the Grand Avenue extension, and (2) no more than 20 percent of a given tree species to promote diversity and overall tree health.

Doug Ragaller asked if the Grand Avenue extension would be done in phases. Planning and Housing Director Kelly Diekmann indicated the Grand Avenue extension to South 16<sup>th</sup> Street, included in the 2018 Capital Improvements Program, would occur in one project. Additional extension of Grand Avenue further south would occur later and is not yet scheduled.

Scott Renaud, FOX Engineering, 414 South 17<sup>th</sup> Street, expressed general support for staff's recommendation. He pointed out the street tree requirement was not an ordinance requirement and that the City website street tree information may not be accurate/current. He noted possible difficulties in acquiring certain tree varieties and thought the street tree condition was inflexible.

Debra Lee asked if divided lots could potentially be sold to different entities. Mr. Renaud said the lots could be sold to four different parties. He explained the Preliminary Plat required a finalized plan for storm water management. Outlot C would probably remain unchanged, but it could shrink if storm water features were put on other lots individually.

Yvonne Wannemuehler recalled a second exit from the subdivision was originally required. Kelly Diekmann stated the City Council did not require a second means of ingress/egress because development intensity was limited to a maximum of 525 bedrooms. Ms. Wannemuehler asked how that would be divided among potentially four different builders. Mr. Diekmann replied the density cap would be recorded against the entire property, so staff would need to examine that issue with the property owner(s) prior to the Final Plat to ensure clarity.

Rob Bowers found staff's proposal to be reasonable because it left flexibility if sourcing trees proved problematic. He supported staff's intent with the conditional approval.

Ms. Lee noted the proposed Preliminary Plat could be approved and then be subject to future alteration requests. Kelly Diekmann reviewed how the property could be reconfigured prior to final City Council approval. The Preliminary Plat would guarantee the construction of the public street but would not necessarily detail the final lot lines.

MOTION: (Ragaller/Bowers) to accept **Alternative #1**, which states: that the Planning and Zoning Commission can recommend that the City Council **approve** the Preliminary Plat for Aspen Business Park, 3<sup>rd</sup> Addition, at 516 South 17<sup>th</sup> Street, with the following conditions: (a) At the time of final plat approval, a deed restriction will be placed on the final plat for the no-build area for the future extension of South Grand Avenue; and (b) No more than 20% of any one tree species, or conformance to a street tree planting policy that limits tree species, shall be planted for street trees in this subdivision.

*MOTION PASSED: (4-0); Abstain: Wannemuehler*

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COMMISSION COMMENTS: Debra Lee requested an update on the Brick Towne project on South Duff Avenue. Kelly Diekmann said the Land Use Policy Plan amendment was approved, the property is not yet rezoned, and the City continues to coordinate storm water facilities with the developers. He expected the rezoning request to come to the Commission in the fall.

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STAFF COMMENTS: Kelly Diekmann reviewed the tentative agenda for the August 17, 2016 Commission meeting and a City Council workshop scheduled for August 16, 2016 to review a points-based landscape ordinance update.

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MOTION TO ADJOURN:

MOTION: (Wannemuehler/Converse) to adjourn the meeting.

*MOTION PASSED: (5-0)*

The meeting adjourned at 7:41 PM.



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Debra Lee, Chairperson  
Planning & Zoning Commission



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