

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

Date: February 1, 2017	Debra Lee, Chairperson	2018
	Matt Converse, Vice Chairperson	2017
Call to Order: 7:00 PM	Carlton Basmajian	2017
	Rob Bowers	2018
Place: Ames City Hall Council Chambers	*Anuprit Minhas	2019
	Doug Ragaller	2019
Adjournment: 9:03 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Annexation of 36 Acres Along West Lincoln Way and So. 500th Avenue for Residential Development by Trinitas
2. Rezoning Hearings for Cleanup of S-GA Zoning of Seven Properties Due to Change in Ownership
3. Zoning Text Amendment for Landscape Standards (First Part of Two Planned Meetings)

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

APPROVAL OF AGENDA:

MOTION: (Converse/Bowers) to approve the Agenda for the meeting of February 1, 2017.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 18, 2017:

MOTION: (Ragaller/Wannemuehler) to approve the Minutes of the meeting of January 18, 2017.

MOTION PASSED: (6 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE ANNEXATION OF 36 ACRES ALONG WEST LINCOLN WAY AND SO. 500TH AVENUE FOR RESIDENTIAL DEVELOPMENT BY TRINITAS

Julie Gould, Planner, stated that this annexation is for 35.69 acres on the south side of Lincoln Way west of the existing corporate boundary and east of South 500th Avenue. She stated that the annexation consists of four properties. Ms. Gould indicated the location of those properties on a map. She reviewed the current ownership of each parcel. Ms. Gould stated that the developer is proposing to construct a student housing development consisting of approximately 850 for-rent bedrooms. She stated that once this property is annexed it will need to be rezoned to a Planned Residence Development (PRD). Ms. Gould stated that the annexation is 100 percent consenting. She reviewed the current Ames Urban Fringe Plan classification of this

property. Ms. Gould stated that once this property is annexed it would assume the Land Use Policy Plan Village Suburban Residential designation unless the developer requests a different classification. She stated that the homestead would remain as is and retain the Agricultural zoning classification. Ms. Gould reviewed various details of the nearby utilities; however, they do not currently serve this site. She stated that the developer will be responsible for complying with Chapter 5b, storm water treatment for quality and quantity. Ms. Gould stated that this property does take on a lot of water. She stated that it is basically the starting point of College Creek. Ms. Gould stated that there is currently a traffic study in process. She stated that staff feels that the developer needs to widen and provide a turn lane on Lincoln Way into this site. Ms. Gould stated that a shared use path will need to run along the entire frontage of this property and connect to the existing shared use path. She outlined several subdivision requirements that the developer will need to meet. Ms. Gould stated that currently CyRide does not serve this property. She stated that the developer is willing to commit to a private shuttle service; however, it will not be a requirement of the development. Ms. Gould stated that the required consultation meeting was held and notice of tonight's meeting was mailed to the surrounding property owners.

Debra Lee asked for clarification of the statement in the staff report that says that the property owners have waived their right to withdraw from the annexation process. Mr. Diekmann stated that this signed agreement protects the City from spending a great deal of time on the annexation process only to have a property owner withdraw their consent.

Travis Spence,Trinitas, stated that they held a neighborhood meeting to discuss the annexation and their plans. He stated that the individuals that attended this meeting expressed their concerns about drainage. Mr. Spence stated that they will comply with the drainage requirements. He stated that it is their plan to retain more drainage than what is required on their site.

Ms. Lee asked Mr. Spence to review the type of housing that they propose to build.

Mr. Spence stated that he feels that there is an additional need for housing in Ames as the student population continues to grow. He stated that there is a need for a diverse type of housing in Ames. Mr. Spence stated that they are proposing to build apartments that look like homes. He stated that this project will look like a traditional subdivision with streets, sidewalks and dwellings (singles and doubles, for the most part) with setbacks and front and rear yards. Mr. Spence indicated that they will have a clubhouse and on-site management staff. He reviewed various design details of the buildings that they propose to build.

Ms. Lee stated that her concern is about re-utilization of the structures if the student population decreases. Mr. Spence stated they are proposing a combination of one to five bedroom units that will function as an apartment. He stated that they will lease to anyone that qualifies, not just students.

Carlton Basmajian asked if the applicant has considered the distance from this property to the Iowa State University campus. Mr. Spence stated that there are other developments that are a similar distance from the campus core. He stated that they have found that there are some students that do not want to live in Campustown. Mr. Spence stated that since CyRide does not serve the area where this project is located they will probably run a private shuttle for their residents with a flexible schedule and deliver them where they wish to go.

Mr. Basmajian asked for specifics of the proposed shuttle and its route. Mr. Spence reviewed details of a shuttle that they currently have in Bloomington, Indiana. He stated that they do not intend to shuttle their residents to the edge of campus and drop them off.

Yvonne Wannemuehler asked if parking will be provided to the residents. Mr. Spence stated that parking will be provided. He stated that they do not have final parking details as yet. He stated that they will be close to one to one or one to one per bedroom. Mr. Spence stated that they will not have large parking lots. He stated that they will have parking either on the street in front of the units or behind the units.

No members of the public present wished to speak during the Public Hearing.

Ms. Lee closed the Public Hearing.

Mr. Basmajian asked staff if they had concerns about the sewer capacity in this area if this project is approved. Mr. Diekmann stated that the City can serve this project and the area to the south. He stated that the Lincoln Way Corridor Plan will determine whether the City will be able to serve any additional projects.

Mr. Basmajian asked about the net density for this project. Mr. Diekmann stated that the number fluctuates; however, it will be in the neighborhood of 850 bedrooms. Mr. Basmajian stated that it appears that a PRD request will need to be submitted. Mr. Diekmann stated that a PRD will be needed. He outlined the additional steps after annexation that will be needed to develop this property.

Ms. Lee stated that she has concerns about the linkage between the proposed annexation and the land use. She stated that she is concerned about the timing for adding additional student housing and how close the City is to saturation. Ms. Lee stated that Iowa State University's future enrollment may not increase as dramatically as it has in the last several years. She stated that in the past there have been discussions about using land in the Ames Community School District for building homes for families. Mr. Diekmann stated that these concerns do not really pertain to the annexation request. He stated that these concerns will be reviewed during the steps following the annexation of the property.

Mr. Basmajian asked if CyRide has reviewed this proposal. Mr. Diekmann stated that CyRide is aware of this project; however, they do not have plans to adjust their routes at this time. He reviewed the location of the CyRide routes that are close to this property.

Mr. Basmajian asked about the possibility of additional street connections to the subdivision to the east of this property. Mr. Diekmann reviewed the location of several street connections to this property. He stated that there will also be some private streets.

Ms. Wannemuehler stated if the applicant constructs the type of housing that they are proposing to build it may also appeal to families. Mr. Diekmann stated that there is a large park located within a five minute walk of this property. He stated that the greenway along College Creek that connects to State Avenue and Campustown is also nearby.

Ms. Lee asked Mr. Spence how they plan to market this property. He stated that they will market this property to the general public. Mr. Spence stated that they will design this property to 18 to 26 year olds that may or may not be students. He stated that they will lease to anyone that qualifies. Mr. Spence indicated that they will have sidewalks and paths located within this property.

Mr. Basmajian stated that he has grave concerns about this proposal. He feels that this project is poorly located. Mr. Basmajian stated that having 850 bedrooms, students and cars, without access to CyRide, is a concern. He feels that the future market for student housing will decrease if Iowa State University would happen to have an enrollment cap in the future.

Matt Converse stated that there are 6,000 people that commute to Ames to work. He stated that the developer has indicated that they plan to market the property to 18 to 26 year olds. Mr. Converse stated that he feels that this project would provide available housing to those that go to school or young professionals who work in Ames.

Doug Ragaller stated that he also sees the need for this type of housing. He stated that he feels that there are people who work in Ames but live in other cities because that is where the type of housing that they want is located and available.

Discussion was held whether those individuals would like to live in a development with individuals who are living on their own for the first time.

Ms. Wannemuehler stated there were similar concerns voiced when a proposal to develop the old Ames Middle School property was submitted.

MOTION: (Converse/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request to annex the 35.69 gross acres, in Washington Township, Story County, by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan, subject to a development agreement addressing infrastructure needs and developer responsibilities being completed.

Ms. Lee stated that she is anxious about several details of this project that will be reviewed during later development stages.

MOTION PASSED: (4 - 1 -1) (nay: Basmajian; abstain: Bowers)

REZONING HEARINGS FOR CLEANUP OF S-GA ZONING OF SEVEN PROPERTIES DUE TO CHANGE IN OWNERSHIP

Kelly Diekmann, Director of Planning & Housing, stated that when the government owns land it is given a special zoning classification, Government/Airport (S-GA). He stated that when ownership of an S-GA parcel changes it does not automatically change the zoning map. Mr. Diekmann stated there have been at least seven ownership changes of S-GA properties over the last four years.

Mr. Basmajian asked when the ownership was changed on these parcels. Mr. Diekmann stated that the parcel with the oldest ownership change happened four years ago.

MOTION: (Bowers/Wannemuehler) to accept Alternative #1, which states: that the Planning and Zoning Commission initiates the rezoning of the identified properties and recommends that the City Council approve the request to rezone the subject properties to the S-GA for currently owner government land and RL for one privately owned

property, based upon the property identification table in this report and staff's analysis as found in the addendum.

MOTION PASSED: (6 - 0)

ZONING TEXT AMENDMENT FOR LANDSCAPE STANDARDS (FIRST PART OF TWO PLANNED MEETINGS)

Kelly Diekmann, Director of Planning & Housing, stated that staff and the Development Workgroup have been reviewing the present landscape ordinance and have identified the following goals for amending the landscape standards: review requests for more flexibility, address parking lot sustainability, enhance plant vitality, determine whether screening is the goal of the landscape ordinance, and determining visual interests. He stated that tonight's discussion will cover the commercial standards.

Ms. Wannemuehler asked if the earlier proposed landscape ordinance point based system had been eliminated. Mr. Diekmann stated that the point based system has been dropped. He stated that the City Council has asked staff to proceed in a different direction.

Mr. Diekmann reviewed the various aspects of the landscape ordinance that staff and the Development Workgroup have been reviewing. The discussion concerned commercial parking lot and front yard standards.

Mr. Basmajian asked if the plants are being moved from the sides and the rear of the site to the front. Mr. Diekmann stated that front yard landscaping will be emphasized but the total number of required plants will decrease for parking lots. He stated that the total number of required trees should be the same or greater.

Discussion was held on improving plant viability by the proposed changes to the landscape standards.

Mr. Basmajian asked if there would be follow-up discussion on parking regulations now that the change to the landscape standards is going forward. Mr. Diekmann asked for clarification. Mr. Basmajian stated that his question is about how meeting the minimum parking regulations has a direct impact on what is planted. Mr. Diekmann stated that this was not a focus of the Development Workgroup.

Discussion was held on parking regulations and landscape requirements. Mr. Diekmann stated that the proposed change to the landscape standards will result in one change to the parking regulations that are being discussed tonight. The proposal allows the Planning Director to waive 10% of the required parking.

Mr. Basmajian asked for visualization details of the proposed standards. Mr. Diekmann showed several overhead drawings of some of the current standards and the new proposed standards for small and large sites and parking medians.

Mr. Diekmann explained how the proposed landscape standards will apply to Campustown and Downtown. Mr. Bowers asked about the usage of landscaping rock in Campustown. Mr. Diekmann stated that the landscaping rock restrictions will not be changed in Campustown.

Mr. Diekmann reviewed the proposed landscaping standards for parking lot medians, planters and sidewalks with the Commission.

Mr. Basmajian asked for clarification on parking lot detention ponds. Mr. Diekmann stated that they are trying to achieve more than a standard grass lined depression with a three to one slope. He stated they are trying to incentivize rain gardens that are planted with interesting landscaping materials and treat a substantial volume of storm water.

Discussion was held regarding several existing parking lot storm water detention areas.

Mr. Diekmann stated that they plan to add to the proposed landscape standards a section about the removal of planting materials from an earlier approved site plan and the need to visit with staff about adding materials back into the site plan. He stated that a property owner cannot remove previous landscaping without approved replacements.

Mr. Basmajian asked about the possibility of grandfathering for already approved site plans. Mr. Diekmann stated that some people will want to get rid of some of the shrubs/landscaping on their sites. He stated that staff will work with those individuals to make sure that landscaping of value is added back to their site plans.

Mr. Diekmann reviewed the new process for inspecting the required landscape materials where a developer will need to certify compliance.

Ms. Lee stated that she does not feel that she needs additional information; however, she would appreciate having more time to review the details of the staff report after tonight's discussion before voting on the proposed changes.

Mr. Basmajian asked if an ordinance has been prepared. Mr. Diekmann stated that it will be drafted after the Commission has had an opportunity to hear all of the proposed changes to the landscape standards. Mr. Basmajian stated that he would like to see the proposed ordinance once it is written.

Mr. Bowers stated he is comfortable with what he has seen tonight and is prepared to vote on the proposed changes.

Ms. Lee stated that she will have time to review the staff report further and go to the City Council meeting if she has additional questions. Mr. Diekmann stated that the Commission can raise any additional questions that they have at the next Commission meeting.

Ms. Lee stated that it is her hope that there will be enough flexibility from staff to help property owners meet the spirit of what is intended but also have the rules strong enough to demand compliance.

The Commission stated that they found the visualizations very helpful.

Ms. Wannemuehler stated that she feels that the soil organic compound requirement is extremely important.

MOTION: (Ragaller/Converse) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends to the City Council, staff's proposed

changes for commercial and industrial site landscaping, including requirements for front yard landscaping and changes to parking lot landscaping requirements for 10% of the parking lot and loading area to include landscaping, use of large canopy trees, and changes to planter area configurations and design requirements.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS: None.

STAFF COMMENTS: Kelly Diekmann stated that there will be several Zoning Text Amendments that will be brought to the Commission over the next few months. He reviewed the results of the City Council's goal setting. Mr. Diekmann stated that the City Council has requested a summary for all of the development review and permitting processes. He stated that an RFP will be prepared for the construction of attached or detached single-family homes on City property. Mr. Diekmann stated that it will be a mix of affordable housing and market rate housing. He stated that the City will be working with a partner developer. Mr. Diekmann stated that the goal is to start construction this year.


MOTION TO ADJOURN:

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

The meeting adjourned at 9:03 PM.



Debra Lee, Chairperson
Planning & Zoning Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing

