

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

Date: April 19, 2017	Debra Lee, Chairperson	2018
	Matt Converse, Vice Chairperson	2020
Call to Order: 7:00 PM	*Carlton Basmajian	2020
	Rob Bowers	2018
Place: Ames City Hall Council Chambers	Anuprit Minhas	2019
	Doug Ragaller	2019
Adjournment: 7:15 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for a Zoning Text Amendment for Interior Access Self-Storage Facility Height Design Standards in the Highway Oriented Commercial Zoning District
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CALL TO ORDER: Debra Lee, Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Converse) to approve the Agenda for the meeting of April 19, 2017.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 5, 2017:

Ms. Lee stated that amendments to the April 5, 2017 meeting minutes need to be made to correct a reference on page 5 from Dr. Diekmann to Mr. Diekmann and the spelling of the last name of a citizen that spoke at the Public Hearing on page 9 needs to be amended to Leisz.

MOTION: (Bowers/Ragaller) to approve the Minutes of the meeting of April 5, 2017 as amended.

MOTION PASSED: (6 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR A ZONING TEXT AMENDMENT FOR INTERIOR ACCESS SELF-STORAGE FACILITY HEIGHT DESIGN STANDARDS IN THE HIGHWAY ORIENTED COMMERCIAL ZONING DISTRICT

Kelly Diekmann, Director of Planning and Housing, stated that the City adopted self-storage design standards in a Special Use Permit process in 2004. He stated that those standards involved one-story structures with exterior access although interior access was permitted. Mr. Diekmann stated that the applicant wants to construct a three-story facility. He reviewed staff's concerns about compatibility and incentivizing use of commercial land rather than industrial. Mr.

Diekmann stated that staff recommends that interior access structures be limited to no more than three stories in height.

Debra Lee asked staff to clarify the roof design standards. Mr. Diekmann reviewed details of the pitch and styles of roof that would be allowed for an internally accessed structure.

Anuprit Minhas asked Mr. Diekmann to elaborate on the rationale for internal access and exterior access and why they have different design standards. Mr. Diekmann stated that interior access structures can be multiple stories in height. He explained that the door interface would be internalized and easier to maintain for security reasons with an interior access structure. Discussion was held on the differences between interior access and exterior access structures/sites.

Ms. Minhas asked for clarification of the requested height of the structure comparing three stories to 40 feet. Mr. Diekmann stated that every 14 feet of a building is considered to be equivalent to one story. He stated that typically 35 feet would be considered to be a three-story building.

Ms. Lee asked for clarification of the General Industrial and Highway Oriented Commercial (HOC) zoning district architectural standards. Mr. Diekmann stated that the General Industrial zoning district does not have architectural standards. He stated that because the HOC zoning district interfaces so many different types of uses is why it has so many design standards in addition to the Special Use Permit process.

Randy Dickson, U-Haul Company of Iowa, 6310 Douglas Avenue, Des Moines, Iowa, stated that he prefers to have a standing seam, low pitched roof. He asked for clarification of Alternative #1. Mr. Diekmann stated that anything less than a 6:12 pitch standing seam roof or a flat roof would be acceptable under Alternative #1.

MOTION: (Ragaller/Converse) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve a text amendment for interior access mini-storage facilities to be limited to a maximum of three stories and that such buildings may have a flat roof.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS: None.

STAFF COMMENTS: Mr. Diekmann stated that the Draft Landscape Ordinance went to the City Council on April 11, 2017. He stated that they accepted the Planning and Zoning Commission's recommendation. Mr. Diekmann reviewed the status of the Lincoln Corridor Plan. He reviewed the Commission's tentative agenda for the meeting of May 3, 2017.

MOTION TO ADJOURN:

MOTION: (Wannemuehler/none) to adjourn the meeting.

The meeting adjourned at 7:15 PM.



Debra Lee, Chairperson
Planning & Zoning Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing