

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

Date: May 17, 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: 8:38 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for Rezoning to a Planned Residence District, Preliminary Plat, and Major Site Development Plan for South 500th Avenue (Trinitas Development)
2. Public Hearing for the Zoning Text Amendment to Allow for Dwelling Houses in a Planned Residence Development

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

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Ragaller) to approve the Agenda for the meeting of May 17, 2017.

MOTION PASSED: (7 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF MAY 3, 2017:

MOTION: (Ragaller/Bowers) to approve the Minutes of the meeting of May 3, 2017.

MOTION PASSED: (7 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR REZONING TO A PLANNED RESIDENCE DISTRICT, PRELIMINARY PLAT, AND MAJOR SITE DEVELOPMENT PLAN FOR SOUTH 500TH AVENUE (TRINITAS DEVELOPMENT)

Kelly Diekmann, Planning Director, explained that the items on tonight's agenda are related but will be reviewed and discussed separately and two separate actions will be taken. He stated that the project depends on the zoning text amendment being approved in order to facilitate the type of project shown on the plan.

Julie Gould, Case Planner, stated that the subject site was annexed by the City on March 7, 2017. She stated that when land is annexed into the City it automatically takes on the Agriculture ("A") zoning designation unless a rezone has been requested at the time of annexation. Ms. Gould stated that this project consists of approximately 33.57 gross acres

consisting of three parcels. She stated that the Land Use Policy Plan (LUPP) does not have a designation for any of the property on the west side of the corporate boundary. Ms. Gould outlined the LUPP designation of several surrounding properties. She stated that the LUPP requires that any newly annexed property needs to have a Floating Suburban designation; FS-RL (Floating Suburban Residential Low Density), FS-RM (Floating Suburban Residential Medium Density) or F-PRD (Planned Residence District). Ms. Gould stated that the applicant has requested the F-PRD designation for this property. She outlined various improvements that will be made to Lincoln Way and South 500th Avenue. Ms. Gould outlined the shared use path connection and the access points serving this property. She stated that there will be private streets located within the development and parking will be available along those streets. Ms. Gould stated that this development will have approximately 7.8 dwelling units per acre. She reviewed the location of the utilities that will serve this property. Ms. Gould stated that staff is still reviewing the proposed storm water plan. She stated that the developer will be responsible for extending the water line to the west. Ms. Gould reviewed the proposed landscaping details for this development. She stated that the Code requires that all parking be located on site. Ms. Gould stated that the applicant's plan meets the required parking standards. She reviewed the location and construction details of the sidewalks within the development. Ms. Gould stated that the developer is proposing landscaping in front of each of the units. She stated that the developer is retaining some of the existing landscaping for screening. Ms. Gould stated that staff is asking for additional landscaping along Lincoln Way. She stated that staff has requested that the developer meet the typical foundation landscaping requirements. Ms. Gould stated that a PRD development requires open space and amenities. She reviewed the proposed amenities that will be available in this development. Ms. Gould stated that the developer's proposed plan meets the City's open space requirements. She stated that currently dwelling houses are not allowed in a PRD zone. Ms. Gould reviewed various items for the Commission to consider when reviewing this request.

Carlton Basmajian asked about the comment in the staff report that states that CyRide requests that Lawrence Avenue be strengthened. Ms. Gould stated that currently bus service is not provided to this area. She stated that the developer is considering the City's request. Ms. Gould stated that the City is still reviewing the developer's plan for the streets and storm water management. Mr. Diekmann stated that the strengthening of the street might only be from Lawrence Avenue to Norris Street. He stated that this is not a requirement but is reviewed on a case-by-case basis.

Mr. Basmajian asked about the proposed central detention pond. Ms. Gould pinpointed the location of the existing ponds on a map and stated that the plan is to increase the size of one of the existing detention ponds. Mr. Diekmann referred the Commission to one of the attachments in the staff report outlining the location of the storm water easements. He stated that basically most of the central open space is for storm water purposes. Mr. Basmajian asked if this area is currently a depression. Mr. Diekmann stated that it is a low land area.

Mr. Diekmann stated that the Commission does not review a lot of PRD requests. He outlined various components of the PRD plan and items for the Commission to consider.

Mr. Basmajian asked if there is any flexibility with parking requirements in a PRD. Mr. Diekmann stated that there is not. He stated that there is flexibility in configuration but not in the number of required spaces.

Rob Bowers asked if staff is still waiting on clarification of the proposed drainage plan. Mr. Diekmann stated that staff is reviewing the developer's resubmittal of their storm water management plan based upon comments made by staff. He stated that this Plan will not go to

City Council without these issues being resolved with the City's Public Works Engineering Department. Mr. Diekmann stated that this agenda item was brought to the Commission because they feel that the details in the storm water management plan, once it is finally accepted, will not alter the site layout from what you see on this Plan.

Anuprit Minhas asked if the direction of the flow of storm water run-off is from west to east towards the residential area on the east. Mr. Diekmann reviewed the path of the storm water run-off that crosses this property with the Commission. He stated that the performance requirement is for no release of water greater than today. Mr. Diekmann stated that the developer will also need to meet all of the storm water quality standards for all of the impervious surfaces that they are creating.

Debra Lee asked for clarification that there is not a specific LUPP designation for this property. Ms. Gould stated that it is in the Southwest I. Growth Area; but, it did not have a specific land use designation prior to annexation. Mr. Diekmann stated that all new land that is annexed into the City, unless it is Planned Industrial, defaults to the Village Suburban Residential designation.

Ms. Minhas asked how this request fits in with the Lincoln Corridor Plan. Mr. Diekmann stated that the Lincoln Corridor Plan does not address this western property. He stated that it does acknowledge that the bicycle facilities are inadequate and that they need to be improved. Mr. Diekmann stated that during the negotiation of the Development Agreement it was discussed that there can't be a disconnected shared use path back to the City. He outlined the details of the proposed Public Works connection of the shared use path from Wilder Boulevard to Thackeray Drive.

Ms. Minhas stated that she has a concern about the lack of public transit connectivity to this property. She stated that there will be more than 800 bedrooms in this development. Mr. Diekmann reviewed the location of the closest bus stop at Thackeray to the east edge of this property. Ms. Minhas stated that she has a concern with the potential number of additional students living in this development driving their vehicles and parking them in the areas around the Iowa State University Campus and how the overall traffic and parking will be impacted without CyRide connectivity. She also expressed concern about shared use path availability to the nearest CyRide bus stop.

Ms. Minhas asked for clarification as to what is located south of this property. Ms. Gould stated that this property is in the County. She stated that there is a landscaping business located directly south of this property. Ms. Gould stated that south of the landscaping business is the new Crane development which has a mix of single-family residential and apartments. She stated that there is a CyRide turnaround further south. Mr. Diekmann reviewed additional details of the street connections and proposed development in this area.

Ms. Minhas asked about the number of bedrooms in a dwelling house. Ms. Gould explained that in a four bedroom dwelling house five people can occupy the structure; however in a five bedroom dwelling house only five people can occupy the structure. Mr. Diekmann explained that the State Legislature has changed the definition on how familial status can be regulated and that will come into effect on January 1, 2018; however, this review is based on our current Zoning Ordinance.

Travis Vencel, Trinitas, stated that Trinitas is a 30 year old company based in Lafayette, Indiana. He stated that they specialize in multi-family development. Mr. Vencel stated that they construct a lot of student projects across the country. He stated that they manage their properties and assets and keep them in their portfolio. Mr. Vencel stated that they have on-site

staff managing their properties. He stated that they specialize in managing their student properties. Mr. Vencel stated that they have been interested in the Ames market for some time based on the approximate number of students living off campus in the City of Ames and the university's enrollment growth over the last eight years. He stated that occupancy and rental rates are high in Ames. Mr. Vencel stated that the supply of rental housing is not keeping up with the demand. He stated that they want to bring their cottage product (single-family homes and duplexes) to Ames. Mr. Vencel reviewed various details of their proposed housing units. He reviewed the improvements that they have agreed to make to several streets, shared use path, landscape buffers, and designated storm water detention areas. Mr. Vencel stated that they are planning to build the public roads in the development to the City's standards. He stated that he feels that CyRide will commit to this development once it is constructed. Mr. Vencel stated that they are willing to commit to providing shuttles to Campus and other amenities in Ames for their residents. He stated that their shuttle routes vary based on where their residents want to go. Mr. Vencel reviewed various aspects of their proposed amenity areas. He stated that they agree with staff's Alternative #1 recommendation and conditions outlined in the staff report.

Mr. Basmajian asked Mr. Vencel if they agree to CyRide's recommendation for strengthening the streets. Mr. Vencel stated that they are still having discussions with the City. He stated that they will commit once they know which streets CyRide and Public Works feel should be strengthened.

Katelyn Engh, 5428 Norris Street, stated that they purchased their home about fourteen months ago. She stated that she enjoys living on a dead end street. Ms. Engh stated that they have a field and creek next to their home. She outlined her concerns about devaluation of their property, privacy, storm water runoff, safety of children playing in the area, who will maintain the lawn in the development, bringing a CyRide bus onto Norris Street where parking is currently allowed on only one side of the street due to street width, and the potential for increased crime in the area. Ms. Engh asked if there was any flexibility in adding additional landscape buffering between their home and the proposed development. She asked if the developer has already purchased the adjoining property as she had heard that the current owner was never going to sell the property.

Mr. Vencel stated that they plan to retain the existing trees and fencing. He stated that where there are not existing large trees they have added trees to their Plan. Mr. Vencel stated that they do not plan to construct a fence around the entire development as they do not want to make it a gated community. He stated that they have not closed on the property; however, they do have a contract to purchase the property. Mr. Vencel stated that lawn and sidewalk maintenance will be done by their staff. He stated that whether CyRide uses Norris Street would be a determination made by CyRide.

Ms. Engh asked for clarification of the construction start date and how long it will take to complete the project. Mr. Vencel stated that they hope to begin construction approximately August 2017. He stated that they hope to complete the majority of this project in approximately 12 months, August 2018. Mr. Vencel stated that they hope to complete the remainder of the project during spring of 2019.

Ms. Engh asked what area of the project will be under construction first. Mr. Vencel stated that after the meeting they can talk and walk through those types of details.

Ms. Minhas asked the applicant if they have spoken to the surrounding property owners. Mr. Vencel stated that they held a public meeting for residents near the proposed development in February. He stated that they have spoken to several of the property owners after several City

meetings that they have attended. Mr. Vencel stated that the neighbors' concerns were traffic on Norris Street and storm water run-off. He stated that when their engineer mentioned to the property owners that they would be exceeding the City's standards that was acceptable to them.

Public Hearing was closed at 7:57 p.m.

Doug Ragaller stated that he likes the fact that this proposal offers a different housing type to the mix. He stated that it seems that it is in alignment with the LUPP and the goals of the City.

Yvonne Wannemuehler asked for clarification of the setbacks along Lawrence Avenue. Ms. Gould reviewed the required property setbacks in this area and along the private streets.

Mr. Diekmann stated that the applicant is asking the City Council to approve a deferral of street trees and sidewalks along the east side of Lawrence Avenue from Lincoln Way to Norris Street. He stated that it is with the understanding that if the neighboring acreage is redeveloped they will have access from Lawrence Avenue and that would be their required frontage improvement obligation.

Mr. Vencel stated that they are doing the sidewalk improvements in front of the house on Lincoln Way and asking for a deferral on the side of the property.

Mr. Basmajian stated that he is concerned about the density of this project without CyRide bus access. He stated that he does not feel that a private shuttle is the same.

Mr. Minhas stated that the lack of CyRide bus access is a big concern for her.

Ms. Lee stated that she feels that this product will be largely marketed to students. She stated that she would like to see a list of the other approved and proposed student housing developments that are currently in the works in Ames. Mr. Diekmann reviewed the increased enrollment that Iowa State University has experienced over the last few years. He stated that the vacancy rate across the city was low. Mr. Diekmann reviewed the number of units that will be constructed in the next couple of years. He stated that the City does not necessarily need any additional Residential High-Density (RH) land. Mr. Diekmann stated that they should wait to see what happens with Iowa State University's enrollment over the next couple of years before considering more RH. Ms. Lee stated that she does not want the Commission to lose site of the number of multi-family residential housing units, potentially for student housing, that have been approved.

Ms. Lee reviewed the fact that these units do not have garages and driveways. She asked if the developer were to sell this property in the future what is the potential for resale with the current design. Ms. Lee stated that since these units are not individual homes on individual lots how would the property be sold if the developer chose to do so. Mr. Diekmann stated that the development would need to be sold in entirety. He stated that the only way would be for a unit to be turned into a condominium.

Discussion was held about the type of housing surrounding this proposed development and the use of the proposed development, that is being designed and marketed to the student population, if Iowa State University's enrollment drops or the property is sold.

Mr. Basmajian stated that there is currently a lot of discussion at Iowa State University that enrollment will flatten out or drop next year.

MOTION: (Converse/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the following requests for the properties at 398 South 500th Avenue:

- A. Rezone the properties from Agriculture (A) to Planned Residential District (F-PRD) with a Medium Density Base Zone; and
- B. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Approval of a text amendment to allow attached dwelling houses in a PRD district.
 - ii. Approval of final plat for creation of the proposed lots as depicted on the site plan.
 - iii. Approval of a deferment of sidewalk installation for 363 feet along the east frontage of Lawrence with the final plat.
 - iv. Recording of easements for public utilities as noted on the site plan.
 - v. Increased landscaping along Lincoln Way to provide screening similar to or exceeding the typical screening and foundation planting requirements between the residential structures and the property line.
- C. Approval of the Preliminary Plat for The Collegiate Ames Subdivision as submitted.

MOTION FAILED: (3 – 3 – 1) Nay: Minhas, Lee, Basmajian; Abstain: Bowers

Mr. Diekmann asked Mr. Bowers to state why he wished to abstain. Mr. Bowers stated he wanted to abstain because of a potential conflict of interest due to the fact that he lives on Norris Street. He stated that in the past other Commission members that have lived in the area of a Planning and Zoning Commission agenda item have abstained. Mr. Diekmann stated that he has been told that in Iowa there is no distance requirement for mandatory abstention. He stated that abstention from voting depends on whether you have a financial interest or have bias on an agenda item. Mr. Bowers stated that in light of this information he does not have those reasons for abstaining and he will change his vote to aye (yes).

MOTION PASSED: (4 - 3) Nay: Minhas, Lee, Basmajian

PUBLIC HEARING FOR THE ZONING TEXT AMENDMENT TO ALLOW FOR DWELLING HOUSES IN A PLANNED RESIDENCE DISTRICT

Kelly Diekmann stated that a dwelling house is a unique structure that was entered into the City of Ames Zoning Ordinance in 2000. He stated that it accommodates single-family homes that are in high-density zoning districts that have a tradition of being rented to more than a family, which is defined as three unrelated people. Mr. Diekmann stated that currently dwelling houses are only allowed in Residential Medium-Density and Residential High-Density zones. He stated that staff feels that dwelling houses should only be allowed in a Planned Residence District with City Council approval and case-by-case review.

Travis Vencel, Trinitas, outlined the reasons why they want to construct dwelling houses that will allow up to five people in a Planned Residence District (PRD).

Ms. Lee asked Mr. Vencel why they have chosen to offer five bedroom units. Mr. Vencel stated that by being able to offer four and five bedroom units it becomes affordable to also offer one bedroom units and still have amenities. He outlined the design aspects of the housing that they plan to offer.

Matt Converse asked if the green space will be increased between the structures by offering a duplex rather than a row house. Mr. Vencel stated that the green space will be increased. He stated that windows will also be located on the side rather than just the front of the structure so it appears more like a house.

Mr. Basmajian asked if this would change the use for all PRD developments. Mr. Diekmann stated it will become an option in a PRD. He reviewed the amendment process that would need to be followed to allow this type of housing in an existing PRD. Discussion was held on the number of approved PRD developments located in Ames.

MOTION: (Ragaller/Bowers) to accept Alternative #1, which states: that the Planning & Zoning Commission recommends that the City Council adopt the zoning text amendment to allow for a new use type and definition for "Attached Dwelling House" and allow Dwelling House and Attached Dwelling House as permitted uses in an F-PRD zone.

MOTION PASSED: (7 - 0)

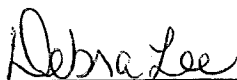
COMMISSION COMMENTS: Matt Converse stated that he will be attending the Leadership Iowa graduation ceremony and will not be able to attend the next Commission meeting.

STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of June 7, 2017. Mr. Diekmann reviewed details of the City Council Workshop held on May 16, 2017. He reviewed the progress of the Lincoln Corridor Plan and Landscape Ordinance update. Mr. Diekmann stated that sometime this summer staff will begin to look at defining what styles and themes need to be included in the Comprehensive Plan update before a consultant is hired.

MOTION TO ADJOURN:

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

The meeting adjourned at 8:38 PM.



Debra Lee, Chairperson
Planning & Zoning Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing