

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

Date: November 1, 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: 7:13 PM	Yvonne Wannemuehler	2018
	[*Absent]	

**MAJOR TOPICS DISCUSSED:**

1. Public Hearing for the Major Site Development Plan for 3331 and 3405 Aurora Avenue
2. Discussion of Zoning Standards for New Corridor 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:** (Converse/Bowers) to table agenda item #7, Discussion of Zoning Standards for New Corridor Commercial Zoning District, and approve the Agenda for the meeting of November 1, 2017 as amended.

**MOTION PASSED:** (6 - 0)

**APPROVAL OF THE MINUTES OF THE MEETING OF OCTOBER 18, 2017:**

**MOTION:** (Ragaller/ Bowers) to approve the Minutes of the meeting of October 18, 2017.

**MOTION PASSED:** (5 - 0 - 1) abstain: Minhas

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**PUBLIC FORUM:** There were no public comments.

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**PUBLIC HEARING FOR THE MAJOR SITE DEVELOPMENT PLAN FOR 3331 AND 3405 AURORA AVENUE**

Ray Anderson, Case Planner, stated that at the last Planning & Zoning Commission meeting the Commission reviewed the Major Site Development Plan request for Lots 6 and 7 in Village Park Subdivision. He stated that Lots 8 and 9 in Village Park Subdivision will be reviewed at tonight's meeting. Mr. Anderson stated that there will be an eight unit building located on each lot. He reviewed the location of the lots and the proposed buildings on a map. Mr. Anderson stated that this property is zoned Floating Suburban Residential Medium Density (FS-RM). He also reviewed the zoning designation of the surrounding properties. Mr. Anderson stated that the buildings are oriented toward Aurora Avenue. He stated that there is a shared access along the property line that leads to surface parking behind each building. Mr. Anderson stated that there will be an eight stall garage located behind each building. He stated that the applicant meets the parking requirements. Mr. Anderson stated that the proposal meets the density requirements of

the approved master plan. He stated that each building will have four, one bedroom units and four, two bedroom units. Mr. Anderson reviewed aspects of the building design and the construction materials that will be used. He reviewed the details of the high screen that the applicant is required to use along the west property line. Mr. Anderson stated that staff recommends approval with one condition; a 5-foot side sidewalk must be constructed in the easement on Outlot C prior to occupancy of the building located on Lot 8.

Anuprit Minhas asked to see a color rendering of the elevations for the proposed buildings. She asked if these buildings are similar to what was approved this summer. Mr. Anderson reviewed other projects that are using the same building design and materials. Ms. Minhas stated that she is trying to visualize how the design and materials (the use of metal panels) will look over time and how they fit in architecturally with the neighborhood. Mr. Anderson reviewed the building design of several structures located on surrounding properties.

Justin Dodge, Hunziker Companies, 105 So. 16<sup>th</sup> Street, stated that their intention is to capture some of the elements used in the Iowa State University Research Park. He stated that they have two buildings located at 3505 and 3515 Lincoln Way that have a more modern look and feel. Mr. Dodge stated that their commercial tenants are happy with the appearance of those two buildings and all of the apartments have been rented.

Debra Lee stated even though there is not a lot of discussion on this item this proposal is similar to the buildings that the Commission has reviewed recently and the general topics have already been discussed.

MOTION: (Ragaller/Wannemuehler) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the Major Site Development Plan for the proposed 8-unit apartment buildings, located at 3331 and 3405 Aurora Avenue, with the following condition:

- A. That the 5-foot wide sidewalk be installed in the easement on Outlot C, prior to issuance of a Certificate of Occupancy for the apartment building on Lot 8 (3331 Aurora Avenue).

MOTION PASSED: (6 - 0)

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COMMISSION COMMENTS: None.

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STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of November 15, 2017.

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MOTION TO ADJOURN:

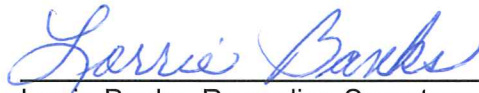
MOTION: (Wannemuehler/none) to adjourn the meeting.

The meeting adjourned at 7:13 PM.



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Debra Lee, Chairperson  
Planning & Zoning Commission



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Lorrie Banks, Recording Secretary  
Department of Planning & Housing

