

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

Date: November 15, 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: 9:15 PM	Yvonne Wannemuehler	2018
	[*Absent]	

**MAJOR TOPICS DISCUSSED:**

1. Land Use Policy Plan Major Map Amendment for the North Growth Gap Area
  2. Land Use Policy Plan Amendment for the Lincoln Corridor
  3. Land Use Policy Plan and Rezone for 415 Stanton Avenue
  4. 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:** (Wannemuehler/Bowers) to approve the Agenda for the meeting of November 15, 2017.

**MOTION PASSED:** (6 – 0)

**APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 1, 2017:**

**MOTION:** (Bowers/Ragaller) to approve the Minutes of the meeting of November 1, 2017.

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

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

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**LAND USE POLICY PLAN MAJOR MAP AMENDMENT FOR THE NORTH GROWTH GAP AREA**

Kelly Diekmann, Planning Director, stated this item is back on the agenda as they had previously failed to publish the public hearing notice in the newspaper. He noted that no information has changed from the previous report and at the October 18, 2017 meeting the Commission had voted 6-0 in support of Alternative #2.

**MOTION:** (Wannemuehler/Bowers) to accept Alternative #2, which states: that the Planning and Zoning Commission can recommend approval of amendments to designate the subject area as Urban Residential and North Growth Area and with the Convenience Commercial Node.

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

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## LAND USE POLICY PLAN AMENDMENT FOR THE LINCOLN CORRIDOR

Kelly Diekmann, Planning Director, stated this is a text amendment to the Land Use Policy Plan and is the same as the previous agenda item as failed to publish the public hearing notice but no information has changed from the previous report. In the October 18, 2017 meeting the Commission voted 6-0 in support of Alternative #1.

MOTION: (Bowers/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend adoption of the proposed text amendment to Chapter 2 of the LUPP consistent with Attachment 1.

MOTION PASSED: (6 - 0)

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## LAND USE POLICY PLAN AND REZONE FOR 415 STANTON AVENUE

Julie Gould, Case Planner, stated that the request before the Commission tonight is for a Land Use Map Amendment and a Rezoning project, typically these are not presented together but due to the uniqueness of this being an infill and using the existing building it was acceptable to present them together. Ms. Gould presented a map showing where the property is located and that it was being used as the Ames Community School District Offices until it was sold. The designation of the property is currently Low Density Residential/Government Lands, the applicant is requesting a change in the land use designation of the properties from Low Density Residential to High Density Residential for construction of an Independent Senior Living Facility. Ms. Gould noted that the rezoning request was to change the zoning from Government/Airport Lands (S-GA) to Residential High Density (RH). Ms. Gould stated that the Zoning ordinance defines the Independent Senior Living Facility to those 55 years of age and older. This would be a contract rezoning that would limit the site to this use only.

Ms. Gould mentioned that the proposal is for 32 units and the infrastructure was evaluated and is all existing since it is an infill and found adequate. She noted that the developer had met with residents of the neighborhood before even bringing their request to City Council. Staff held a neighborhood meeting on October 30<sup>th</sup>. There have been no concerns voiced from the neighborhood.

Staff is recommending approval of the Land Use Policy Plan with the Rezoning with conditions to restrict the site to Senior Living for individuals 55 years or older, the existing Crawford School building will be retained and adapted to residential use, and new development is restricted to a maximum of three stories and 50 feet.

Ms. Minhas wanted to know if this property would come back to the Commission if rezoned as RH. Mr. Diekmann stated that if rezoned to RH, no subdivision is required so it would become an administrative Minor Site Plan review to do the addition to the structure.

Luke Jensen, 2519 Chamberlain Street, representing the development team, RES Development and R. Friedrich & Sons, came up to the lectern. He stated that vacant buildings have been an issue with the City of Ames and would like to bring the properties back to life. They met in the spring to discuss different ideas and concepts that was able to be done by them and allowed by the neighborhood. Mr. Jensen mentioned that it was important to try to maintain an owner occupied feel and one way would be to develop a Senior Living Facility. Mr. Jensen presented an overhead view of the property showing how the site would look with parking and amenities. He mentioned that they did want to add some amenities inside and outside, and example was a pickle ball court. They will maintain the historical staircase and add on a new wing that would

be about 20 units. The building will have 32 Units with 22 rooms that will have 2 beds and then 10 rooms with 1 bedroom. There will be 71 parking spots that have 38 enclosed and 33 outdoor. He stated that during conversations people are looking for a maintenance free facility. Mr. Jensen stated looking forward to moving forward with the project and agree to the three conditions that staff is recommending.

Mr. Basmajian wanted to know how they will maintain age restrictions. Mr. Jensen stated it is their understanding with the rezone it will be a contract rezone with that restriction, that it would be 55 and older and Independent Senior Living and another way would be that within their own HOA documents, it will be explicit that is what they will need to have in order to conform to comply with the City regulations.

Leslie Kawaler, 2121 Hughes Street, who is a board member of the SCAN neighborhood association came up to the lectern. She wanted the Commission to know that they fully support the rezoning of the property and the Minor Amendment to the Land Use Policy Plan Future Land Use Map. Ms. Kawaler stated they have been in discussion with the developers to come up with something appropriate and positive for the neighborhood. She mentioned that back in April they had a neighborhood meeting with about 50 residents and they were almost unanimous in favor of the project and look forward to moving forward.

MOTION: (Minhas/Bowers) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend the that the City Council approve an amendment to the LUPP Future Land Use Map to change the land designation of approximately 1.6 acres of land as depicted in Attachment C and located at 415 Stanton Avenue from Low Density Residential to High Density Residential and rezoning from Government/Airport District (S-GA) to Residential High Density (RH), based upon the applicant's project description and staff's analysis, as found in the addendum, and subject to a contract rezoning agreement with the following limitations:

- A. Use of the site is restricted to Senior Living for individuals 55 years of older
- B. The existing Crawford School building will be retained and adapted to residential use.
- C. New development is restricted to a maximum of three stories and 50 feet.

MOTION PASSED: (6 - 0)

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## **DISCUSSION OF ZONING STANDARDS FOR NEW CORRIDOR COMMERCIAL ZONING DISTRICT**

Kelly Diekmann, Planning Director, stated that at previous meetings they had been presented with the Lincoln Way Corridor Plan and is now focusing on the Downtown Gateway area. He explained the current zoning in the area of the Downtown Gateway Center is mostly Highway Oriented (HOC) with Downtown Service Center (DSC) along the frontage of Kellogg Avenue from Lincoln Way to Downtown. The current zoning districts and related standards do not match the intent of the Corridor Plan.

Mr. Diekmann mentioned that in order to implement the Corridor Plan, they will need to use zoning as their tool and they will need to write a new zoning district. He wanted to bring a short outline of issues to the Commission before they started drafting an actual ordinance. He would like to get some direction from the Commission as to what they see as development issues. Mr. Diekmann stated there are 7 main development issues that he would like feedback on, Minimum site size for redevelopment, zoning district boundaries, residential development, parking ratios, commercial uses, building standards and intensity, and approval process. He then gave some examples of each issue.

The Commission asked if this zoning change going to be just for the Downtown Gateway or is the zoning district going to be extended along the entire Lincoln Corridor Plan. Mr. Diekmann stated that it would be tailored to just Corridor Commercial and will either be an overlay or replace HOC for this area. Staff was then asked if they would be using a form based code, which would set more specifics about layout and design and less about use. Mr. Diekmann stated that the City of Ames does not have a form based code and staff has some experience with this type of zoning. He stated that the form based option is not completely off the table but it would be a lot more work at the front end and the Kellogg area is very unique. Mr. Diekmann presented a visual to the Commission showing what Conventional Zoning, Zoning Design Guidelines, and Form-based code models would look like.

The Commission discussed each development issue and had the following recommendations for staff.

- Agree with property aggregation but would like to know more from staff what the threshold would be. Allowing small redevelopment and these projects need aggregation from mixed use.
- South and North side of Downtown Gateway to have the same Zoning District Boundaries.
- Moderation of dwelling size to three bedrooms or less. Limit amount of large units.
- Allow mixed use, not stand alone residential.
- Allow reduced parking rates, especially restaurants.
- Encourage shared parking
- Agreed with staff's suggestions for the Commercial Use limitation on auto oriented uses.
- No parking between the building and the street
- Major Site Plan would still need to go through the current process
- Consider Kellogg to require smaller store front patterns similar to downtown.

Mr. Diekmann showed some Downtown Gateway Examples of what different type of buildings would be recommended and what they are looking for in the Downtown Gateway Area. Ms. Minhas did want to know what the bike route would be. Mr. Diekmann stated that one thing that has not been looked at yet is to have on-street parking or bicycle lanes however until jurisdiction changes on Highway 69 route there is nothing that can be done.

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COMMISSION COMMENTS: None.

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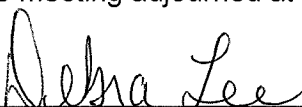
STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of December 6, 2017. It was asked if there would be two meetings in December. Mr. Diekmann stated it depends because if only staff driven items they may wait until January 2018.


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MOTION TO ADJOURN:

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

The meeting adjourned at 9:15 PM.

  
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Debra Lee, Chairperson  
Planning & Zoning Commission

  
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Amy L. Colwell, Recording Secretary  
Department of Planning & Housing