

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

Date: February 7, 2018	*Debra Lee, Chairperson	2018
	Matt Converse, Vice Chairperson	2020
Call to Order: 7:00 PM	Carlton Basmajian	2020
	Rob Bowers	2018
Place: Conference Room 135	Anuprit Minhas	2019
	Doug Ragaller	2019
Adjournment: 8:28 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Preliminary Plat for the corner of Hyde and 190th Street (Rose Prairie)
2. Zoning Text Amendment for Creating Lincoln Way/Downtown Gateway Commercial Zoning Standards

CALL TO ORDER: Matt Converse, Vice Chairperson, called the meeting to order at 7:00 PM.

APPROVAL OF AGENDA:

MOTION: (Ragaller/Wannemuehler) to approve the Agenda for the meeting of February 7, 2018.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 17, 2018:

Matt Converse noted that the minutes need to be amended by changing the spelling of "Raller" to "Ragaller" on the second page.

MOTION: (Ragaller/Bowers) to approve the Minutes of the meeting of January 17, 2018 as amended.

MOTION PASSED: (6 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE PRELIMINARY PLAT FOR THE CORNER OF HYDE AND 190TH STREET (ROSE PRAIRIE)

Charlie Kuester, Planner, presented the proposed 170-acre development in north Ames. He noted that the Commission has seen the site before for a Land Use Policy Plan Amendment and Rezoning. They are currently at the first stages of creating lots for future development. Rose Prairie is a proposed 170-acre development in north Ames, lying west of Hyde Avenue, east of

the Union Pacific railroad, and south of County Road 190th street. Rose Prairie recently received a rezoning for 13 lots intended for future residential development. These residential lots are zoned FS-RL (Suburban Low Density) and FS-RM (Suburban Medium Density), two lots are zoned CGS (Convenience General Service) for future commercial development. The approved Master Plan, allows between 83 and 206 attached single-family homes, between 136 and 213 detached single-family homes, and between 134 and 201 apartment units. Of the apartments, no more than 25% can be three bedrooms. The remainder must be one or two bedroom units. There will be about 43 acres of open space on the 170-acre development of which a little over five acres will be a new City park.

Mr. Kuester stated that the goal of the current owner is to create outlots to a final plat that they will sell to other developers. The preliminary plat, signifies what infrastructure is needed to serve the development. A copy of the Master plan was given to the Commission before the meeting that shows some of the alignments of the street and access points to Hyde and 190th Street. Mr. Kuester then went over the different connections that are included in the plan. A storm water system will be able to serve the full site and sanitary sewer will also be extended to the railroad tracks to the west which will allow Borgmeyer when annexed in to be ready for sewer service. The storm water follows three drainage patterns, Mr. Kuester explained in detail all three drainage patterns and noted that the middle drainage is currently identified as a general flood plain, zone A by FEMA, this will require approval by City Council for any grading plan.

Mr. Kuester stated that the preliminary plat includes a phasing plan identifying an order of development. The phasing plan starts at the east, where phase one will include most of the storm water detention. With each phase of the preliminary plat they will have all the storm water and utilities in place.

Mr. Basmajian wanted clarification that 25% would be open space and wanted to know if there was a picture showing where the open space would be. Mr. Kuester showed a copy of the master plan that was approved pointing out where the open spaces would be.

Jake Becker with McClure Engineering Company stood up to let the Commission know that the preliminary plat is consistent with the master plan that was already approved. He mentioned that he spoke with the Army Corps of Engineers and are convinced that the preliminary plat is approvable, he sent them the application and they will start the public notice process for approval of storm water features. He noted that the Army Corps of Engineers liked the fact that they reduced the impacts to the creeks and should hear something in the next couple of weeks.

Ms. Minhas asked if the individual lots are sold would the Commission see individual preliminary plats for each outlot. Mr. Kuester stated that yes, they could potentially see 16 preliminary plats come though, the expectation may be less as one developer may buy multiple outlots. Ms. Minhas also wanted to know with each preliminary plat would they see the conservation details for each outlot. Mr. Kuester stated that with this preliminary plat they did see the natural resources inventory and the conservation management plan at the first stage of development and when each individual preliminary plat comes in they will see an updated plat that will meet all the conservation and subdivision requirements with full utility layout. Ms. Minhas voiced concerns about the runoff with the Ada Hayden watershed. Mr. Kuester stated that they storm water will be able to meet the quantity and quality requirement of the city. Mr. Diekmann mentioned that the developer took into consideration the increased density and that McClure had to minimize the grading in the area as a low impact development area. Mr. Becker stated that with their changes there will be a benefit to Ada Hayden watershed. Ms. Wannamuehler stated that with the changes all the water runoff will go to the Sturgis property. Mr. Becker stated that is correct however, there

will be less storm water with this project than what there currently is and Sturgis is aware of the project and has not voiced any concerns.

MOTION: (Bowers/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend that the City Council approve the Preliminary Plat for Rose Prairie. Staff recommends the following conditions be placed on the approval. Explanations for these conditions are found in the Appendix.

- A. Prior to any storm water improvements, the owner will need to provide evidence that the Army Corps of Engineers has approved the design of proposed in-line retention with areas that are waters of the United States that are present on the site.
- B. Indigo Drive will need to be relabeled as Leopold Drive.
- C. A note on the Phasing Plan needs to state that the shared use path along 190th Street will connect the path along Primrose Avenue to the path along Hyde Avenue as part of the future final plat improvements that connect Primrose Avenue to 190th Street or at the time of the Final Plat of either Outlot Y or Z, whichever of the three events occur first.

MOTION PASSED: (5 - 1) (nay: Minhas)

Mr. Diekmann let the Commission know that this will go to City Council later this month.

PUBLIC HEARING FOR THE ZONING TEXT AMENDMENT FOR CREATING LINCOLN WAY/DOWNTOWN GATEWAY COMMERCIAL ZONING STANDARDS

Kelly Diekmann, Planning Director, presented a zoning text amendment to change the Lincoln Way/Downtown area that is mostly Highway Oriented Commercial uses and zoning except for the 100 block of Kellogg which is Downtown zoning. The Lincoln Way Corridor Plan has a different vision than Highway Oriented Commercial that wants to accommodate commercial but has higher expectations for specific commercial than the legacy uses that are currently there. The zoning change request would change what uses are possible and make the area more aesthetically pleasing. He stated that in the packet that was handed out it contains the uses, parking, setbacks, and basic building design requirements.

Mr. Diekmann displayed the Downtown Gateway Commercial Vicinity map and pointed out several streets and building within the area. On the map he stated that there are little numbers that showed how big the parcel is and also showed what one acre would look like on the map. He noted that the minimum lot size would be one acre and 100 feet of frontage on a public street for redevelopment standards. Property changes will be permitted, but a site must meet the minimum redevelopment threshold to take advantage of the mixed use and parking reduction allowances. Mr. Diekmann stated that there are going to be nonconforming uses in the area and if these properties cease to exist use as a business they could not be re-created which would include, muffler shops, tire sales, car washes, and gas stations. Mr. Basmajian wanted to know how much of the area would become non-conforming. Mr. Diekmann stated that it would be around 40% when you add in storage buildings and industrial service areas. He mentioned to the Commission that he wanted to show the map of vehicle service facilities so they would be aware of how many properties would be affected by the possible new zoning districts. Ms. Minhas wanted to know if there was going to be a time limit added to non-conforming properties. Mr. Diekmann stated that Article III of the Zoning Ordinance deals with their status as a non-conforming use. The way the City of Ames is set up the property, has to be put on notice that their use has been discontinued to even start the clock and then the property owner will need to

prove to the Zoning Board of Adjustments that it is not an abandoned use. Mr. Converse asked if they are non-conforming and have a fire would the property owner be able to rebuild as long as they are not expanding or changing use. Mr. Diekmann stated that is also covered in Article III and as long as the property has no more than 80% of the value declared as lost then they can seek a special use permit to rebuild. Further discussion was had about the type of uses that would be recommended in this area. Mr. Basmajian stated he understands the one acre minimum but wanted to know if there was any concern that the area will become more like Campustown where local businesses have been replaced by national brands. Mr. Diekmann stated they will have to assume that most of the business owners will either retire and move on or relocate their business.

Mr. Diekmann noted that staff is not likely to recommend that once the district is created that they zone properties west of Clark Avenue into the district however, if a property in this area comes in asking to rezone to Downtown Gateway Commercial they definitely could. The decision on zoning boundaries will be addressed at a later date.

Mr. Diekmann then highlighted residential uses and that no more than 25% of the total units in a development may exceed two bedrooms. Specific tenant spaces, sizes, orientation, and total square footage in a project will need to be evaluated on a case by case basis. He also went over how the parking requirements for apartments, offices, medical offices, retail and service with restaurant and bar, and retain and service standalones, noting that if a use is not listed above then it is subject to standard parking requirements of the city. Some parking may be reduced by shared access or collective parking allowances approved by Council.

Mr. Diekmann then went over building setbacks as outlined in the report noting that the greatest setback is planned along Lincoln Way. There will be no proposed minimum side or rear setbacks required for redevelopment projects. He stated that the building design for Kellogg is very similar to the Main Street look as it does ask for a 25 foot storefront pattern and are asking that brick be one of the primary materials used. Mr. Basmajian wanted to know why staff is not recommending any balconies. Mr. Diekmann stated balconies will be allowed just not on Kellogg as tenants like to store items on balconies and that is not the look the city wants Kellogg to have as would like to share a similar look to Main Street.

Ms. Minhas asked if there was going to be any street trees in the landscaping. Mr. Diekmann stated that at this point there is not a streetscape requirement in commercial districts as it is more of a case by case basis. The zoning states if your setbacks are less than 15 feet then the Planning Director has the discretion to approve or reduce the front yard landscaping, otherwise front yard trees are required.

Ms. Minhas also wanted to know if could add in bike parking. Mr. Diekmann stated they would definitely look into this and see about adding it to the plan. Ms. Minhas recommended having a spot where someone could ride their bike to a restaurant in the area and have a place to put their bike while they eat.

Mr. Diekmann stated that the next step would be to take this to City Council in the next few weeks and then would reach out to properties about the rezoning so the public has a chance to voice their opinion before it comes back to the Commission.

MOTION: (Minhas/Ragaller) to accept Alternative #1 with two additional recommendations, which states: that the Planning and Zoning Commission recommend the City Council create a new Downtown Gateway Commercial Zoning District with standards and design objectives

as described within this report with the addition of looking at the inclusion of street trees and bicycle parking within the zoning district.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS: There were no Commission comments.

STAFF COMMENTS: Mr. Diekmann mentioned that on February 20th, City Council is having a workshop to discuss the occupancy issues, short term rentals, and AirBnb's, which will become a zoning issue.

MOTION TO ADJOURN:

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

The meeting adjourned at 8:28 PM.

Matt Converse, Vice Chairperson
Planning & Zoning Commission



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