

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

Date: March 7, 2018	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: 7:43 PM	Yvonne Wannemuehler	2018
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Preliminary Plat for 530 and 900 SE 16th Street (Menards Ames Subdivision)
2. Zoning Text Amendment for Research and Innovation Zoning District Accessory Building Standards
3. Zoning Text Amendment for Public Art in the Front Yard

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 March 7, 2018.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 7, 2018:

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

MOTION PASSED: (6 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE PRELIMINARY PLAT FOR 530 AND 900 SE 16TH STREET (MENARDS AMES SUBDIVISION)

Charlie Kuester, Planner, stated that there are two parcels on SE 16th street that are approximately 20 acres each that are proposed for this subdivision. He reviewed the location of those parcels on the map. Mr. Kuester stated that this subdivision will consist of three commercial lots and an outlot. He stated that the Menards store will occupy the larger lot (Lot 1). Mr. Kuester reviewed the location of the proposed storm water detention ponds on the map. He stated that there are two additional lots being proposed for future development. Mr. Kuester

stated that the lot to the east lies almost entirely in the floodway and is being created as an unbuildable outlot. He stated that a small triangular piece of land at the northeast corner of the property will be dedicated for a future sidewalk trail connection. Mr. Kuester stated that there are no streets proposed for this subdivision. He stated that they will be installing all of the necessary sewer and water lines to serve the site. Mr. Kuester reviewed the location of the already existing sewer and water lines near the property where the new lines will be connected. He stated that public water lines will encircle the property and public sewer lines will serve all three of the lots. Mr. Kuester stated that they are proposing to extend the public sidewalk across the entire frontage of the property. He stated that the sidewalk pulls back as it crosses the driveways for safety reasons and because of the location of the ditch along South East 16th Street. Mr. Kuester reviewed the location of the proposed sidewalk on the map. He stated that the site is zoned Highway Oriented Commercial (HOC). Mr. Kuester stated that most of this site is located in the Floodway Fringe. He stated that 10 acres of the property lies in the floodway; and, it will be protected from development by the establishment of the outlot. Mr. Kuester stated that most of the site has already been filled. He stated that in order to accommodate for the store the applicant will be required to elevate the site three feet above the 100 year flood level in that location. Mr. Kuester stated that staff did not find a need to add any conditions; and, they are recommending approval.

Carlton Basmajian asked when the last time was that this site flooded. Mr. Kuester stated that in 2013 flood water came up to where the existing fill has been placed. He stated that he does not think that water reached the top of the existing fill.

Yvonne Wannemuehler asked where the entrance to this site would be located. She stated that coming up to the bridge the street is only two lanes with a turn-off. She asked if the entrances to Menards would be located towards the east end of the property. Mr. Kuester stated that staff has looked at the proposed entrances for this site; and, they did not see any need for any configuration changes to the street. He stated that the three commercial lots will be served by the two driveways that are on the Menards site. Mr. Kuester stated that the outlots will not have their own driveways. He stated that the existing field entrances will remain to maintain the floodway. Ms. Wannemuehler stated that most of the proposed entrances appear to be located within the three lane area.

Debra Lee asked for clarification of the location of the ditch and the sidewalk. Mr. Kuester stated that there will be a seven foot sidewalk up next to the curb. He reviewed the location of this area on a map.

Mr. Basmajian asked when the property was rezoned to Highway Oriented Commercial (HOC). Mr. Kuester stated that it was rezoned from Agricultural to HOC around 2008 or 2009. Mr. Basmajian asked if the rezone was at the request of the property owner. Mr. Kuester stated that that is correct.

Tyler Edwards, representing Menards, stated that he will answer any questions that anyone has. He stated that they hope to start building this spring and open about a year later.

Anuprit Minhas stated that she is concerned about the possibility of flooding in this area. She stated that in the last five years this area seems to flood every year. Mr. Diekmann stated that no construction, other than extending the sidewalk, will occur in the portion of the site that is in the floodway. He stated that the applicant will be required to place additional fill in the floodway fringe portion of the site to the City's requirement of three feet above the base flood level (the 100 year flood plain). Mr. Diekmann listed the reasons why staff is recommending approval of this request.

Mr. Edwards stated that they are planning to raise the grade six feet above the base level of elevation. Mr. Basmajian asked if the grade for the area of the parking lot would also be raised. Mr. Edwards stated that it would also be raised. He stated that no portion of this development area would be less than two feet above the Base Flood Elevation (BFE).

Mr. Diekmann stated that the division of this property into four lots will go to the City Council for Preliminary and Final Plat approval. He stated that it will not come back to the Planning and Zoning Commission. Mr. Diekmann stated that staff is responsible for site plan approval.

Ms. Lee asked about the requirements for landscaping along U.S. Highway 30. Mr. Diekmann stated that the plan that staff is reviewing shows that there will be a significant wall/storage area along the back next to the highway. He stated that there will be trees and shrubs planted along the back wall next to U.S. Highway 30.

MOTION: (Bowers/Wannemuehler) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the Preliminary Plat for Menards Ames Subdivision.

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

ZONING TEXT AMENDMENT FOR RESEARCH AND INNOVATION ZONING DISTRICT ACCESSORY BUILDING STANDARDS

Kelly Diekmann, Director of Planning and Housing, stated that this Zoning Text Amendment request was referred by the City Council at the request of parties that are interested in constructing a tennis facility along with the Ames Racquet & Fitness Center located in the ISU Research Park. He reviewed the building standards and design guideline requirements in the Hub area of the research park. Mr. Diekmann stated that this text amendment exempts accessory structures from the minimum two story height requirement as well as some of the design guidelines that would typically apply to a principal building. He stated that this applies only if there is a principal building with an accessory building.

Mr. Basmajian asked for clarification of the height of the proposed accessory structure. Mr. Diekmann stated that it is not two floors of use. Mr. Basmajian asked about the actual height of the proposed structure. Chuck Winkleblack stated that it will be 36 feet tall at its peak. Mr. Basmajian asked if the structure is an inflatable white bubble. Mr. Diekmann stated that it is.

Mr. Basmajian asked for clarification of the types of accessory structures that are allowed in the Research and Innovation Zoning District (RI). Mr. Diekmann stated that normally it is a storage building for the principal use. He reviewed the uses that are allowed in the RI Zoning District.

Mr. Basmajian asked if the size ratio of an accessory structure versus the primary structure is limited. Mr. Diekmann stated that size of an accessory structure in a commercial zone is not limited. He stated that the proposed tennis facility will not be larger than the principal building.

Chuck Winkleblack stated that he was available to answer questions.

Ms. Minhas asked if the accessory structure needs to be subordinate to the principal structure. Mr. Diekmann stated that it does need to be subordinate to the principal building. He stated that it cannot be larger or a more intense activity than the principal use. Mr. Diekmann stated that it also needs to be related to the principal use.

Discussion was held about the possibility of restricting this zoning text amendment to just recreational uses in the RI Zoning District.

MOTION: (Ragaller/Bowers) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the proposed text amendments for all accessory structures in the RI (Research Park Innovation District), as proposed by staff.

Mr. Diekmann clarified various details of the proposed zoning text amendment.

MOTION PASSED: (6 - 0)

ZONING TEXT AMENDMENT FOR PUBLIC ART IN THE FRONT YARD

Kelly Diekmann, Director of Planning and Housing, stated that this Zoning Text Amendment request is to allow, under certain circumstances, an exception to the front yard setbacks when the purpose is to display public art. He stated that it needs to be visible to be public art. He stated that the City Council has determined that public art needs to be approved by the City of Ames Public Art Commission in order to be viewed as a piece of public art. Mr. Diekmann stated that in order to display public art the property owners need to give the City an easement with the intent that it is an area reserved for the display of public art. He stated that the City will be involved in the process of determining the location of where public art can be displayed. Mr. Diekmann stated that this zoning text amendment would apply to any zoning district within the City if approved.

Mr. Basmajian asked if the size of the easement has been determined. Mr. Diekmann stated that it will be a case by case review assuming the Art Commission has been involved in the selection of the piece of art. Discussion was held on who is responsible for maintaining the easement and liability of damaged art.

Discussion was held regarding the placement of public art outside of the visibility triangle.

Pat Brown stated that she feels that the South Duff Avenue entrance to the City needs the addition of public art. She stated that this is an area that will give visitors their first impression of the City. Ms. Brown stated that she feels that the public art in the downtown and neighborhood areas sets the City apart.

Ms. Wannemuehler asked Ms. Brown if she had any concerns about potential damage to the public art. Ms. Brown stated that you take that kind of risk with anything. She stated that this is a very visible area; and, she hasn't seen a lot of those kinds of problems along Duff Avenue.

MOTION: (Bowers/Wannemuehler) to accept Alternative #1, which states: that the Planning & Zoning Commission recommends that the City Council adopt the proposed amendments regarding Public Art installation in setbacks.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS: None.

STAFF COMMENTS: Kelly Diekmann reviewed the details of the rental occupancy and Airbnb discussions held at a recent City Council Workshop. He reviewed details of the Downtown/Gateway Zoning Standards that were on the City Council's last agenda. Ms. Lee asked for clarification of several potential updates to the rental occupancy section of the Municipal Code. Mr. Diekmann reviewed various details of the potential updates. He stated that staff can add a discussion item to the next meeting agenda to review what has been discussed at the City Council Workshops regarding rental occupancy.

MOTION TO ADJOURN:

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

The meeting adjourned at 7.43 P.M.



Debra Lee, Chairperson
Planning & Zoning Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing