

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

Date: April 18, 2018	*Matt Converse, Chairperson	2020
	Carlton Basmajian, Vice Chairperson	2020
Call to Order: 7:00 PM	*Anuprit Minhas	2019
	Doug Ragaller	2019
Place: Ames City Hall Council Chambers	Mindy Bryngelson	2021
	Jon Emery	2021
Adjournment: 7:44 PM	Carol Spencer	2021
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Preliminary Plat for ISU Research Park Subdivision, Phase III-B
2. Rezone for 3311 E Lincoln Way (Barilla)
3. Rezone Correction for 3507 South Duff Avenue

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

APPROVAL OF AGENDA:

MOTION: (Spencer/Ragaller) to approve the Agenda for the meeting of April 18, 2018.

MOTION PASSED: (5 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 4, 2018:

MOTION: (Bryngelson/Ragaller) to approve the Minutes of the meeting of April 4, 2018.

MOTION PASSED: (5- 0)

PUBLIC FORUM: There were no public comments.

PRELIMINARY PLAT FOR ISU RESEARCH PARK SUBDIVISION, PHASE III-B

Kelly Diekmann, Planning Director, reviewed the location map for the ISU Research Park, Phase III. He stated that what is being presented tonight is a Preliminary Plat to create a lot from the master plan and also a change in the master plan. Mr. Diekmann stated that the proposed preliminary plat includes a developable lot, an outlot for storm water management, and an outlot for future development. The proposed infrastructure includes the extension of water and sanitary sewer to the site and an extension of pavement improvements along Riverside Avenue to the site. Staff is recommending approval.

Mr. Emery questioned if they were just renumbering the lots from the original proposal. Mr. Diekmann stated that on the original proposal they did not approve all 23 lots as the first 5 only were approved. He said the master plan was more of a concept showing how future

roadways, water and sewer lines could serve eventual development of the site. Mr. Diekmann stated tonight they are only creating one additional buildable lot and eventually additional preliminary plats will need to be submitted to make any future development into additional lots.

Ms. Bryngelson questioned the addendum that noted designating right of way for the street and wanted to know if it was just in Lot 8 or does it extend up to the north as well. Mr. Diekmann stated they are looking for dedication of right of way along all of the frontage from Lot 7 to Lot 8. Ms. Bryngelson asked if it included the private properties. Mr. Diekmann stated they can't require dedication in front of private property and would only be required of the Research Park's land.

Nathan Easter, 1805 Collaboration Place, stated he is here to represent the Research Park and that Mr. Diekmann did a great job explaining what they need and is around to answer any questions. Mr. Basmajian asked if someone had come forward to purchase this particular lot. Mr. Easter stated that is correct.

Mary Glenn, wanted to know what the word "applicant" meant. He stated the Riley's are not part of the subdivision. Ms. Glenn stated that she is one of the siblings that owns the Riley property and questioned where the pavement is going to be done. Mr. Diekmann showed on a map where the road would still be paved within the current easement and the sidewalk or shared use path that is precluded until the Riley's consent to have this area done. Ms. Glenn wanted to know if they would have to pay to have the road paved. Mr. Diekmann stated they would not as the paving is included in the preliminary plat with the Research Park. Ms. Glenn wanted to know how close they could build to the property line and questioned if it was 200 feet. Mr. Diekmann stated that he would need to look at the zoning to give the correct answer.

Gary May, 3520 South Riverside Drive, stated they wanted some clarification as to where the sewer and water is being routed. He stated they are currently on a septic system and didn't know if they had to tie into the cities system or not. Mr. Diekmann showed on a map where the sanitary sewer is going to run and stated his septic won't be within 200 feet of the sewer line so they will not have to tie into the sewer service in the future. Mr. May asked about connecting to the water. Mr. Diekmann mentioned that they are under no obligation to connect to City water until they look into further development on their property or they choose to leave their contract with Xenia.

Ms. Bryngelson asked about the sanitary sewer lines and if it's made available could the private property owners be able to tie in if they wanted to. Mr. Diekmann stated they could but at their own cost and asked Mr. Easter to clarify if the line was to be a public sanitary sewer line or not. Mr. Easter stated that the sewer line was asked to be put in with the intent that would allow for future connections.

MOTION: (Spencer/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that City Council approve the Preliminary Plat for Iowa State University Research Park Phase 3, 3rd Addition as consistent with the rezoning master plan and development standards of Chapter 23 of the Ames Municipal Code.

MOTION PASSED: (5- 0)

Mr. Diekmann noted this item will go for City Council approval on May 8th, 2018.

REZONE FOR 3311 E LINCOLN WAY (BARILLA)

Kelly Diekmann, Planning Director, stated that the City received an application from Barilla to rezone from Agricultural (A) to Planned Industrial (PI) in order to expand the railroad spur and in order to do so they need to acquire almost a quarter mile of land adjacent to the railroad. Staff is requesting approval of only zoning the area shown, even though it appears to be land locked because it is connecting to an existing developed industrial site. Mr. Diekmann then went over the Land Use Policy map.

Mr. Emery asked if Barilla could already expand to their property line, which Mr. Diekmann stated they could. Mr. Emery voiced concern over the land locked area as to how emergency services would get out there. Mr. Diekmann stated if the site was not already connected to an existing developed site they would not be making this recommendation and they have not heard any concerns voiced from the Fire Department. Mr. Emery stated he has no concerns about the expansion but is concerned with emergency services. Mr. Diekmann stated that if approved it will go through city review which will include fire review.

Mr. Basmajian questioned how long the property is, Mr. Diekmann stated that the proposed area is about a quarter mile. Mr. Diekmann stated the total rail line is probably about 2000 feet. Mr. Basmajian stated that could be a considerable distance with no emergency services.

Don Jensen, 5735 Lincoln Way, who is the landowner, mentioned that he appreciates the Commissions concern about emergency services. Mr. Jensen stated he has never seen a detailed plat that included a service road but knows the city did require a lot of additional acres be bought by Barilla to accommodate the railroad spur. He would like to see the process move forward as would love to see the City of Ames continue to grow and offer more jobs. Mr. Jensen noted there has been one fire in his area and that was taken care of quickly.

Ms. Bryngelson asked if during the site plan review process the city staff, fire/inspections, and public works would review the issue regarding emergency services. Mr. Diekmann stated that if the Fire department under the Fire Code requirements believe they need fire access along the rail spur line then it would be required as part of the site plan, however, he is not sure if it is required and would be subject to complying with the Fire Code. Mr. Diekmann stated that one of the reasons they have not zoned the area yet is because they don't have water through Lincoln Way. He noted that the city does have a water and sewer project that will begin construction later this year, which is an extension of sewer and water service along Lincoln Way in order to provide potable water and fire protection.

Don Jensen stated that there is a fire hydrant in the far north east corner.

MOTION: (Emery/Bryngelson) to accept Alternative #1, which states: that the Planning and Zoning Commission can recommend that the City Council approve the request to rezone 6.06 acres of the Jensen property from Agricultural to Planned Industrial

MOTION PASSED: (5- 0)

Mr. Diekmann also stated this will be going to City Council for approval on May 8th, 2018.

REZONE CORRECTION FOR 3507 SOUTH DUFF AVENUE

Kelly Diekmann, Planning Director stated last summer there was a rezoning request from the Ames Pentecostal Church that needed to rezone from Agricultural (A) to Highway Oriented Commercial (HOC) to allow for expansion of the church and it was approved. He noted that during defining the rezoning the property at 3507 South Duff Avenue was accidentally included in the legal description. He stated about two months ago the mistake was found and the property owner wanted to remain as Agricultural (A) and they have no interest in being Highway Oriented Commercial (HOC).

Mr. Basmajian asked how this mistake could happen. Mr. Diekmann stated the in-depth legal description wasn't fully read in detail and when it was submitted by the applicant and it wasn't discovered until put into the GIS system to map the change.

MOTION: (Ragaller/Spencer) to accept Alternative #1 which states: that the Planning and Zoning Commission recommends that the City Council approve the request for rezoning from "HOC" (Highway-Oriented Commercial Zone) to "A" (Agricultural Zone) for the property located at 3507 South duff Avenue, based upon staff's analysis.

MOTION PASSED: (5- 0)

Mr. Diekmann also stated this will be going to City Council for approval on May 8th, 2018.

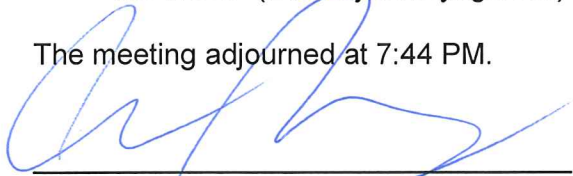
COMMISSION COMMENTS: None at this time

STAFF COMMENTS: Mr. Diekmann stated that the Council held a workshop to discuss storm water requirements, any development project that comes forward will need to meet the storm water requirements and he will provide an update when more information is available. Mr. Diekmann stating on the upcoming City Council agenda there is hopefully a conclusion regarding rental housing discussion and whether certain areas will have a rental concentration cap and it has been decided this is a rental code standard and not a zoning standard, so will not be coming back to the Commission. He then stated that they are looking at the Downtown Gateway Commercial area to go back to City Council on April 24 and then look for direction on how to proceed with the rezoning and hope to bring this back to the Commission in May.

MOTION TO ADJOURN:

MOTION: (Basmajian/Bryngelson) to adjourn the meeting.

The meeting adjourned at 7:44 PM.



Carlton Basmajian, Vice Chairperson
Planning & Zoning Commission


Amy L. Colwell
Department of Planning & Housing