

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

Date: August 1, 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: 7:43 PM	*Carol Spencer	2021
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Planned Residence District Rezoning and Development Plan for 1801 20th Street and 2008 24th Street (Northcrest Community)

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

APPROVAL OF AGENDA:

MOTION: (Ragaller/Emery) to approve the Agenda for the meeting of August 1, 2018.

MOTION PASSED: (6 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF JULY 18, 2018:

MOTION: (Bryngelson/Ragaller) to approve the Minutes of the meeting of July 18, 2018.

MOTION PASSED: (6 - 0)

PUBLIC FORUM: Fran Mauldin stated that she has attended recent Commission meetings as an observer for the League of Women Voters.

PUBLIC HEARING FOR THE PLANNED RESIDENCE DISTRICT REZONING AND DEVELOPMENT PLAN FOR 1801 20TH STREET AND 2008 24TH STREET (NORTHCREST COMMUNITY)

Eloise Sahlstrom, Planner, stated that there are several parts to this request. She stated that Northcrest Community is located on approximately 21 acres. Ms. Sahlstrom explained that they have since purchased an additional five acre adjacent parcel which was a former church site. She stated that the applicant wants to use this additional five acres for an expansion project to address the needs of the residents at Northcrest Community that they have not been able to provide at the current facility. Ms. Sahlstrom stated that there is an existing Development Agreement that was drafted when the additional five acre parcel was purchased. She viewed various details included in the Development Agreement. Ms. Sahlstrom stated that staff recommended to the applicant that they should request that the property be rezoned from Residential High-Density (RH) to Planned Residence District (F-PRD) in order to meet their desired uses for the property. She stated that a rezone to F-PRD would also necessitate a

release of the Development Agreement. Ms. Sahlstrom stated that the expansion will provide for the construction of 48 senior independent living apartments, 32 assisted living units, skilled nursing 24 units, and 3 guest service rooms for a total of 231 units combined with the existing 124 units. She stated that there is a slight discrepancy between the land survey and the Beacon website. Ms. Sahlstrom stated that the total acreage of the two parcels is 25.9 acres, slightly less than what was listed in the Commission Action Form. She explained how the adjustment to the acreage changes the density and open space percentage. Ms. Sahlstrom stated that this does not change the recommendation for F-PRD zoning or the ability to meet any of the standards. She reviewed the location of various structures, detention ponds, curb cuts and other aspects of the existing facility and the proposed expansion on the site plan. Ms. Sahlstrom reviewed the areas of the property where additional landscaping will be added per the requirements of the PRD. She stated that the buffering will be increased by the additional landscaping. Ms. Sahlstrom stated that the applicant is proposing to add more parking spaces and landscaping than what is required by the Zoning Code.

Carlton Basmajian asked if the former building is still located on the newly acquired parcel. Kelly Diekmann stated that the former church has been demolished.

Laura Kessel, landscape architect and planner with RDG Planning & Design, stated that Northcrest Community was established over 50 years ago. She stated that currently Northcrest has 164 residential units. Ms. Kessel stated that the expansion project would give them 228 total residential units plus three additional guest rooms. She outlined the parking lots and existing entrances to the property on a map. Ms. Kessel reviewed the location of the two proposed entrances and the circulation path through the property. She reviewed the location of the existing buildings and the proposed location of the new buildings. Ms. Kessel stated that they are focused on providing green space, walking trails and buffering on the property. She explained the improvements that will be made to the storm water area on the property. Ms. Kessel reviewed various details about the parking that will be provided.

Jon Emery asked if the retention wall is positioned at ground level. Ms. Kessel stated that the retaining wall goes to the north and to the east it will start to drop off into the detention basin. Mr. Emery asked if it was possible to walk straight out and over the wall.

Don Marner, Snyder & Associates, stated that there is a retaining wall in the basin. He stated that this is necessary to deal with the volume of detention to meet the city's requirements. Mr. Marner stated that there are wetlands at the bottom of the basin and the grade comes up. He stated that the retaining wall is placed at the south and west side of the basin. Mr. Marner stated that they will make sure that the construction documents will show that the grade will come up to the back of the wall. He stated that the wall will stick up a little bit. Mr. Marner stated that there will be a barrier and landscaping in this area. He stated that the walkway is not located in the area of the retaining wall.

Mr. Emery asked about the volume of water flowing into the detention basin. Mr. Diekmann stated that the applicant's plan meets the requirements of the City's Chapter 5B of the Municipal Code. He stated that the Public Works Department has reviewed the plan both for water quality and detention for quantity. He stated that staff concurs that the applicant's Storm Water Management Plan meets the City's standards.

Craig Bullis, architect with RDG Planning & Design, reviewed the drawings of the exteriors of the proposed buildings. He also reviewed various architectural details of each of the new buildings.

Anuprit Minhas asked if the applicant is proposing to add more parking spaces than what is required. Ms. Sahlstrom explained that it is a blend between what is provided by the garages and the parking that is available to residents and visitors. She stated that staff does not feel that they are providing too much parking. Mr. Diekmann explained why the City only requires one parking space per living unit in this senior living development while one space per bedroom is required in other areas of the City.

MOTION: (Ragaller/Emery) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council Approve the following requests for the properties at 1801 20th Street and 2008 24th Street:

- A. Rezoning of the properties from Residential High Density (RH) to Planned Residential District (F-PRD) with a base zone of Residential Medium Density (RM);
- B. Mutual Release Agreement from prior contract rezoning; and
- C. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Recording of the Plat of Survey boundary line adjustment to consolidate the two parcels into one with associated easements recorded for public utilities as noted within the site development plan.

MOTION PASSED: (6 - 0)

COMMISSION COMMENTS: Jon Emery stated that he feels that the Commission Action Form that was prepared for this agenda item by Eloise Sahlstrom was well written and contained a wealth of information. He stated that he wanted to express his gratitude.

STAFF COMMENTS: Mr. Diekmann reviewed various details of the City Council Workshop that was held several weeks ago in regards to Campustown.

MOTION TO ADJOURN:

MOTION: (Bryngelson) to adjourn the meeting.

The meeting adjourned at 7:43 PM.


Matt Converse, Chairperson
Planning & Zoning Commission


Lorrie Banks, Recording Secretary
Department of Planning & Housing