

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

Date: February 6, 2019	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		
	Jon Emery	2021
Adjournment: 7:12 PM	Carol Spencer	2021
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Major Site Development Plan Amendment for 3331 & 3405 Aurora

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

APPROVAL OF AGENDA:

MOTION: (Ragaller/Spencer) to approve the Agenda for the meeting of February 6, 2019.

MOTION PASSED: 5-0.

APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 16, 2019:

MOTION: (Emery/Spencer) to approve the Minutes of the meeting of January 16, 2019.

MOTION PASSED: 4-0.

PUBLIC FORUM: none

MAJOR SITE DEVELOPMENT PLAN AMENDMENT FOR 3331 & 3405 AURORA

City Planner, Justin Moore shared that Hunziker Development Company LLC is applying to amend the Major Site Development Plan for 3331 and 3405 Aurora. This was a major site plan that was approved by the City Council in November 2017. It is two lots with an eight-plex apartment building on each lot with a joint access off of Aurora. The garages and parking are in the rear of the building. The application is to amend the external design of each apartment building and garage structure. The design consists of making a hip roof for each apartment building and the garages would have a gable roof. The materials would consist of vinyl lap siding and stone veneer. Balconies on the east and west sides have been added.

This design is common around Ames and provides façade relief, balconies and columns to support the decks. The main entrance to the second floor is on the east and west sides of each building. The main level units have individual entrances also on the east and west sides of each building. There will be a slight increase in square footage of each apartment

building and garages but the number of stalls and units remain the same. Landscaping had minor adjustments to the front of the buildings. Staff can approve those through a minor amendment, regardless of these proposed changes. The species and quantity remained the same.

Mr. Emery questioned if there were similar buildings in that area previously approved. Mr. Moore answered that yes, there are several buildings that have been approved with a similar design in the last two to three years.

Ms. Minhas asked what prompted the change. Mr. Winkleblack of Hunziker Development Co., noted that there was a change in ownership. The new owners want the outside spaces and the first owners did not. The new owners didn't want the flat roof design. The new design has more relief and is more appealing. The outdoor spaces are very popular.

Mr. Emery asked what a stem wall off the garage. It is concrete wall that makes up for the relief in the terrain and is part of the foundation wall. Ms. Minhas questioned why the garage space wasn't symmetrical. Mr. Winkleback replied that it is due to the ADA laws. To meet the ADA standards the garage had to be offset to allow for accessibility.

MOTION: (Ragaller/Spencer) to accept Alternative #1, which states:

Recommend that the Planning and Zoning Commission recommends that the City Council approve the request for changes proposed by the applicant of the Major Site Development Plan Amendment for 3331 and 3405 Aurora Avenue which is Alternative 1.

MOTION PASSED: 5-0.

COMMISSION COMMENTS: Commission members shared their experience at the Comprehensive Plan Open House meeting yesterday. They stated that it was interesting to see and it worked quite well. Very exciting. The Open House was a nice forum and well attended. Great to be able to put thoughts on sticky note.


STAFF COMMENTS: none

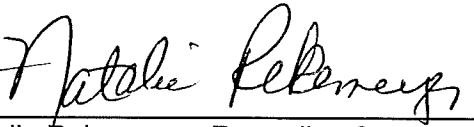
MOTION TO ADJOURN:

MOTION: (Minhas/Converse) to adjourn the meeting.

MOTION PASSED: 5-0.

The meeting adjourned at 7:12 PM.


Matt Converse, Chairperson
Planning & Zoning Commission


Natalie Rekemeyer, Recording Secretary
Department of Planning & Housing