

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

Date: June 5, 2019	*Matt Converse, Chairperson	2020
	*Carlton Basmajian, Vice Chairperson	2020
Call to Order: 7:00 PM	Ruth Hulstrom	2021
	*Jon Emery	2021
Place: Ames City Hall Council Chambers	Carol Spencer	2021
	Anuprit Minhas	2022
Adjournment: 7:16 PM	Doug Ragaller	2022
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Rezone for 3315 S. Riverside Drive
2. Burgason Annexation

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

APPROVAL OF AGENDA:

MOTION: (Minhas/Hulstrom) to approve the Agenda for the meeting of June, 5, 2019.

MOTION PASSED: (4 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF MAY 15, 2019:

MOTION: (Spencer/Hulstrom) to approve the Minutes of the meeting of May 15, 2019.

MOTION PASSED: (3 – 0 – 1) Abstain: Minhas

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE REZONE FOR 3315 S. RIVERSIDE DRIVE

Director Kelly Diekmann described the rezoning of the Iowa State Research Park for the Phase Three expansion area. There was one farmstead that was not under their ownership at the time they were expanding to the south. They now have acquired the property known as the Riley farm. It is currently zoned as Agricultural, the proposal is to go to Research and Innovation Park District zoning which is consistent with the land around it. The recommendation is for approval which is consistent with the intent of expansion of the Park and the Land Use Policy Plan.

Mr. Ragaller asked for any questions for the staff from the Commission. There were none.

Public also had no questions on this item that was before the Commission.

MOTION: (Hulstrom/Spenser) to accept Alternative #1, which states:

Move that Planning and Zoning Commission recommend that the City Council approve the request to rezone the 2.57 acres of the property at 3315 S. Riverside Drive from Agricultural to Research Park Innovation District.

MOTION PASSED: (4 - 0)

BURGASON ANNEXATION

Ray Anderson, Planner stated that this voluntary annexation would cover 11 owners encompassing 18 properties with the Burgason property being one of those properties. The Burgason's initiated this process. Mr. Anderson projected a map showing the area to be considered for annexation which is approximately 156 acres of land with a combination of vacant land, agricultural land and some developed with single family homes. The next map showed the Ames Urban Fringe which is the two mile area surrounding Ames. It is shown as Urban Residential, the proposed annexation area, this is the area for future growth as the City expands. The surrounding area is agricultural and farm service and wouldn't be land the City would look to annex at this time.

The zoning of the land as it comes into the City would be automatically zoned Agricultural. As development occurs rezoning would be required. Mr. Anderson stated that the City staff sees this area as residential. There is no rezoning application at this time. The land has to be annexed into the City before rezoning could take place.

Mr. Anderson stated this land is also within the two mile radius of Kelley, so is within their planning area. Because of that, the City Development Board, (a board of the State of Iowa) would also have to review the request. So after City Council reviews it and passes the request it would have to go to the City Development Board in Des Moines for final approval.

Anuprit Minhas asked for clarification of the timeline and process for the annexation area to be in compliance for sanitary sewer services.

Mr. Anderson stated that the property owners with single family homes can request to be part of the City water / sewer system and that would require extensions. Currently they are served by Xenia Rural Water. If they want City services they would have to negotiate with Xenia. For the areas that are currently zoned agricultural, services would be extended at the time of development.

Mr. Diekmann stated that we are required to follow state law, which states property owners are allowed to stay on a septic system until such time that there is a sanitary sewer system within 200 feet of the home and the system needs to be replaced. Owners are allowed to do maintenance on the system but can't replace it or install a new one if the home is within 200' of a sewer system.

Doug Ragaller asked if there would have to be a buy-out negotiated with Xenia for the entire property. Mr. Diekmann stated that part of the area is not within the Xenia territory but a substantial amount of it is in Xenia's area. There would have to be some discussions about what the exact boundaries are with Xenia. That negotiation has been done by the property owners and Xenia in the past. The City doesn't have a way of negotiating for an individual owner. Xenia

would have to transfer territory to the City. So the City would have to agree to receive it. There is no final deal on that at this time and what, if any payment amount would be due.

Steven Leege, property owner on White Oak Drive. Mr. Leege stated that he is for the annexation. Great addition to the neighborhood love to see the growth happen. It is an amazing neighborhood for small families. Only concern, is the long term plan being so wide open. He doesn't want the growth to effect the young families or individual family homes and doesn't want to have any high density apartments in this area. He stated that he hopes the Commission will keep an eye on that issue. He also stated he was looking forward to its' approval.

Ms. Minhas asked if there could be information shared about zoning and at what point does the City get involved with the lots that are annexed.

Mr. Diekmann stated that if the annexation gets approved it would be as early as this fall where a re-zoning petition could be submitted. It is unlikely that there would be a petition for all the land at one time. It will most likely be a few property owners interested in pursuing development in the near future. The other property owners are most likely fine with the agricultural zoning until development.

Mr. Diekmann stated that once that comes through there would be a separate public hearing process. The Land Use Policy Plan would allow for consideration of three types of zoning districts. The applicant gets to propose those. The City will review that proposal and see what the expectations are for housing needs of the City. The choices could be a Planned Residence District, which allows for flexibility of housing types, lots sizes and arrangements of uses. Floating Suburban, Low Density Residential is the current zoning of the single family neighborhoods to the north in the Riggerberg area: White Oak / Suncrest. The third would be Floating Suburban Medium Density Residential which would allow for small apartment buildings, like the ones off of Oakwood Rd. on Bobcat. Those would be the three zoning choices. The City is not obligated to rezone, there is discretion on recommending and approving what type of zone that would best serve the housing needs of the City of Ames at the time of that request. Anything with true High Density apartments would require an amendment to the Land Use Policy Plan to change from a Floating Suburban designation to something with higher density development, that would be a separate process and evaluation before the property could be re-zoned.

In the past, Planning Staff has identified an expectation that this would not be an area that would be for high density housing. The Land Use Policy Plan's designated areas are suitable for this area and would meet our current housing needs and we would choose from those. It is not binding but it was the recommendation three years ago when it was looked at for the Village Park Subdivision, which included apartments.

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

Move that the Planning and Zoning Commission recommend to the City Council approve the request to annex approximately 156 gross acres, generally located south of the current City limits between University Boulevard/530th Avenue and Cedar Lane in Washington township in Story County, by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan.

MOTION PASSED: (4 - 0)

COMMISSION COMMENTS:

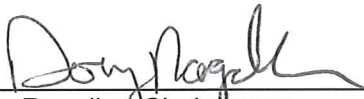
Mr. Ragaller asked if there was any update to the downtown redevelopment. Mr. Diekmann stated that there have been conversations but there has been no formal submittals.

STAFF COMMENTS:

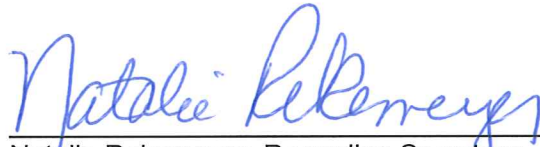
MOTION TO ADJOURN:

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

The meeting adjourned at 7:16 PM.



Doug Ragaller, Chairperson
Planning & Zoning Commission



Natalie Rekemeyer, Recording Secretary
Department of Planning & Housing