

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

Date: August 7, 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: 7:40 PM	Doug Ragaller	2022
	[*Absent]	

**MAJOR TOPICS DISCUSSED:**

1. Amendment to the Adaptive Reuse Plan for 2801 Grand Avenue
  2. Rezone for 415 Stanton Avenue (The Crawford)
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**CALL TO ORDER:** Matt Converse, Chairperson, called the meeting to order at 7:00 PM.

**APPROVAL OF AGENDA:**

**MOTION:** (Ragaller/Minhas) to approve the Agenda for the meeting of August 7, 2019.

**MOTION PASSED:** (5 - 0)

**APPROVAL OF THE MINUTES OF THE MEETING OF JULY 17, 2019:**

**MOTION:** (Minhas/Hulstrom) to approve the Minutes of the meeting of July 17, 2019.

**MOTION PASSED:** (4 - 0 -1) Abstain: Ragaller

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**PUBLIC FORUM:** There were no public comments.

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**PUBLIC HEARING FOR THE AMENDMENT TO THE ADAPTIVE REUSE PLAN FOR  
2801 GRAND AVENUE**

Julie Gould, Planner, stated that this request is for property located on the mall site at the intersection of 30<sup>th</sup> Street and Grand Avenue. She stated that at the last Commission meeting Commission members asked staff and the applicant to consider some changes to the original plans that were presented. Ms. Gould stated that since the last meeting staff found out that a new tenant is considering locating a fitness facility at the mall. She stated that this use will require the parking ratio in the earlier approved Adaptive Reuse Plan to be amended since that use was not taken into consideration at that time. Ms. Gould reviewed details of the change that would occur to the parking ratio once these changes were made. She stated that the applicant decided that moving the building to the corner of the property did not meet their needs. Ms. Gould reviewed various aspects of the new design layout that the applicant has submitted. She stated that staff recommends either Alternative No. 1 or Alternative No. 2. Ms. Gould stated that

there may be additional comments included in the staff report that goes to the City Council due to staff's schedules since the new plans were submitted.

Carlton Basmajian asked for clarification as to the changes that have been made to the design layout since the last Commission meeting. Ms. Gould stated that the second pickup window has been removed and landscaping features have been added by the patio and the width has been increased. She outlined the flow of traffic around the proposed building. Ms. Gould showed the new proposed elevations showing the exterior of the building. Mr. Basmajian asked if the change to the plantings was just to the 30<sup>th</sup> Street side of the building. Ms. Gould confirmed that that was correct.

Ruth Hulstrom asked if the applicant has indicated how pedestrians from the mall will cross to the proposed site. Ms. Gould stated that there will be a sidewalk added along the drive aisle. She stated that there will also be an access from 30<sup>th</sup> Street and one from Grand Avenue.

Anuprit Minhas asked if the setback on the east side along Grand Avenue had been increased on the new plans. Ms. Gould stated that a Planned Residence District without an Adaptive Reuse Plan is a 50 foot setback. She stated that since the original plan has been changed and the patio is going to be wider it will actually be more than a 50 foot setback.

Discussion was held on the parking location change on the new plans.

Ms. Hulstrom asked if pedestrians will need to go all the way around on the sidewalk to enter this site. She said that on the previous plan there were entrances on both the east and west side of the building and now the only entrance is on the east side. Ms. Gould stated that that is correct. Matt Converse asked if this is the same way that Walgreens is designed. Ms. Gould agreed and stated Walgreens has only a one-sided entrance on the corner. She stated that the applicant was trying to address as many of the comments that the Commission made at the last meeting as they could.

Ms. Minhas asked for clarification of the three concepts that were presented in the staff report. She stated that it looks like very little has changed from the earlier concepts that were presented. Ms. Gould stated that staff met with the applicants and went over those concepts but when the plans were resubmitted the applicant chose not to move the building to the corner of the property.

Discussion was held on who prepared the concepts.

Zack Ludwig with Haverkamp Properties, 4720 Mortensen Road, stated that they have spoken to Kelly Diekmann about the suggestions that were given to them by the Commission at the last meeting. He stated that for different reasons they and their broker weren't particularly excited about the suggestions that they received at the last meeting. Mr. Ludwig stated that Mr. Diekmann had indicated that staff has concerns about Concept 1. Ms. Gould reviewed staff's concerns with Concept 1. Mr. Ludwig stated that Concept 2 cuts into the efficiency of the building to split the project into two separate buildings as they don't know how much space each tenant will need. He stated that Concept 3 will limit the amount of parking in front of the building due to the location of the drive through aisle. Mr. Ludwig stated that the owners do not want to limit visibility from the corner to the J C Penney building.

Discussion was held regarding a possible visibility issue that might arise if the building was placed at the corner of the property.

Ms. Minhas stated that she doesn't see a lot of changes made from the previous plans. Mr. Ludwig reviewed various aspects of the changes that have been made to their plans after the last Commission meeting. Discussion was held regarding various aspects of those changes.

Ms. Gould stated that based on the approved Adaptive Reuse Plan a 4/1,000 parking ratio was applied to this project as a starting point. Ms. Minhas asked if the parking spaces along the patio contribute to the total number of required parking spaces. Ms. Gould stated that because a fitness user is going to be located at the mall and they have a 5/1,000 that is why they will be dropping below the required 4/1,000 required parking ratio for the overall site.

Ms. Hulstrom stated that she still has concerns about how customers will enter the building. She outlined how customers are able to enter the Walgreens building.

Mr. Basmajian stated that it appears that west side entrances are not planned for these retail spaces. Mr. Ludwig stated that that is correct. Mr. Basmajian asked if there was any way to highlight a path around the building directing pedestrians where to walk. Ms. Gould reviewed several possibilities that could be explored.

Ms. Minhas asked if staff will be looking at the plans again before they go to the City Council. Ms. Gould stated that staff has looked at the parking, landscaping and design. She reviewed the remaining minor items that staff will be reviewing. Ms. Minhas asked if staff will still be looking at pedestrian movement. Ms. Gould stated that there are still issues that staff needs to discuss with the traffic engineer. Ms. Minhas stated that hopefully some of these concerns are addressed at that stage. Ms. Gould stated that a motion can be amended to address this issue.

MOTION: (Minhas/Basmajian) to accept Alternative #1, with the addition of Condition D, which states: That the Planning and Zoning Commission recommends that the City Council approve the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2801 Grand Avenue based upon the revised plan for August 7<sup>th</sup> subject to the following:

- A. Review final design detail with staff prior to City Council review for drive through configuration, mechanical equipment, sidewalk connections, and other related design details for the site layout.
- B. Modifying landscape plan to replace crabapple trees abutting parking spaces with more appropriate species for the space and to include three over story trees within the front yard. Future parking lot improvements to include additional trees shade trees within parking islands.
- C. Allow for parking as provided on the approved plan without meeting the 4 spaces per 1,000 square feet ratio overall for the site and accounting for fitness facility uses.
- D. Staff reviews pedestrian circulation around the revised site plan with particular emphasis on pedestrian movement from the existing mall to the site.

MOTION PASSED: (5 - 0)

## **PUBLIC HEARING FOR THE REZONE FOR 415 STANTON AVENUE (THE CRAWFORD)**

Julie Gould, Planner, stated that this request is not a true rezone request in that the zoning district is not changing. She stated that this earlier approved rezone was approved with four conditions and that the applicant has met three of those conditions that dealt with the design and the layout of the building. Ms. Gould stated that the fourth condition was that 100 percent of the units in the building have to have at least one resident that is 55 years of age or older. She stated that the applicant wants to amend the earlier approved rezone condition to reduce the number of age-restricted units from 100 percent to 80 percent of the units. Ms. Gould stated that this change would still make this property compliant with the federal government requirements for the Housing for Older Persons Act.

Kurt Friedrich, 100 6<sup>th</sup> Street, stated that he is part of the ownership group of The Crawford. He stated that they have been approached by a number of individuals that would like to live at The Crawford; but, they do not meet the age requirement. Mr. Friedrich stated that if this request is approved no more than six of the thirty units would be exempt from the age restriction. He stated that they have met with the South Campus Area Neighborhood (SCAN) again and with the current residents of The Crawford and all have expressed their support of making this change and see the benefit of continuing the momentum of the project and strengthening the community. Mr. Friedrich stated that at some point the residents of The Crawford will sell and this will give them a broader market place for their condos in the future.

Mr. Basmajian asked how long has it been since these units have been for sale and when did they realize that they wanted to lower the age restriction. Mr. Friedrich stated that their sales began around April 1<sup>st</sup>. He stated that sales have been robust but have levelled off a bit. He stated that they have been approached when the sale of the units began by many individuals that did not meet the age restriction that were interested in living at this property. Mr. Friedrich stated that the neighborhood is reflective of a diversity of age groups. He stated that bringing that diversity into The Crawford will strengthen that community.

Mr. Basmajian asked if an age 55 years or older property owner wants to sell their property and the building is below the 20 percent threshold could they sell it to anyone. Mr. Friedrich stated that the 20 percent would have to go through a strict interview process that would be managed by the association. He stated that they have ultimate discretion to approve those buyers that would fall into the 20 percent category. Mr. Basmajian asked that if the building was already at the 20 percent threshold a potential buyer under the age of 55 years of age could not purchase the property. Mr. Friedrich stated that that was correct. Mr. Basmajian asked if this was in compliance with the tenants' association rules. Mr. Friedrich state that that was correct and it is also in compliance with the Housing for Older Persons Act (HOPA).

Chad Gourley, 2335 Baker Street, asked what efforts will be made to make sure that the percentage does not drop below 20 percent.

Luke Jensen, 2519 Chamberlain Street, stated that he is also on the development team for The Crawford, LLC. He stated that as they adhere to the HOPA guidelines there is a fairly strict regulatory process in place for inventorying the residents that are in the building regardless of whether they are a part of the 20 percent threshold or not. Mr. Jensen stated that every 24 months there is a survey that the association is required to complete to achieve the 80 percent over/20 percent under the age of 55 years of age requirement. He stated that at any time someone from Housing and Urban Development (HUD) can inventory their records. Mr. Jensen stated that this proposal will amend their Development Agreement with the City and it would be listed in the agreement as a requirement.

Ms. Minhas asked if doing an inventory and completing the survey is part of the HOPA federal requirements. Mr. Jensen stated that that is correct.

Ms. Minhas asked if the City gets involved in the enforcement of the requirements. Ms. Gould stated that the City does not get involved in enforcement. She stated that since this condition is part of the Development Agreement the applicant would need to come in and go through an amendment process and go before the Commission if they wanted to go below 80 percent.

Mr. Basmajian asked if the applicant could come back with another request and go through the process again. Ms. Gould stated that this project is part of an urban revitalization project and it is hard to say if there would be support for another request. Mr. Jensen stated since the 80 percent is a HUD threshold it would no longer qualify as a protected class if it fell below 80 percent.

MOTION: (Hulstrom/Ragaller) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request to amend the contract rezoning agreement to specify the use is limited to Senior Living with one occupant per dwelling as 55 or older in a minimum of 80 percent of the units, in compliance with the federal Housing and Urban Development (HUD) standards for Housing for Older Persons.

MOTION PASSED: (5 - 0)

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COMMISSION COMMENTS: None.


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STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of August 21, 2019.

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MOTION TO ADJOURN:

The meeting adjourned at 7:40 PM.

  
Matt Converse, Chairperson  
Planning & Zoning Commission

  
Lorrie Banks, Recording Secretary  
Department of Planning & Housing