

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

Date: November 20, 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: 7.32 PM	Doug Ragaller	2022
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Rezone of 808 E. Lincoln Way
 2. Zoning Text Amendment to Modify Single Family Dwelling Stacked Parking Requirements
-

MOTION: (Minhas/Emery) to request that Dr. Carol Spencer act as the Temporary Chairperson for the Planning and Zoning Commission meeting held on November 20, 2019 only.

MOTION PASSED: (4-0) Abstain: Spencer

CALL TO ORDER: Dr. Carol Spencer, Acting Chairperson, called the meeting to order at 7:00 P.M.

APPROVAL OF AGENDA:

MOTION: (Hulstrom/Ragaller) to approve the Agenda for the meeting of November 20, 2019.

MOTION PASSED: (5 - 0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE REZONE OF 808 E. LINCOLN WAY

Eloise Sahlstrom, Planner, reviewed the contents of the staff report for this rezone request. She stated that a Plat of Survey boundary line adjustment request is going to the City Council on November 26, 2019. Ms. Sahlstrom stated that the resulting parcel, "BJ" consisting of 2.98 acres has three different zoning classifications, "A" (Agricultural), "HOC" (Highway-Oriented Commercial) and "GI" (General Industrial). She stated that the applicant's request is to rezone 2.44 acres of parcel "BJ" so that the entire parcel will have the same zoning designation that supports the current primary use of the property. Ms. Sahlstrom stated that if the zoning is not changed the use of the parcels would be limited by the Zoning Ordinance Standards to the most

restrictive zoning, which is Agricultural. She stated that staff feels that the rezoning of this property is consistent with the land use discussions included in the Lincoln Way Corridor Plan. Ms. Sahlstrom stated that an amendment to the Land Use Policy Plan (LUPP) map is not needed, in this instance, to support the rezoning due to the nature of the site and its current use and general conformance with the intent for development and uses in the area.

Anuprit Minhas stated that the current LUPP designation is HOC. She asked why the designation does not need to be changed to GI. Ms. Sahlstrom stated that staff believes that given the Lincoln Way Corridor Plan and the current analysis of the Ames Comprehensive Plan that the designation would not need to be formally changed. She stated that if the Commission feels differently they can make a motion to choose Alternative No. 3, to delay action and initiate a Minor Land Use Policy Plan Amendment. Ms. Minhas asked if staff feels that this is something that will be addressed in the Ames Comprehensive Plan and changed to GI if it is not addressed tonight. Ms. Sahlstrom stated that she does. She stated that it is the intent of the City that this area be a transition area between general industrial, highway-oriented commercial and retail.

Ms. Minhas stated that due to consistency, when a rezone request is submitted, it is checked to make sure that it complies with the LUPP Map. She stated that if there are inconsistencies the LUPP map designation is changed or modified at the same time as the rezone.

Jon Emery asked if the alley is concurrently abandoned. Ms. Sahlstrom stated that the City abandoned the right-of-way and sold it to the property owner. She stated that the City maintains an easement in order to have access to a well located to the south. Ms. Sahlstrom stated that the Plat of Survey for this area will be on the City Council November 26, 2019 agenda. She stated that if it is approved the Plat of Survey and easements will be recorded after the meeting.

Ruth Hulstrom asked if there have been conversations with the property owner to the north regarding this request. Ms. Sahlstrom stated that that property is part of the Plat of Survey boundary line adjustment (four parcels being consolidated into two parcels) request going to the City Council on November 26, 2019. She stated that the property owners are very aware of the rezone request.

Dennis Tiernan, DHN Investments, LLC, stated that all of the alley easements have been recorded with the County. He stated that the changes to the alley will now make it a conforming piece of land.

Ms. Minhas asked Mr. Tiernan if the City discussed the LUPP Map designation and if there is a reason why a change to the LUPP map is not taking place at the same time as the rezone request. Mr. Tiernan stated that they are doing what their engineer told them they needed to do. He stated that those discussions have not occurred. Mr. Tiernan stated that the property has been used for GI uses during the time they have owned the property. He stated that they are trying to address the issues so that a portion of the property can be sold.

Discussion was held about the zoning designations of the surrounding properties and the makeup of Parcel BK.

Ms. Minhas stated that she doesn't have any issues with the rezone request; however, she stated that she has a concern that the LUPP Map designation would not be the same as the rezone designation.

Discussion was held about the process differences between the Commission choosing Alternative No. 1 and Alternative No. 3.

MOTION: (Ragaller/Minhas) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request to rezone 2.44 acres of the property at 808 E. Lincoln Way from "A" (Agricultural) and "HOC" (Highway-Oriented Commercial) to "GI" (General Industrial).

MOTION PASSED: (5 - 0)

Temporary Chairperson, Dr. Carol Spencer, noted that approval of the Minutes of October 16, 2019 had inadvertently been skipped on the Agenda.

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

Ruth Hulstrom stated that she would like to make a change to page 3, paragraph 2, last sentence of the October 16, 2019 minutes to read: Mr. Moore didn't feel that this would affect our protection standard but the Council could revisit that at any time.

MOTION: (Hulstrom/Emery) to approve the Minutes of the meeting of October 16, 2019 as amended.

MOTION PASSED: (5 - 0)

ZONING TEXT AMENDMENT TO MODIFY SINGLE FAMILY DWELLING STACKED PARKING REQUIREMENTS

Eloise Sahlstrom, Planner, explained that recently the City Council adopted Zoning Ordinances regulating guest lodging in the City. She stated that those ordinances go into effect on December 1, 2019. Ms. Sahlstrom stated that off-street parking requirements are necessary for guest lodging. She stated that staff feels that it was appropriate to amend the section of the Zoning Ordinance to make sure that consideration for parking for guest lodging would not require the addition of a parking lot per se but that stacked parking in the driveway be allowed to meet the parking requirement. Ms. Sahlstrom stated that this Zoning Text Amendment would not change where the required parking must be located; but, it does change what can be counted towards required parking for guest lodging. She reviewed various details outlined in the Commission Action Form.

Ms. Hulstrom asked if the City has a definition of the term attendant. Ms. Sahlstrom stated that an attendant would be someone responsible for valet parking. She stated that this is something that would not apply to a single family home.

Ms. Minhas asked if the Municipal Code has a definition of stacked parking. Ms. Sahlstrom stated that it does not.

MOTION: (Minhas/Emery) to accept Alternative #1, which states: that the Planning & Zoning Commission recommends that the City Council adopt the proposed amendments regarding stacked driveway parking for both single family and two family dwellings.

MOTION PASSED: (5 - 0)

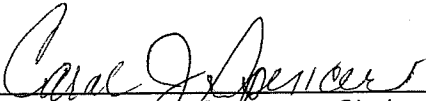
COMMISSION COMMENTS: None

STAFF COMMENTS: None.

MOTION TO ADJOURN:

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

The meeting adjourned at 7:32 PM.



Dr. Carol Spencer, Temporary Chairperson
Planning & Zoning Commission



Lorrie Banks, Recording Secretary
Department of Planning & Housing