

ITEM #: 30
DATE: 04/28/09

COUNCIL ACTION FORM

SUBJECT: REQUEST TO PLACE A COMMERCIAL LAND USE DESIGNATION AT
601 SOUTH 16TH STREET

BACKGROUND INFORMATION:

Mr. Scott Randall has an immediate opportunity to sell 5 acres of land in the vicinity of South 16th Street and the future extension of Grand Avenue to a developer. His request is to amend the Future Land Use Map designation for the site, which is currently Medium Density Residential, to place a Community Commercial Node (CCN) at the site. The placement of a CCN designation at the site would provide Land Use Policy Plan support if a rezoning application from residential to commercial were to be submitted within the general vicinity of the node designation. The LUPP designation for the site was changed from Highway Oriented Commercial (HOC) to Medium Density Residential by City Council in 2004. After rezoning, the property owner subsequently received approval for "Aspen Ridge," a planned residential development. The development consisted of a "western-plains" style architecture, 62-unit, bi-attached home plans. The homes were intended to be an upscale design that would reflect a golf course setting. Some home sites feature expansive overlooks of the Coldwater Links Golf Course.

(See the attached overall preliminary plat for the area, as well as the detailed sheets on the site landscape design. Green shading identifies existing or proposed buildings. Yellow shading identifies the building phase that will likely be requested to be abandoned if the request were to be approved. Blue shading identifies the existing and proposed roadway locations.)

Since 2004, only 14 of the 62 units have been built, 5 of which are owned by the developer. Existing homes that have not sold include those that abut South 16th Street. Additionally, none of the home sites that back up to the K-Mart have been developed or sold except one.

In addition to the LUPP change and rezoning, an amendment to the existing Planned Residence Development (PRD) site plan will have to be approved by City Council.

The applicant met early on with planning staff prior to requesting a referral of this LUPP amendment from the City Council. The HOC or the CCN designation were both considered. Staff suggested to the applicant that the more limited land uses in CCN might be more palatable than HOC given the proximity of surrounding residential development, but that the development standards (building scale, mass) in HOC may provide more options for the developer without the immediate need for variances from more restrictive CCN development standards (e.g., building height).

Although site development proposals have been discussed by the land owner, it should be stressed that the request is for a Future Land Use Map amendment that would support any uses allowed under the proposed land use designation. The current land use designation on the map would not support a rezoning application to commercial because the site is designated as residential.

In reviewing this request, staff considered applicable goals and policies as stated in the City's Land Use Policy Plan. These included Goals for a New Vision as stated on pages 14 - 23 of the LUPP. Staff findings regarding these goals as they pertain to this request are as follows:

Goal No. 1 – Planning and Management of Growth

Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

The objectives of this goal are focused on planning for growth that meets community needs. The City currently has enough land designated as commercial to meet its targeted needs under the LUPP. If additional commercial land is designated, it should facilitate services that might not otherwise be facilitated within existing commercial areas. If the requested change were to result in making a negative impact on the adjacent development already established, then the request could be contrary to this goal. The goal is focused on community-wide planning, so the applicability of this goal is difficult to measure for one specific site. However, the future effects of a change in land use policy that is site specific should be considered collectively with both adjacent sites and other commercial zones where land is yet available for development.

Goal No. 2 – Developable Area Provisions

In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

The objectives of this goal are focused on ensuring environmentally sound development practices at the interface between urban and rural situations. There is very limited applicability regarding additional intensification within existing areas that are already available for development. Because the site in question is already available for development, the City has already had some opportunity to mitigate environmental concerns through the infrastructure and platting processes. Additional opportunity will be available through site plan review and are typically not a concern at the land use policy planning level.

Goal No. 3 – Environmental - Friendliness

It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

The site of the proposed LUPP amendment is not within an area that is designated Environmentally Sensitive, Greenway, or Floodplain on the City’s Greenways and Environmentally Sensitive Lands Map, but areas directly to the west and north are. Therefore, the potential creation of a true CCN node (which should include areas much larger than just this site) would provide additional challenges during the site development process, such as the filling or encroachment in Floodplain or Floodway, in order for the intent of a node to be accomplished. Therefore, keeping it as a parcel specific designation as opposed to a node designation is more in agreement with the Land Use Policy Plan.

Goal No. 4 – Sense of Place and Connectivity

It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

This may be the most applicable goal for Council to consider with this application. The request to change the land use designation back to commercial may provide an ideal opportunity for the City to work with the developer on maintaining and building community identity and spirit. The challenge for the City would be to consider whether this land use change presents a conflict in adjacent uses that cannot be mitigated without additional restrictions specified in a resolution and that the applicant would agree to by special covenants, such as buffering, building scale, architectural design, and building placement. A sense of “place” is difficult to measure when considering only one property, but when considering multiple properties collectively, the sense of “place” can be seen. This goal of the LUPP suggests that “place” is a key factor for the community of Ames to realize its identity. It is a long term goal that is intended to promote and foster community spirit, which is often difficult to quantify but is collectively “realized” by a large portion of citizens.

Goal No. 5 – Cost-effectiveness and Efficient Growth Pattern

It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

The request is not directly in conflict with this goal because public infrastructure is already in place and the area is completely surrounded with existing city development. Although there appears to be no costs to the City for development under this request, the planned construction of Grand Avenue will no doubt be an attraction to commercial developers. See *the attached map of the Grand Ave extension excerpted from the 2005 MPO LRTP (Metropolitan Planning Organization Long Range Transportation Plan)*. This road extension could adversely impact surrounding residential development and zones if not carefully mitigated. The placement of a CCN land use designation is not site-specific; rather, it identifies a proximate area that might be appropriate for a CCN zone, which is site specific. Accordingly, the placement of a CCN land use designation could prompt further rezone requests beyond the bounds that Randall Corporation is now requesting without further need for an LUPP map amendment. However, expanding the HOC designation onto the Randall's property would not facilitate expansion of the HOC zone beyond said property without again requesting an amendment to the LUPP map. The site specific HOC land use designation may therefore provide more predictability over how much land might ultimately be rezoned for commercial use than the more generalized CCN land use designation would provide. (*See the attached maps representing the differences between a CCN or HOC designation on the Future Land Use Map. See the attached excerpt from the LUPP outlining the Community Commercial Node Policy Provisions.*)

Goal No. 6 – Housing Opportunities Expansion

It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

The proposed amendment would result in a marginal decrease in land available for medium density residential development. However, some segments of the community believe that there may now be an over-abundance of medium and high density housing in Ames. Staff has no data to confirm that belief.

Goal No. 7 – Mobility and Alternative Transportation

It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

The request is not in conflict with this goal, but it relies heavily on the extension of Grand Avenue.

Goal No. 8 – Downtown

It is the goal of Ames to enhance the role of Downtown as a community focal point.

This goal is not applicable to the request.

Goal No. 9 – Economic Expansion and Diversification

It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

The request may only be in agreement with this goal if the policy change results in development that cannot occur elsewhere in Ames or provides services which are not provided elsewhere in Ames (“*expansion and diversification*”). The proposed change in land use designation is essentially an extension of the commercial development along the South Duff Avenue corridor, and visible from Highway 30, and was originally anticipated prior to the change in 2004. The applicant stresses that conditions have changed since that time with the development of the Aspen Ridge Townhouse development. This request to change the area back to a commercial designation may therefore require some mitigation to preserve the future “sustainability” of the Aspen Ridge development.

If “sustainability” is measured in environmental terms, then limiting expansion beyond the current city limits may be a method of meeting the goal of “self-sufficiency and sustainability”. If not changing the designation will force commercial development to the periphery of the city limits, then the request for the change may be in agreement with this goal. However, there is already vacant commercial land within the city. This conclusion is based on development management for “sustainability” without consideration for site-specific market availability.

Goal No. 10 - Cultural Heritage

It is the goal of Ames to maintain and enhance its cultural heritage.

This goal is not applicable to the request.

Issues to Consider:

The proposed change in land use designation from residential back to commercial presents four key factors that the Council should consider:

1. The City has already experienced degradation of some neighborhoods that directly abut commercial zones or development (e.g., South Lincoln Way Neighborhood). Challenges associated with this extend beyond current residents and often become apparent as the development ages and owners change. The long-term viability of 22 residential properties that will be sandwiched between two commercial areas should be carefully considered.
2. The Randall Corporation’s office park and town homes, in combination with the apartment buildings and vacant high density residential to the west, provide a good transition between more intense commercial development to the east and the manufactured home park to the west. Existing office development to the south of the

town homes is much less intense than the maximum intensities allowed under the existing Land Use Plan and zoning designations, and it provides a smoother transition to residential development. This smooth transition could be jeopardized with a change to a commercial land use designation for the subject site.

3. The Randall Corporation has emphasized that the quality of their materials, construction, design, and landscaping always far exceeded the City's minimum requirements. Planning staff recognizes Randall Corporation's efforts in this regard, but suggests that such personal standards may be different for future owners, and that any reliance on a higher level of design to mitigate impacts on the surrounding area can only be ensured by codifying the standards.
4. It should be stressed that although the applicant's request is prompted by a potential buyer of the site for a specific use – i.e. a hotel – any use allowed in the adopted district would be allowed. That is significant because the site is large enough to accommodate more uses, and staff understands that the applicant intends other uses to develop in the area. The Council should therefore assume and consider the impacts of even the most intense use allowed in either the CCN or HOC districts. Uses in the CCN are the same uses as HOC, without the following:

Automotive Trade
Mini-Storage
Wholesale Trade

Discussion of the Planning & Zoning Commission. The Planning and Zoning Commission held its discussion regarding the request on April 15, 2009. Commission member Chuck Jons asked Mr. Randall if he would be satisfied with limiting the uses of the Future Land Use for the site to just hotel. Mr. Randall responded that he would not, because he has other uses in mind, such as a restaurant, to complement the golf course. Mr. Jons commented that not having any restrictions would place the Commission in a difficult position. After hearing a verbal proposal by Mr. Randall and the engineer, Scott Renaud, Mr. Jons agreed with the property owner that there is a good track record of development quality in the area, and that the City should not be involved in formalizing any type of master plan and should not limit the potential uses. Mr. Randall committed to the Commission that the City should put faith in him based on his track record and trust that he will not negatively impact the area and should not restrict his flexibility to develop the land under a HOC designation restricted by covenant.

Commissioner Norman Cloud, after reviewing the minutes of the 2004 meeting, explained that the City was told that commercial land use was no longer viable and the request now is to change the land use back to commercial as it was in 2004. Mr. Cloud asked Mr. Randall what was unique about this site compared with the rest of the surrounding HOC zoned property already zoned for short term lodging. Mr. Randall explained that he was approached by a company that links hotels with golf courses and that the two together are greater than they are separated. Mr. Cloud responded that it appears that this is a choice in the market place, because another company that puts development right next to golf

courses could also come along with a residential proposal instead of a commercial one. After further discussion, Mr. Cloud concluded that there is other vacant land zoned commercial in the immediate area and that 5 years is not a long enough time to see a long term land use plan carried out. He is concerned about “checkerboard” land use policy, but is more broadly concerned how the City has viewed land use map change requests when these very specific market conditions are used as justification for a change.

At its meeting of April 15, 2009, with a vote of 4-1, the Planning and Zoning Commission recommended that the City Council change the designation from Medium Density Residential to Highway Oriented Commercial for the site at 601 South 16th Street.

This was a vote to recommend to City Council, Alternative 2 below, but modified it to **not** include any limitations in permitted land uses or the addition of requirements for transitional landscaping, architectural context, or scale.

ALTERNATIVES:

- 1. Deny the request to change the Land Use Policy Plan designation for 601 S. 16th Street and thereby retain the existing land use and zoning designation.**

As suggested in the above analysis, it is difficult to transition directly from commercial to residential development. The Aspen Ridge Development has, to some degree, provided its own transition by employing a vegetative screen along the eastern property line. Also, there is some transition provided by the office park development to the south. The office park is less impacting on residential development than intensive commercial, both because it typically incorporates more residentially compatible styles and materials, and because office parks usually operate daytime and weekday hours only – when residents are less likely to be home. However, the amount of units that have not sold, and the amount of lots that have not developed, may indicate some reluctance to buy in an area abutting commercial development, even with the existing transitional qualities. To now apply a commercial designation to property west of the town homes may result in a repeat of the same transitional challenge that occurred when the town home property was rezoned to residential in the first place.

- 2. Approve a modification of the original request from the property owner to change the Land Use Policy Plan designation for 601 S. 16th Street to Highway Oriented Commercial (HOC) with specific restrictive requirements.** (This alternative will require this matter to be delayed until a resolution for LUPP amendment that describes any use limitations and additional development standards is brought back to the Council for approval.)

Many of the challenges discussed previously could be mitigated by applying more strict land use control than standard land use and zoning designations require. A covenant-based LUPP amendment (as described by resolution) and subsequent rezoning would allow the City to take an existing land use and zone designation and both narrow down

the scope of allowed uses, and increase the development standards that would be required. If this approach were selected for this area, staff would suggest that the underlying land use/zone be HOC (Highway Oriented Commercial), and that the following types of standards and restrictions be included in a LUPP amendment agreement:

- a. Establish an architectural vocabulary that reflects a golf-course setting and respects surrounding residential development. This may include a style reflecting the low and rolling terrain of the golf-course, and also reflecting the residential zones that would surround the commercial uses.
- b. Establish landscape standards that buffer residential development from commercial development, soften the appearance of parking lots from the streets, create a boulevard-style corridor along arterial streets, and create landscaped entry features at major intersections.
- c. Impose the CVCN district sign standards. These were developed to avoid impacts on surrounding residential areas and development.
- d. Limit allowable uses to those that serve overnight guests and surrounding residents, such as the following:

***Short-term lodgings (the use proposed verbally by applicant)**

*Professional service offices such as Accountants, Architects, Engineers, Lawyers.

*Entertainment, Restaurant (full service only) and Recreational Trade, *except: fast-food restaurants, drive-up windows, billiards and pool halls, bowling alleys, game arcades, and Indoor firing range, Movie theaters (live theater okay)*

*Convenience stores (no gasoline sales, carwashes, or take-out meals except for self-serve fountain, cooler and deli items).

*Retail sales and services, except for some sub-uses

*Personal retail, business and repair services, *except: animal grooming salons, branch banks (or any other type of bank or lending institution) emergency medical clinics, kennels, office equipment rental, repair services (any type), veterinarian offices, upholsterers, sign making, scientific and professional instrument repair*

*Community Facilities

*Child Day Care Facilities

*Religious Institutions

*Schools

*Essential Public Facilities

- e. Require that the area be developed with a master plan identifying areas of common landscaping, landscaping details, trails, pedestrian and vehicular connections between sites, common parking areas.

- 3. Approve the original request from the property owner to change the Land Use Policy Plan designation for 601 S. 16th Street to Community Commercial Node (CCN).**

Upon closer review since discussing this with the applicant, staff has determined that this option would not be consistent with the Land Use Policy Plan because of the size and location standards that were intended for CCN. This option does not address the transitional problems described in this report or the building height limitations that may conflict with a hotel.

- 4. Approve the request from the property owner and the recommendation of the Planning and Zoning Commission to change the Land Use Policy Plan designation for 601 S. 16th Street to Highway Oriented Commercial (HOC) without any additional restrictions or requirements. (Planning & Zoning Commission and property owner recommendation)**

This alternative would allow any uses prescribed for HOC to occur on the property and would not elevate the current development standards.

- 5. The City Council can refer this request back to staff or the applicant for more information prior to forwarding a recommendation to City Council.**

MANAGER'S RECOMMENDED ACTION:

If the City Council concludes that the integrity and viability of nearby residential lands may be adversely impacted by this request, and that the potential negative impact can not be mitigated, then the City Council should act in accordance with Alternative 1, which is to not change the designation on the Future Land Use Map of the Land Use Policy Plan for the site at 601 South 16th Street.

However, if the City Council desires to accommodate the request of the property owner and yet is concerned with the impact that non-residential uses could have on the surrounding properties, then the City Council could act in accordance with Alternative 2. This option concludes that potential negative impacts can be mitigated through certain restrictions and requirements. This option would change the designation from Medium Density Residential to Highway Oriented Commercial with restrictive conditions listed in Alternative #2.

If the City Council concludes that faith should be placed in the property owner (as Mr. Randall urged at the Planning and Zoning Commission meeting) to develop the site that is compatible with the adjacent residential property based on a track record of his previous developments, then the Council should approve Alternative #4 to change the designation to Highway Oriented Commercial (HOC) as was the case back in 2004.

2. Convenience Commercial Nodes should not be located where there are more intense commercial activities (Community Commercial Node, Highway-Oriented Commercial, Regional Commercial, Downtown Service Center) that serve a higher commercial function and as a convenience commercial land use within the location criteria as stated above.

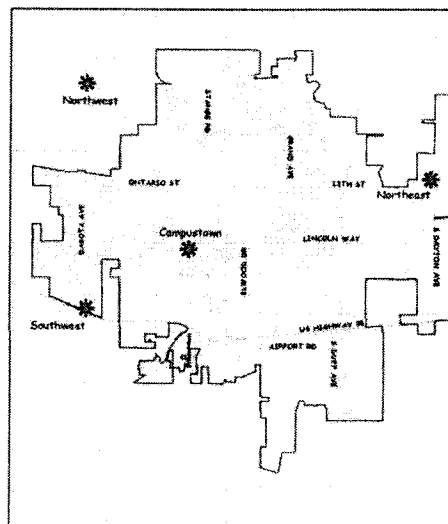


Community Commercial Nodes. It is recommended that much of the future community-scale commercial be associated with nodes. The nodes are represented by a cluster of mixed commercial uses typically associated with one or more arterial streets. The development scale is recommended at 100,000 to 800,000 gross square feet total in a node and a maximum of 150,000 gross square feet in any one building. The maximum floor area ratio and the higher acreage is recommended only where there is an exceptional concentration of residents.

Uses. Uses within the nodes should be more selective than those permitted in highway-oriented commercial. The intent is to create a shopping and services area where there is shared attraction involving one trip to two-or-more destinations within a node.

Locations. Three new locations are recommended for new community commercial nodes. Each location should involve an area of 40 to 75 acres. The three locations are identified as follows:

- Northeast quadrant of the community at the intersection of 13th Street and Dayton Road;
- Southwest quadrant of the community near the proposed Highway 30 and South Dakota Avenue interchange; and,
- Northwest quadrant of the community in conjunction with an arterial road.



Community Commercial Node Locations

**MINUTES
CITY OF AMES
PLANNING AND ZONING COMMISSION
Date: March 3, 2004**

A Request to Change the Land Use Policy Plan for Property Located at 405 and 615 South 16th Street

Joe Pietruszynski, Planner, gave an overview of the proposal. Denial of the request to change the Land Use Policy plan is recommended.

Scott Randall, Randall Corporation, 417 South 17th Street, Ames, Iowa, applicant, was present to answer any questions the Commission may have. He showed some drawings of what the Aspen Business Park is going to look like in the future (located on the south side of the street from the requested proposal) as a lead in to what they are proposing to develop on the north side of the road. Mr. Randall said the plan for the proposed development is to be of similar design (brick and limestone) to tie in with the golf course clubhouse and the Christian School.

Mr. Randall explained that this site is currently zoned HOC and considers South 16th Street to be a frontage road and not a highway. He said if they develop this property in a manner with the existing zoning, the uses would be similar to what is currently located on South Duff. He said they have no interest in constructing office buildings in this space, and believe that the best use for this property is for higher end housing. He said they are trying to get some variety in their neighborhood and asked the Commission to choose Alternative #1.

Mike Espeset asked if the developer has had any interest from anybody wanting to build commercial?

Mr. Randall said he thinks this area is too far off of Duff Avenue for commercial development. He said if they were to develop this property commercially, they would have to let it go and sell it for the highest dollar, which would reflect poorly on the golf course.

Mr. Espeset asked if the developer has considered any mix of commercial in with the residential?

Mr. Randall said they thought about it, but decided it would be a tough mix because of the commercial located across the street.

Dan Rice asked if the Grand Avenue extension would change the argument for commercial?

Mr. Randall said it would not because they are trying to get people to live in this area; they don't want it to be like a downtown area where people leave during the day and the area is abandoned at night.

Dennis Keeney said we have spent a lot of time debating the addition of apartments off of South Duff and Billy Sunday Road taking away commercial land. He said it doesn't mean we can't do it again, but it seems we are making that move every time.

Dan Rice said this proposal is almost like the fence proposal earlier tonight -- when something makes sense on a small scale and it fits into the large scale, can exceptions be made? He said he agrees with many of the concepts that the applicant has with regard to this area, and the

citizens of Ames are happy with the golf course being an entry into the city. He stated that he is concerned that we are taking away highway-oriented commercial space if we do this, but said it doesn't mean it cannot be made up in other places. He said there is a tremendous amount of underdeveloped and undeveloped commercial land along the entire South Duff corridor and we will be getting several acres of commercial land when the property located at East 13th Street and Interstate 35 comes in. He said he is leaning towards the developer's plan because of the mixed use, which is what a village is.

Dennis Keeney said he agrees that it looks like the right thing to do in this area for aesthetic reasons, and is leaning towards approval of this proposal.

MOTION: (KEENEY/RICE) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the Land Use Policy Plan Map change of 13 gross acres of land generally located along South 16th Street from Highway-Oriented Commercial to Residential Medium Density.

Jennie LeGates said she is concerned at the chipping away of the highway-oriented commercial land and every time it is the same argument - - that it is just a little piece that is being converted to residential. She said while she has no argument that this kind of housing is critically missing in this community, she thinks the scale and the value backing up to K-Mart is not a compatible transition and doesn't think it is the best use of the land. She said this property is also located in the flood plain and a large amount of infill will be needed to build anything. Ms. LeGates said she would oppose this motion because she doesn't think that residential is the best use for this land.

Mike Espeset said he is focusing on is the 13 contiguous acres because this property will never develop as 13 contiguous acres because of the topography. He said another concern he has is that there is only one point of access and sees that as being less than desirable, especially with the uncertainty of when the extension of Grand Avenue will happen in the next 5-10 year horizon. Mr. Espeset said he is in support of this proposal, but is not offended by staff doing their job.

Vikki Feilmeyer said she is comfortable voting for the motion.

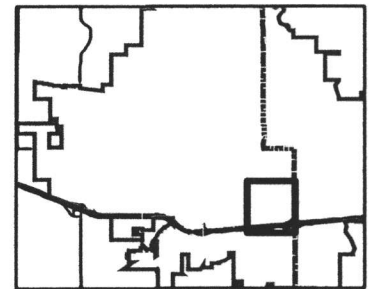
MOTION PASSED: 4-1. (Jennie LeGates voted against this motion.)

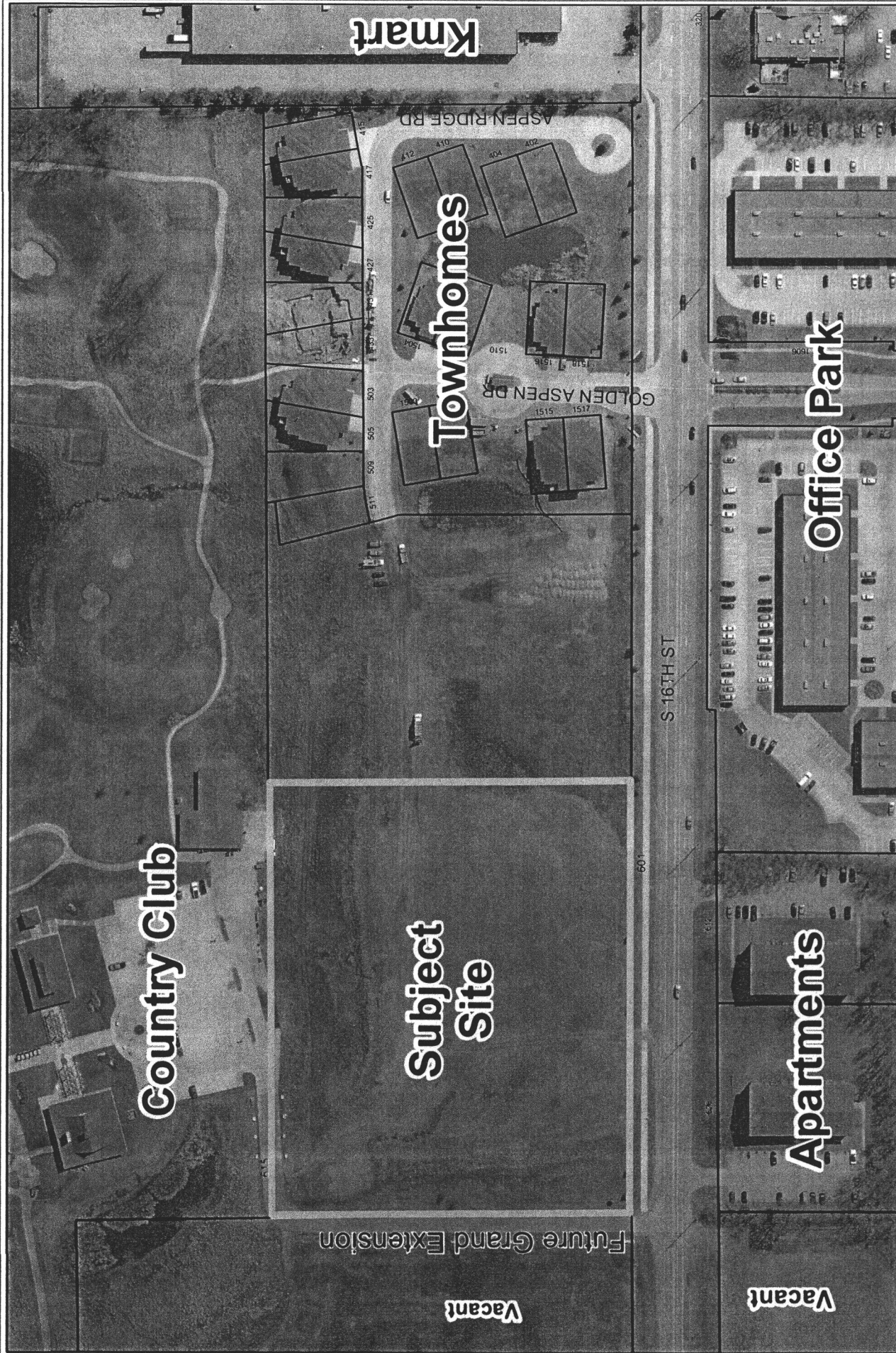


Location Map 601 S 16th Street



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Feet

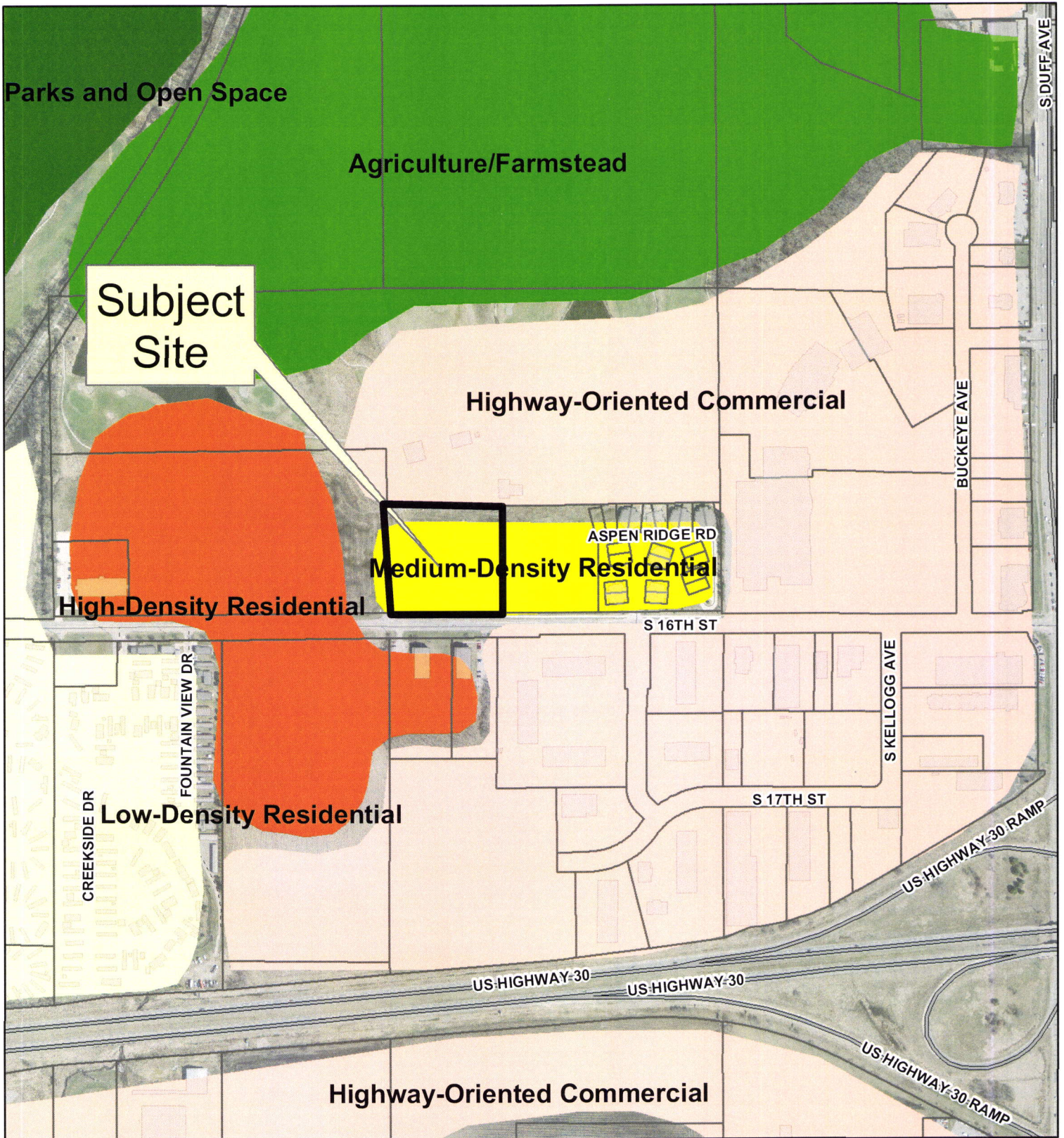




2008 Aerial Photo

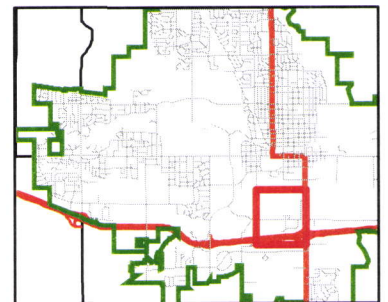
Map Prepared by the Department of Planning & Housing
 LUPP Future Land Use Map Amendment Request Attachment to Report
 Randall-Medium Density Residential to CCN

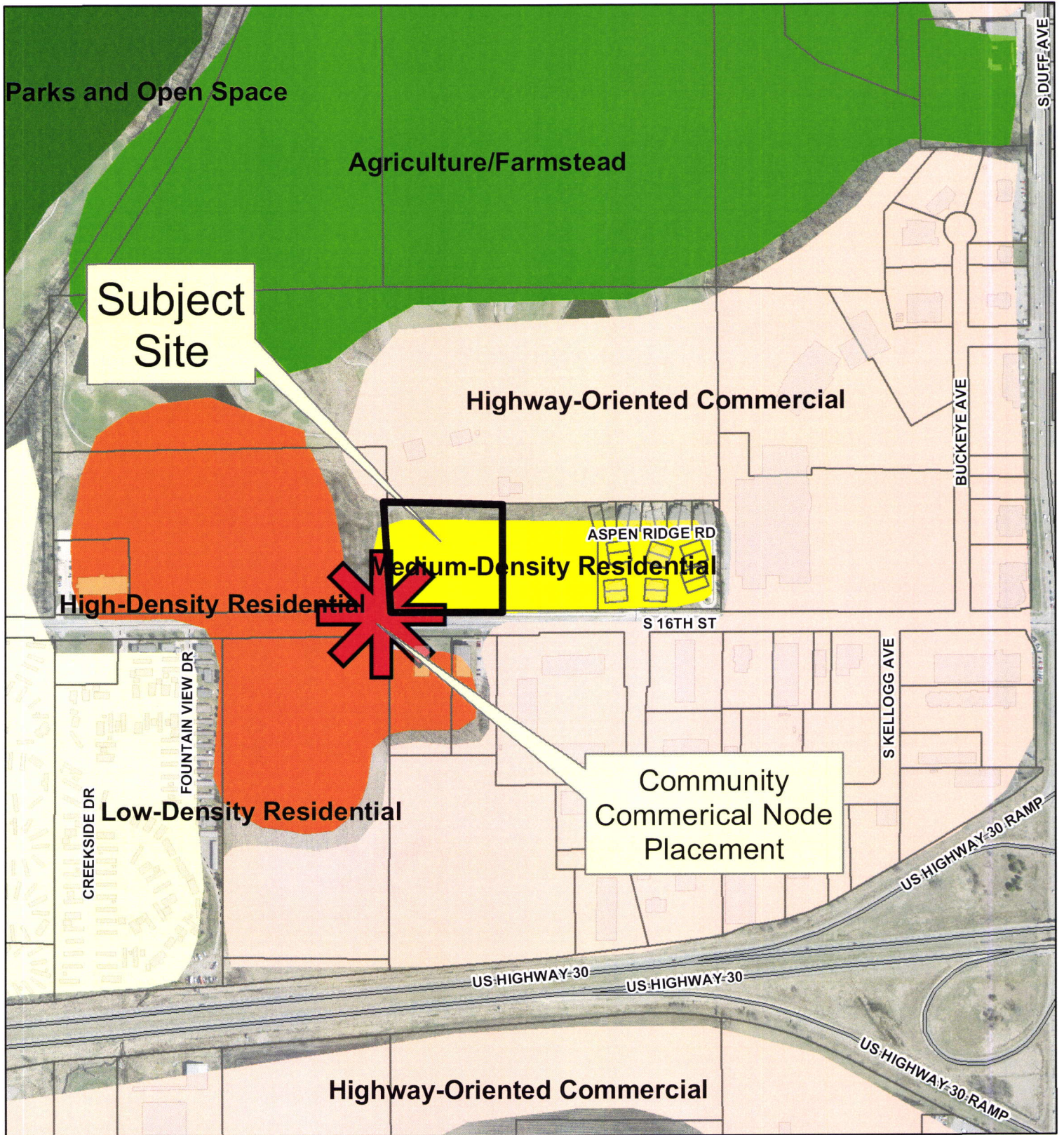




**Future Land Use Map Designation
Under Current Policy
601 S 16th Street**

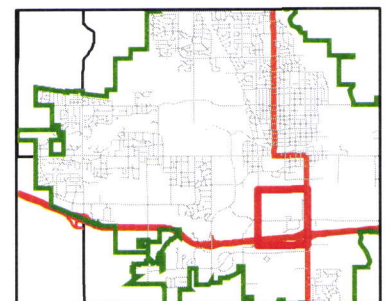
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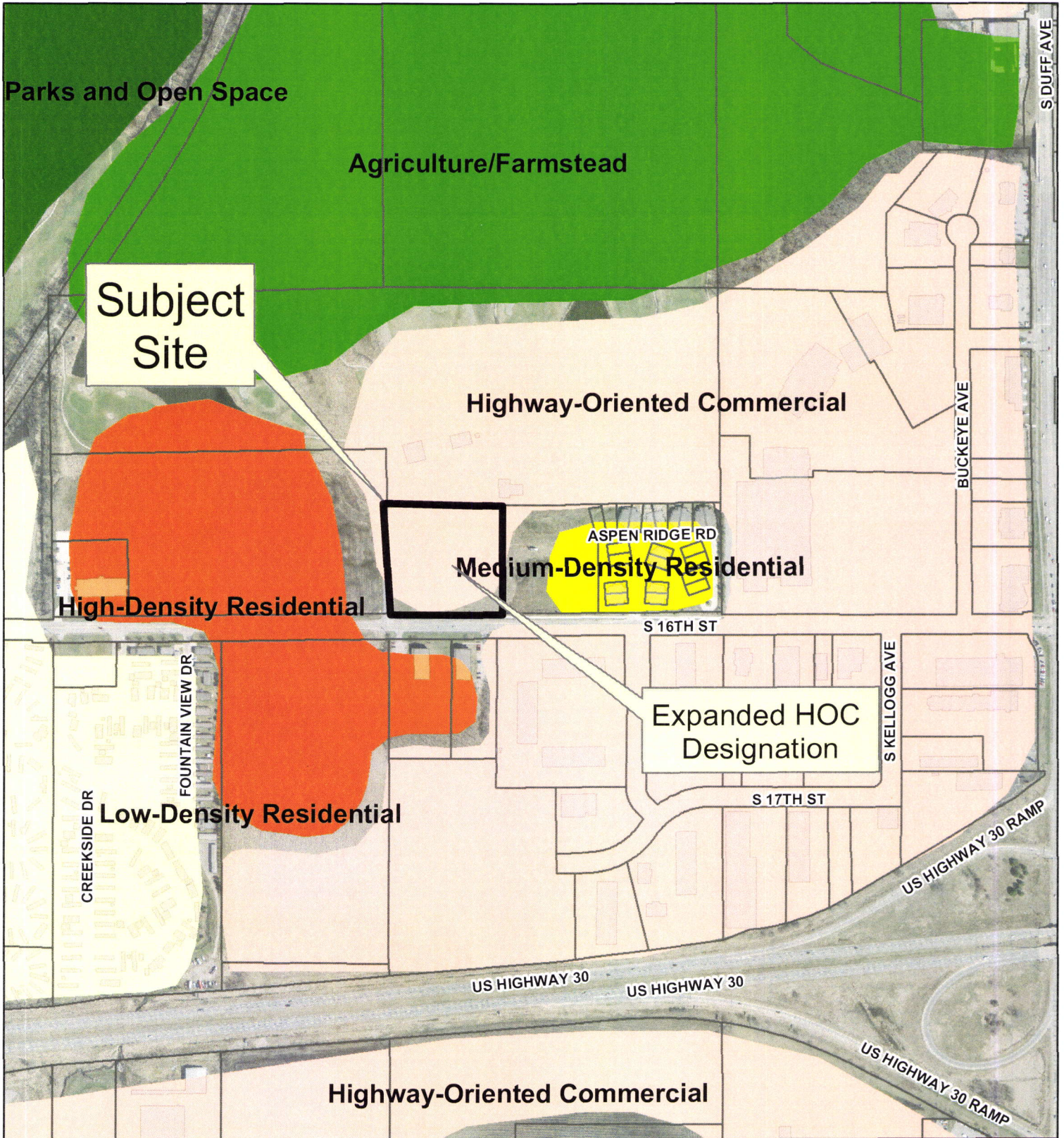




**Requested
Future Land Use Map Designation
601 S 16th Street**

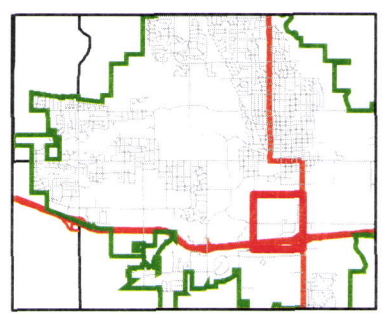
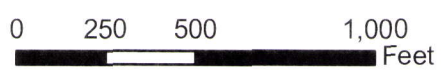
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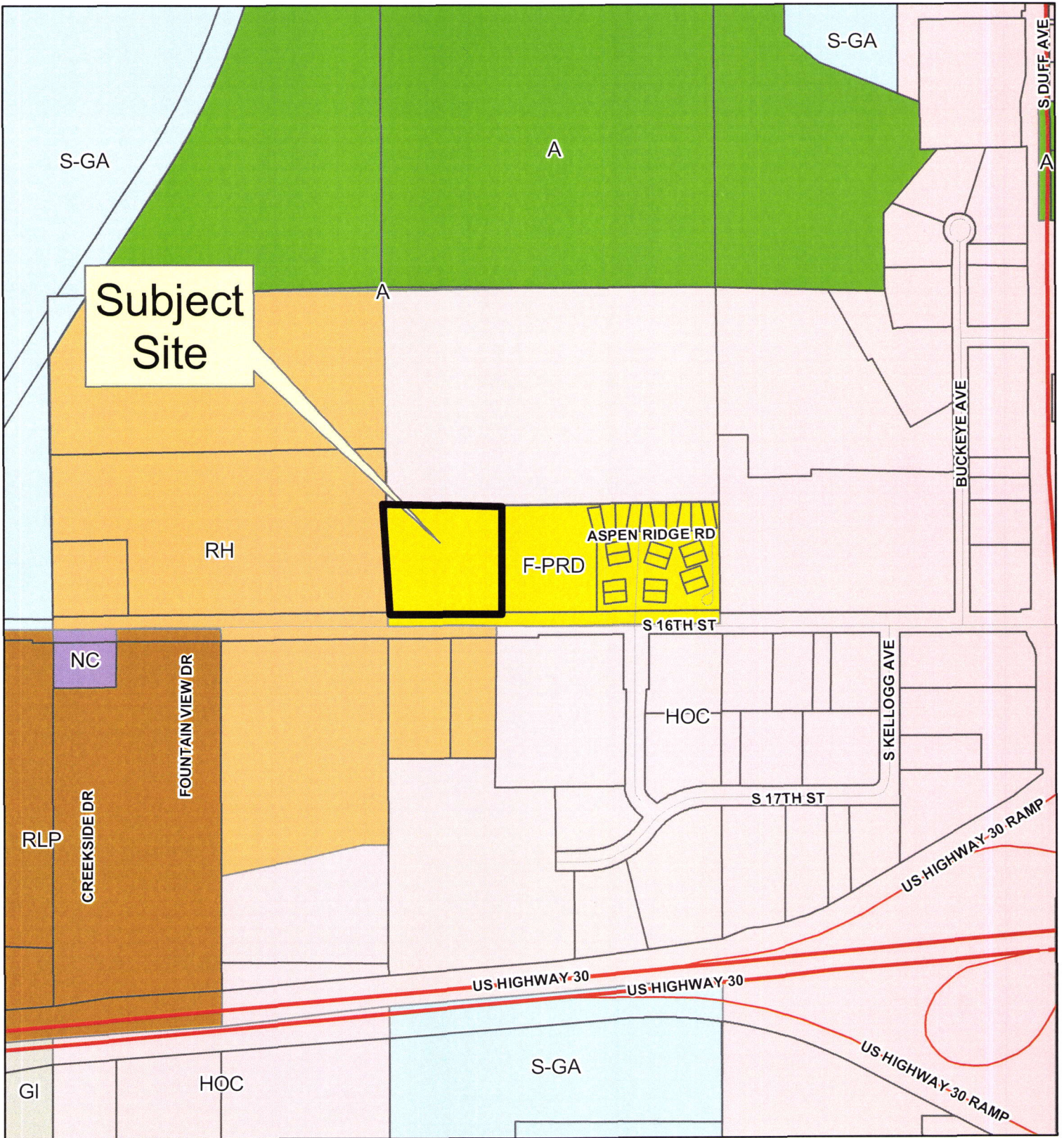




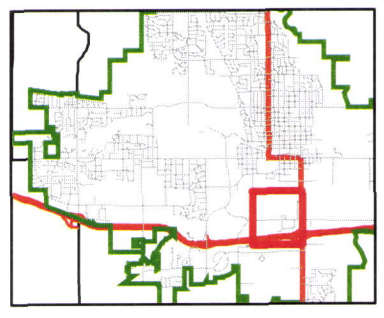
**Planning & Zoning Commission
Recommended Map Designation**

601 S 16th Street





Zoning
601 S 16th Street





LEGEND
 PROPOSED ROAD
 PROPOSED BRIDGE
 PROPOSED MEDIAN



**GRAND AVENUE EXTENSION
 SOUTH 5th ST. to SOUTH 16th ST.**

PROJECT NO. 3

Long Range Transportation
 Plan





PRELIMINARY DATA

| | |
|-------------------------|--|
| OWNER/DEVELOPER | SCOTT E. ANSDALL ANSDALL SUBDIVISION 420 S. 17th STREET AMES, IA 50010 515-233-1500 |
| PLANNING/ENGINEER | SCOTT E. ANSDALL 1972 ENGINEERING ASSOC. 1601 GOLDEN ASPEN SUITE 103 AMES, IA 50010 515-233-6000 |
| LAND SURVEYOR | STUMBERG AND ASSOCIATES 510 S. 17th STREET AMES, IA 50010 515-233-3699 |
| CONTACT PERSON | SCOTT ANSDALL 1601 GOLDEN ASPEN SUITE 103 AMES, IA 50010 515-233-6000 |
| LEGAL DESCRIPTION | 30' WIDE GRAND ASPEN SUBDIVISION, L.O. PARCEL 7 (N-10-467-01) |
| SUBDIVISION NAME | GRAND ASPEN SUBDIVISION, 3rd ADDITION |
| CURRENT PROPOSED ZONING | RH |
| SITE AREA | 17.08 ACRES |
| DATE PREPARED | 8/14/06 |
| DATE REVISED | 8/28/06 |

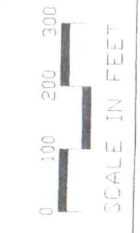
I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Scott E. Ansdall
 SCOTT E. ANSDALL, P.E.
 License Number: 1208
 My license renewal date is December 31, 2006.

Pages or sheets covered by this seal: _____

17109
 IOWA PROFESSIONAL ENGINEERS

Stamp: RECEIVED
 AUG 28 2006



NO. OF TREES TO BE PLANTED SHALL BE AS SHOWN ON THE PLAN. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF AMES PLANTING SPECIFICATIONS.

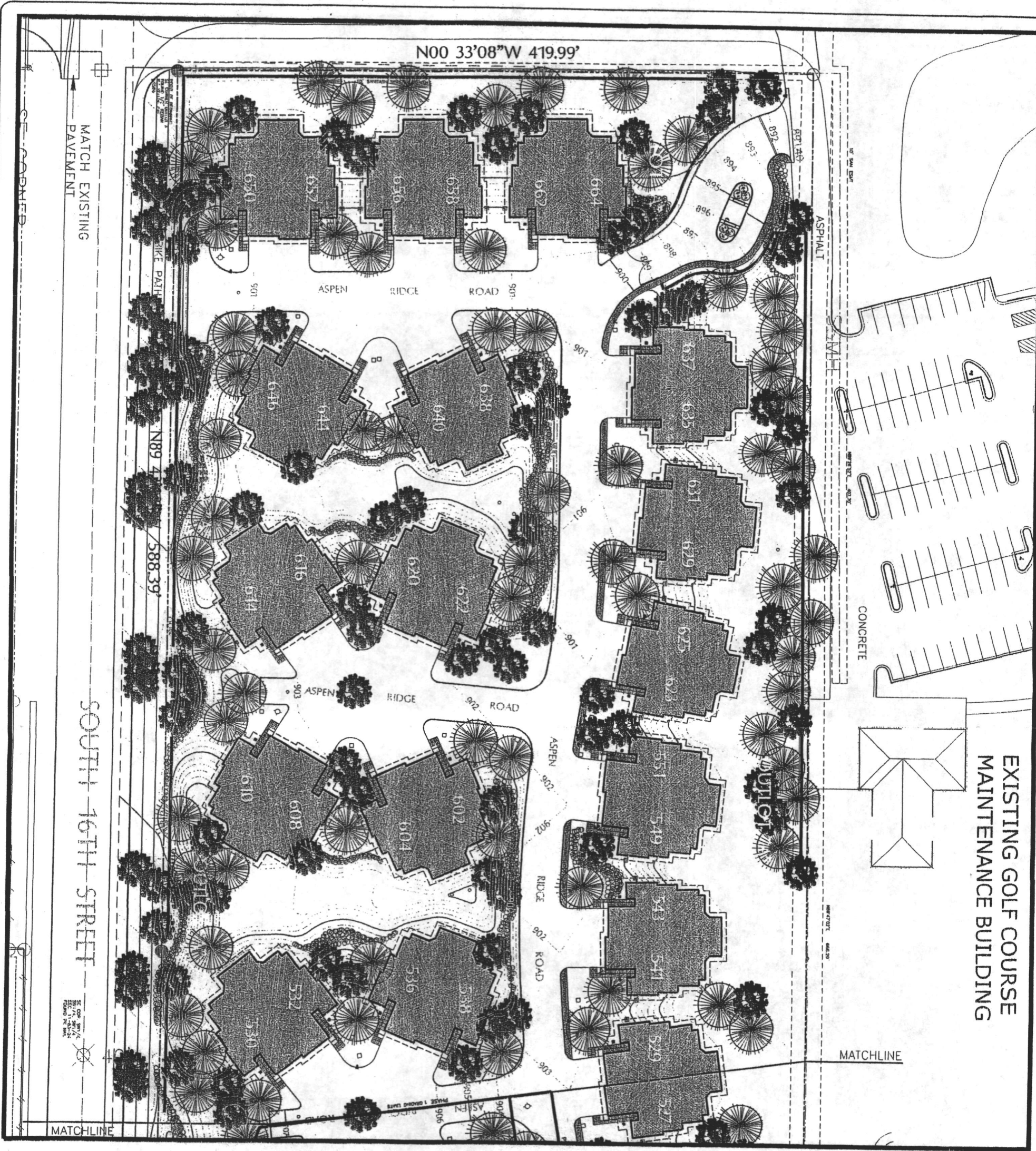
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- Preliminary Pink Notes**
1. Floodplain Note: Reference Flood Insurance Rate Map (FIRM) 19168C0012D revised February 16, 2006 for flood boundaries and elevations for this area.
 2. Street Trees: Street trees are not required for this parcel between the edge of S. 16th to the bike lane. Street trees are not required for this parcel between the edge of S. 16th to the edge of ROW or PAE. Equivalent trees will be added within the development along the edge of ROW or PAE.
 3. Sediment Control: Pond shall be monitored for sediment during construction in Lot 1 or Outlot D.

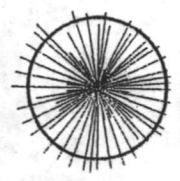
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| PLOT SCALE | SCRIPT FILE | PLOT VIEW |



EXISTING GOLF COURSE
MAINTENANCE BUILDING

Aspen Ridge

A RANDALL CORPORATION DEVELOPMENT



PINUS STROBUS
PICEA CLAUCA

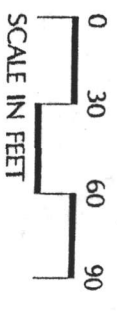


POPULUS TREMULA

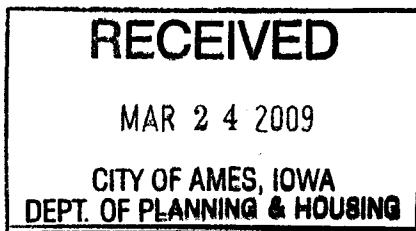


ANDROPOGON GERARDII

MAJOR SITE PLAN & PRELIMINARY PLAT
LANDSCAPE PLAN
WEST



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| SHEET 0 | SITE PLAN ASPEN RIDGE 1518 GOLDEN ASPEN DRIVE AMES, IOWA | <p>FOX Engineering Associates, Inc. 1801 Golden Aspen Drive, Suite 103 Ames, Iowa 50010 Phone: 515 233-0000 FAX: 515 233-0103</p> | PROJECT NO. | DATE | REVISION | BY | DATE |
| | | | 5032-04A | | | | |
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Fox Engineering
Land Use Policy Plan Map Change
Residential to Commercial Use
S. 16th Street
City of Ames
March 23, 2009

Explanation of Map Area to be Changed:

The area requested for change is a 5+ acre parcel at the NE corner of S. 16th Street and the future Grand Avenue. The LUPP change would be from Medium Density Residential to a Community Commercial Node designation. The land is currently zoned F-PRD – a medium density townhome development. The change would result in 26 townhomes being changed to a commercial designation. Community Commercial Node (CCN) would be the expected commercial zoning.

The current LUPP has this to say about the CCN designation (p. 58 of the LUPP):

Community Commercial Nodes. It is recommended that that much of the future community-scale commercial be associated with nodes. The nodes are represented by a cluster of mixed commercial uses typically associated with one or more arterial streets. The development scale is recommended at 100,000 to 800,000 gross square feet total in a node and a maximum of 150,000 gross square feet in any one building. The maximum floor area ratio and the higher acreage is recommended only where there is an exceptional concentration of residents.

Uses. Uses within the nodes should be more selective than those permitted in highway-oriented commercial. The intent is to create a shopping and services area where there is shared attraction involving one trip to two-or-more destinations within a node.

NARRATIVE EXPLAINING THE PROPOSED CHANGE

Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan

Goal No. 1 – Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures the quality of life.

The intersection of two arterial streets is a natural location for a Community Commercial Node (CCN). The creation of a CCN commercial designation would be compatible with the adjacent highway oriented commercial uses and the undeveloped ground in the vicinity of the proposed node. The establishment of a Community Commercial Node would create cooperative uses with the golf course's commercial (HOC) use. The change eliminates the least desirable townhome lots that overlook the golf course's parking lot and maintenance facilities and lots that are on Grand Avenue and S. 16th. Formation of a Community Commercial Node keeps and brings in business to the core of Ames.

The *immediate* opportunity is to construct an upscale, extended stay hotel adjacent to the golf course. This \$8-10 million dollar project will bring 100 rooms within walking distance of the course. An extended stay hotel will have larger living spaces, kitchenettes, offices and meeting rooms. The hotel will generate golf outings – approximately 10-15% who stay at the hotel will use the golf course. The location of the Coldwater course is unique that this extended stay hotel concept would not work at any other course in Ames nor would it be located elsewhere if this change is not completed.

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Goal No. 2 – In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. This is the further goal of the community to guide the character, location and compatibility of development with the area's natural resources and rural areas.

Nothing in this request is contrary to the goal. The formation of a Community Commercial Node intensifies the existing golf course's commercial use of the area. This change in the LUPP will add improvements to an area and provides a central commercial node in advance of the residential planned around the proposed commercial node.

Goal No. 3 – It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

The creation of a Community Commercial Node intensifies land use within the core of Ames. The site is on a current Cy-Ride route and would likely be on two Cy-Ride routes once Grand Avenue has been completed. The entire area has been designed by Randall Corporation to be environmentally sensitive. The golf course is an open Scottish links course and has been designed to accommodate and treat storm water from the adjacent residential and commercial areas via the course's waterways, wetlands, and grassy swales.

Goal No. 4 - It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of community to assure a more healthy, safe and attractive environment.

The establishment of the Community Commercial Node is compatible with this goal. The golf course is already a distinct location. Creation of a Community Commercial Node will enhance the golf course. Once Grand Avenue has been extended there will be a natural commercial corner already in operation. The creation of this commercial corner could be a central focal point of this area of development that is a mixed use of high density residential, medium density residential, office, and mobile home park. The uses are a mixture of owner occupied/rentals and low to high income. The change to a CCN designation doubles the valuation of the area over high end townhomes currently designated for the area.

Goal No. 5 - It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

The Community Commercial Node in the center of an existing development area. The creation of the node and the expansion of this commercial area intensifies the growth pattern in the interior of Ames. The current location is on a Cy-Ride route. A bike path connects the area to the west to Iowa State, to the South to the ISU Research Park, to the north to Lincoln Way/Main Street, and to the east to Duff to Dayton to south on Highway 69. With the exception of the Grand Avenue extension all public infrastructure has been installed – streets, storm sewer, storm water treatment (the golf course wetlands), bike paths, sanitary sewer, and water main. Additional lanes to S. 16th and completion of the S.16th bike path are developer expenses. The site is NOT within the 100 year floodplain of Squaw Creek. There are no City expenses for the intensification of this area to commercial and creation of a Community Commercial Node.

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Goal No. 6. - It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

The change would result in the loss of 26 high-end townhomes. The townhomes eliminated are in the least desirable part of the residential development – overlooking the golf course's parking lot, maintenance buildings, S. 16th Street or the future Grand Avenue extension. The townhomes have been constructed and sold at the rate of 2-4 per year. The residential development was started in 2004 with the first unit built and occupied in 2005. The remaining residential area (assuming the change to commercial on the west end) would have 36 units. At an average sales rate of 4 units per year there is still 5+ years of capacity left in the undeveloped residential area left after conversion of 5 acres to commercial.

Goal No. 7 – It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

Expansion of the commercial zone is complementary to this goal. It creates a commercial node at the intersection of two arterial streets with bus and bike path connections in the central part of the community.

Goal No. 8 - It is the goal of Ames to enhance the role of downtown as a community focal point.

This concentrates development to the center of Ames and complements the downtown area. The businesses that would locate at this commercial node could not reasonably be expected to be located in downtown, but are in close proximity to downtown. In contrast to fringe commercial areas, *where visitor traffic may never enter the core of Ames*, this location allows for exploration of Iowa State, Main Street and the core of Ames by car, bicycle, bus, or walking.

Goal No. 9 – It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

This development expands the number of hotel rooms available in Ames and provides a unique type of business – upscale, extended stay hotel adjacent to the golf course. Extended stay hotels are a good fit with Ames with the various university, private, and facilities that generate long term stays. The USDS labs, Iowa State University, Ames Lab, and Mary Greeley Medical Center in addition to the large manufacturing plants will all have visitors that will want and need extended stay accommodations.

Goal No. 10 - It is the goal of Ames to maintain and enhance its cultural heritage.

Nothing in the change is contrary to that goal. This is infill development of currently undeveloped property.

Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.

The remaining homes in the townhome development south of the golf course are the least desirable of the townhome development. The townhomes will overlook one of three views – the

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golf course's maintenance building or parking lot, future Grand Avenue, or S. 16th Street. The interior units that do not look at those views will be looking at the other units. The remaining townhome units to the east overlook the golf course and are in higher in elevation. The units on S. 16th have been lowered and are shielded from S. 16th by a heavily landscaped berm/slope. The units farther west do not have the benefit of the slope or the berm.

Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for the expanding the amount of land included in the designation proposed for this property.

The construction of the upscale extended stay hotel is unique and specific to this location. The hotel would not occur *except* at this location. The remaining commercial area left after the construction of the hotel is relatively minor as compared to the total commercial ground available in Ames. This location is in the center of Ames and tends to be more supportive of downtown and existing commercial on Lincoln Way and Duff than fringe development on Dayton or E. 13th Street.

As a result of this action, will there be an adverse impact upon other undeveloped property in the designation proposed for this site.

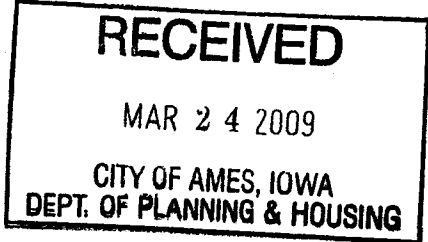
The amount of developable land created is relatively small in relation to the total amount available. Since a large portion of the commercial is immediately used by the hotel, the remaining 2 to 2.5 acres is relatively minor addition to the commercial lands inventory. The 220,000 square foot size of the area is within the LUPP range of 100,000 to 800,000 gross square feet for a Community Commercial Node.

As a result of this action, will there be an adverse impact upon other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.

There may be some impact to redevelopment of properties on South Duff. However, the extended stay hotel is location specific (next the golf course) and will not happen anywhere else. Any redevelopment on S. Duff will be in a flood zone and it is apparent that redevelopment of S. Duff creates additional flood issues on S. Duff – especially for those remaining structures that are adjacent to new structures filled to meet the +3 feet flood elevation criteria. It is the opinion of FOX Engineering that redevelopment of S. Duff should be restricted in a manner that allows a proper path for water to overflow Duff without impacting buildings upstream or downstream of Duff. The current pattern of development on Duff is creating a “dam” that will affect properties upstream (west side) of Duff and adjacent properties that have not been raised. Therefore, the amount of properties and area suitable for redevelopment on S. Duff is very small.

Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?

The primary benefit to the community is the private economic stimulus of an \$8-10 million upscale, extended stay hotel which is the immediate opportunity for the site. The hotel will add investment and jobs into the core of Ames. The hotel will add golf course uses and associated sales. The hotel will make the Coldwater golf course a destination. The change to commercial doubles the valuation of the corner over high end townhomes. In addition to the hotel there will be 2 to 2.5 acres of additional commercial ground available.



What impact will the proposed change have upon the following?

Transportation

The site is on the minor arterial, S.E. 16th Street. Under the City's long term transportation plan Grand Avenue will be extended to S.E. 16th Street as an arterial or minor arterial street. The development of this area has anticipated this change and has allocated right of way for the future Grand Avenue. A Community Commercial Node at this location is appropriate from the City Transportation Master plan and the availability of bus and bike routes are added bonus. The current street system is sufficient for the planned commercial and residential expansion.

Sanitary Sewer

No additional sanitary sewer capacity is required. The change from residential to commercial does not impact the current sanitary sewer system. The sanitary sewer system adjacent to the development is a 54-inch diameter trunk sewer for the west side of Ames.

Water

There is sufficient water for both supply and fire protection for the change to a commercial designation. A 12-inch diameter main is located on S. 16th Street. No impact.

Storm Sewer

The Randall development area (both north and south of S. 16th) has been designed for the Coldwater golf course to convey and treat all the storm water from the surrounding area. The course's grassy swales, wetlands, and ponds hold all water from the adjacent development. The golf course does not have a direct discharge to Squaw Creek (except during 100 year flood events) such that all drainage must filter through the ponds, wetlands, and grassy swales. The commercial site is 6-8 feet above the 100 year flood elevation of Squaw Creek.

Housing and Employment

The change will result in the loss of 26 high end townhome units. The hotel is expected to have a staff of 15-20 people plus generate additional jobs in the service sector; golf course, restaurants, etc.