

ITEM #: 31e(i)  
DATE: 06-14-11

## COUNCIL ACTION FORM

**SUBJECT: REZONING OF PROPERTIES LOCATED AT 1010 AND 1018 KELLOGG AVENUE AND 220 AND 222 11<sup>TH</sup> STREET FROM RESIDENTIAL MEDIUM-DENSITY TO HOSPITAL-MEDICAL**

### **BACKGROUND INFORMATION:**

Mary Greeley Medical Center (MGMC) is embarking on a major upgrade and expansion of their existing medical facility. They currently occupy much of the consolidated blocks bounded by Kellogg Avenue, 10<sup>th</sup> Street, Duff Avenue, and vacated 12<sup>th</sup> Street. (McFarland Clinic lies north of MGMC, extending to 13<sup>th</sup> Street.) MGMC is requesting the rezoning of four lots they own along Kellogg Avenue and 11<sup>th</sup> Street. Attachment 1 shows the four lots for which they are seeking the rezoning.

The four subject parcels were acquired by the hospital in the period 1986 through 1990. One parcel contains no structures, but the three parcels adjacent to 11<sup>th</sup> Street each contain a structure built as a home. The homes, however, are used mostly for offices and storage, although one does offer temporary sleeping accommodations for hospital staff.

Research by staff indicates that there is no development agreement between the City and Mary Greeley Medical Center regarding the location or character of any future expansions.

**Surrounding Zoning.** The subject site is currently zoned RM Medium Density Residential. The map in Attachment 2 shows the zoning and overlay districts of the adjoining neighborhood.

**Land Use Policy Plan.** An excerpt from Land Use Policy Plan Future Land Use Map is included in this report as Attachment 3. The area from 10<sup>th</sup> Street to 13<sup>th</sup> Street and from Kellogg Avenue to one-half block east of Duff Avenue is designated as Medical and has been so designated since at least the mid 1970s. The area northwest of the subject site is One- and Two-Family Residential; to the west of Kellogg Avenue and to the south of 10<sup>th</sup> Street is Medium Density Residential. **The proposed rezoning of the subject site will bring the site into conformity with the LUPP designation.**

**S-HM Zoning Requirements.** Section 29.1001 of the Ames *Municipal Code* describes the allowed uses in the district, the development standards, and the additional landscaping and buffering requirements. These are included as Attachment 4 to this report. In general, the S-HM zoning standards allow for more intense uses of the site than currently exists with the RM designation. Hospitals, medical clinics, day-care facilities, and parking decks are examples of the types of uses that can occupy this subject site. The setbacks, as allowed in the development standards, are similar to the existing RM standards, although structural heights up to 80 feet are allowed. (MGMC is concurrently seeking an amendment to that

standard to allow heights of up to 100 feet, albeit with increased setbacks from residential properties.)

The expansion of the hospital can be accomplished by submitting a minor site development plan for staff review. If it meets the standards of the zoning ordinance, it can be approved by the Planning and Housing Director with no additional review or approval by the Planning and Zoning Commission or City Council.

**Applicant's Statement.** Shive-Hattery, Inc. is the architect for the proposed expansion of Mary Greeley Medical Center. They have provided an explanation of the reasons for the rezoning on behalf of MGMC. It is attached to this staff report as Attachment 5.

**Recommendation of the Planning & Zoning Commission.** At its meeting of May 18, 2011, with a vote of 5-0, the Planning and Zoning Commission recommended that the City Council approve the proposed zoning designation of 1010 and 1018 Kellogg Avenue and 220 and 222 11<sup>th</sup> Street from RM Medium Density Residential to S-HM Hospital Medical District. Except for the applicant, nobody spoke in favor of or in opposition to the proposed rezoning.

**ALTERNATIVES:**

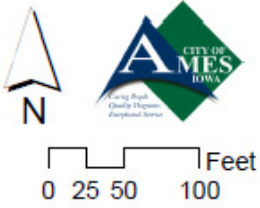
1. The City Council can approve the proposed zoning designation of 1010 and 1018 Kellogg Avenue and 220 and 222 11<sup>th</sup> Street from RM Medium Density Residential to S-HM Hospital Medical District.
2. The City Council can deny the proposed zoning designation of 1010 and 1018 Kellogg Avenue and 220 and 222 11<sup>th</sup> Street from RM Medium Density Residential to S-HM Hospital Medical District.
3. The City Council can refer this request back to staff or the applicant for more information.

**MANAGER’S RECOMMENDED ACTION:**

Staff has reviewed the proposed rezoning and finds that the proposed change is consistent with the Land Use Policy Plan. The site has been owned by the hospital since the mid 1980s. The Medical land use designation has been in place on this site since the adoption of the LUPP in 1997 and as far back as the 1977 comprehensive plan. Although the potential uses and development on this subject site are more intense than that currently allowed, the Land Use Policy Plan nonetheless has anticipated the extension of the S-HM zoning district as far as Kellogg Avenue to the west and as far as 10<sup>th</sup> Street to the south. The zoning regulations include increased buffering standards when abutting an adjacent lot or street to ameliorate the impacts.


Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the proposed zoning designation of 1010 and 1018 Kellogg Avenue and 220 and 222 11<sup>th</sup> Street from RM Medium Density Residential to S-HM Hospital Medical District.

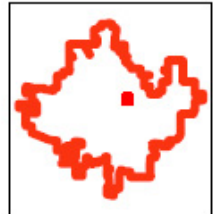
# ATTACHMENT 1



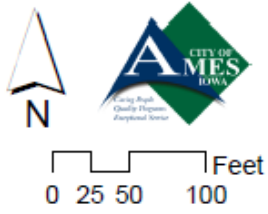
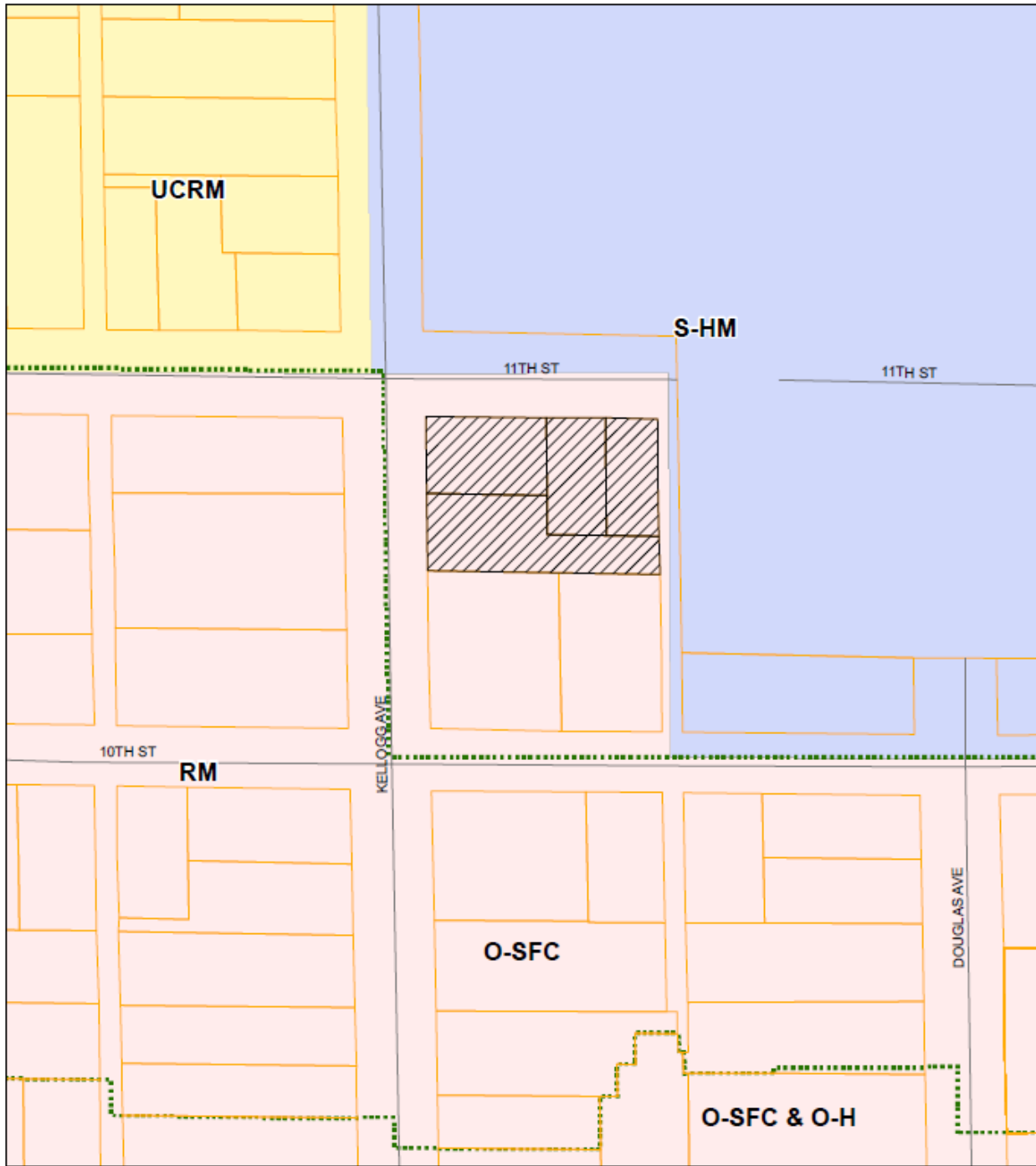
## Location Map

### Legend

 Subject Site




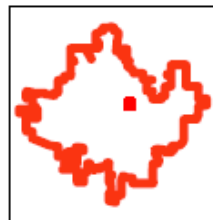
# ATTACHMENT 2



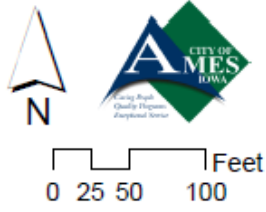
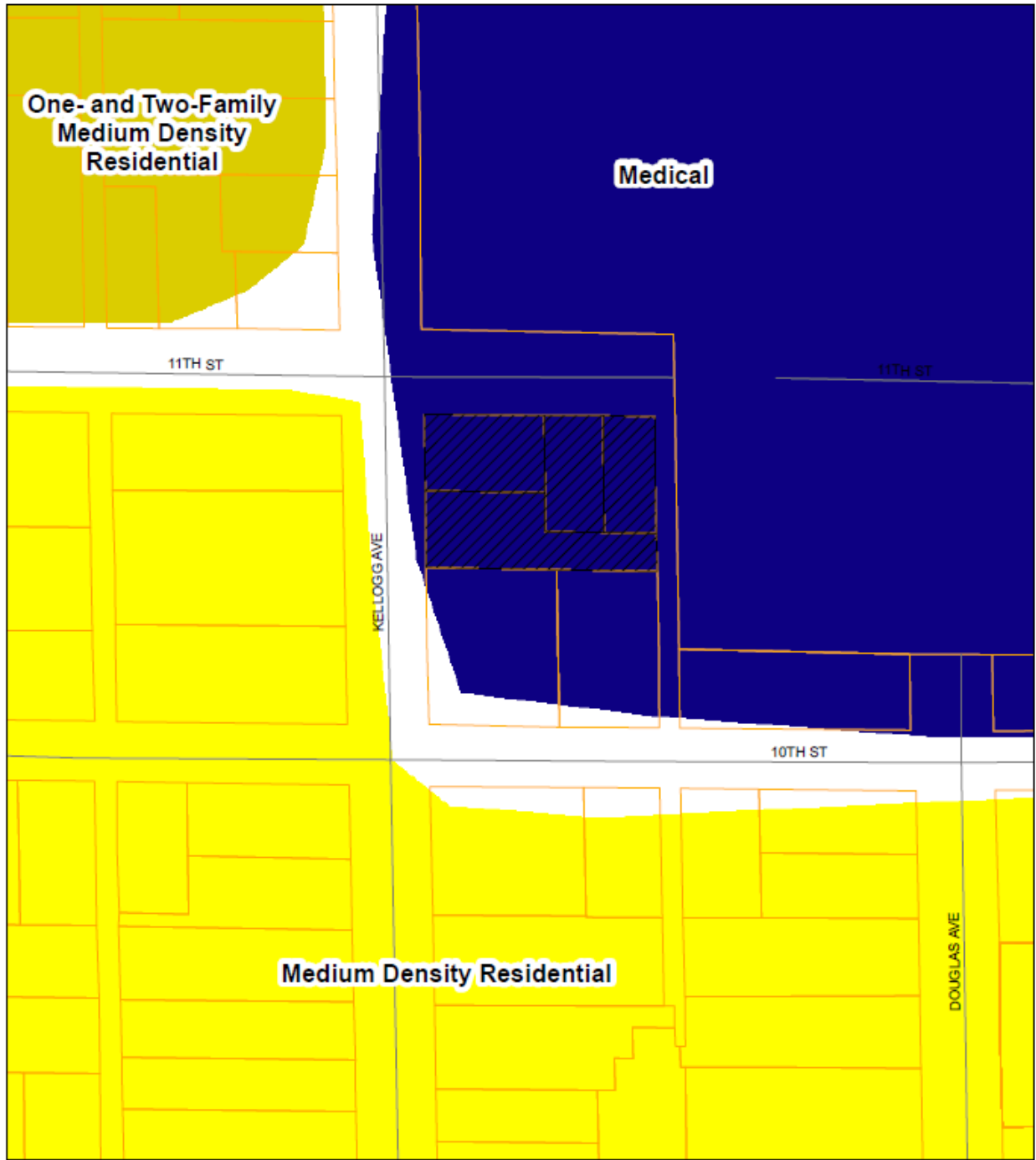
## Zoning Map

### Legend

 Subject Site




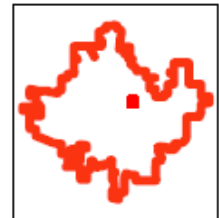
# ATTACHMENT 3



## LUPP Map

### Legend

 Subject Site





## ATTACHMENT 4

### SECTION 29.1001, ZONING ORDINANCE EXCERPT

**Sec. 29.1001. "S-HM" HOSPITAL/MEDICAL DESIGN DISTRICT.**

(1) **Purpose.** The intent of the Hospital/Medical Design District is to allow for typical uses associated with a hospital, including outpatient diagnostic and surgical centers and special treatment facilities that involve extended stay to be permitted around existing hospital-medical uses. This District recognizes that medical offices benefit from being close to hospitals. However, expansion of the hospital and medical offices has involved displacement of several residences. There is general incompatibility between the nature and scale of the hospital operation in the surrounding residential neighborhood. This Special Purpose District is designed to accommodate the hospital's primary functions through further intensification of the present site. This District attempts to promote compatibility where hospital and residential uses interface. Compatibility provisions include parking provisions, landscaping buffers and minimizing the impact of lighting.

(2) **Use Regulations.** The uses permitted in the Hospital/Medical Design District are set forth in Table 29.1001(2) below:

**Table 29.1001(2)  
Hospital/Medical Design District ("S-HM") Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Hospital	Y	SDP Minor	Staff
Clinic	Y	SDP Minor	Staff
Medical Laboratory	Y	SDP Minor	Staff
Hearing Testing Services, if pre-existing	Y	SDP Minor	Staff
Pharmacy (limited to sale of prescription and non-prescription drugs)	Y	SDP Minor	Staff
Pharmacy (including sale of sundries)	Y	SDP Minor	Staff
Offices for Dental Care/Surgery	Y	SDP Minor	Staff
Kidney Dialysis Facility	Y	SDP Minor	Staff
Office of Opthamology, Optometrist, or Optician	Y	SDP Minor	Staff
Retail Sales and Service	N	--	--
Child Day Care Facility	Y	SDP Minor	Staff
Multi-Level Parking Facility	Y	SDP Minor	Staff
Nursing Home	N	--	--
Restaurant	N	--	--

- Y = Yes: permitted as indicated by required approval.
- N = No: prohibited
- SP = Special Use Permit required: see Section 29.1503
- SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
- SDP Major = Site Development Plan Major: See section 29.1502(4)
- ZP = Building/Zoning Permit required: see Section 29.1501
- ZBA = Zoning Board of Adjustment
- ZEO = Zoning Enforcement Officer

(3) **Development Standards.** The development standards applicable in the S-HM Design District are set forth in Table 29.1001(3) below:

**Table 29.1001(3)  
Hospital/Medical Design District ("S-HM") Development Standards**

DEVELOPMENT STANDARDS	REQUIREMENT
Minimum Lot Area	6,000 sq. ft
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line  Rear Lot Line Corner Lots	25 ft. 8 ft for 2 stories; 10 ft for 3 stories; 12 ft for 4 stories; 2 additional feet for each additional story 20 ft Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft @ street line; 50 ft @ building line
Maximum Building Coverage	65%
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	75%
Minimum Landscaped Area	25%
Maximum Height Principal Building	80 ft. or 6 stories, whichever is lower
Minimum Height Principal Building	20 ft or 2 stories, whichever is greater (if any nonconforming structure is enlarged to the extent of 50% or more in floor area, whether through a single or cumulative expansions, such addition shall conform to this requirement)
Parking Between Buildings and Streets	Yes
Drive-Through Facilities	No
Outdoor Display	Yes
Outdoor Storage	No
Trucks and Equipment	Yes

*(Ord. No. 3595, 10-24-00; Ord. No. 3911, 04-24-07)*

(4) **Off-Street Parking Requirements.** The off street parking requirements for uses in the S-HM Design District are set forth in Table 29.406(2) of this Ordinance.

(5) **Landscaping, Screening and Buffering Requirements.** The landscaping, screening and buffering requirements applicable in the S-HM District for the purpose of providing a transition between S-HM District uses and adjacent residential areas, are set forth in Section 29.403 except as modified below.

(a) Where the boundary of the S-HM District is marked by a street, a buffer area not less than fifteen feet in width shall be maintained abutting the S-HM side of the street right-of-way. No structures shall be



permitted in said buffer area except for a high screen or high wall that conforms to the requirements of Section 29.403(1)(c) or 29.403(1)(d), respectively. The buffer area shall be landscaped in accordance with the L1 standards set forth in Section 29.403(1)(a).

(b) Where the boundary of the S-HM District is marked by a lot line, a buffer area not less than eight feet in width shall be maintained abutting the S-HM side of the lot line. There shall be constructed and maintained in said buffer area, for its entire length, a high screen or high wall that conforms to the requirements of Section 29.403(1)(c) or 29.403(1)(d), respectively. The buffer area shall be landscaped in accordance with the L1 standards set forth in Section 29.403(1)(a).

# ATTACHMENT 5



## REZONING APPLICATION CHECKLIST

1. Explanation of the reasons for requesting rezoning:

Rezoning is requested to combine all of these Mary Greeley Medical Center properties into one. This will provide the ability to maximize green space, as well as parking accommodations and internal traffic circulation.

2. Explanation of the consistency of this rezoning with the Land Use Policy Plan:

The proposed land use is consistent with the current Land Use Policy Plan.

3. Current zoning: RM – Residential medium Density Zone

4. Proposed zoning: S-HM – Hospital Medical District

5. Proposed use: Medical

6. Complete legal description of properties:

Lots 7 and 8, Block 4, Duffs Addition, an Official Plat included in and forming a part of the City of Ames, Story County, Iowa

7. Land area of properties:

- a. 1018 Kellogg Ave: 5,700 SF / 0.1309 Acres
- b. 1010 Kellogg Ave: 8,250 SF / 0.1894 Acres
- c. 220 11<sup>th</sup> Street: 3,600 SF / 0.0827 Acres
- d. 222 11<sup>th</sup> Street: 4,050 SF / 0.0930 Acres

8. Map: See attached



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 1010 and 1018 Kellogg Avenue and 220 and 222 11<sup>th</sup> Street, is rezoned from Medium-Density Residential (R-M) to Hospital-Medical (H-M).

**Real Estate Description:** Lots 7 and 8, Block 4, Duff's Addition, an official plat included in and forming a part of the City of Ames, Story County, Iowa.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2011.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor