

COUNCIL ACTION FORM

SUBJECT: REZONING OF PROPERTY LOCATED AT 1820 SOUTH DAYTON PLACE TO ADD THE SOUTHEAST GATEWAY OVERLAY DISTRICT (O-GSE)

BACKGROUND:

On June 28, 2011 the City Council rezoned to Highway-Oriented Commercial the five-acre property at 1820 South Dayton Place owned by Jeffrey James and Judy James. It also found that applying the Southeast Gateway Overlay District (O-GSE) to the property at 1820 South Dayton Place is consistent with the land use policies of the City of Ames and Story County. Therefore, the City Council initiated the proposed amendment to the Official Zoning Map, as provided for in Ames *Municipal Code* Section 29.1507(1). (See Attachment B Rezoning Map and Attachment D Existing Zoning Map)

The Ames Land Use Policy Plan (LUPP) designates this property as Highway-Oriented Commercial and the Ames Urban Fringe Plan designates it as Natural Area and Gateway Protection Area. (See Attachment C Land Use Plan Map) The LUPP also identifies as community entries the interchange of Interstate 35 and U.S. Highway 30 and the interchange of U.S. Highway 30 and Dayton Road. In order to enhance arrival in Ames and direct traffic in accessing major areas and activity centers, the LUPP calls for these entries to be well identified and designed to be distinctive, especially with respect to signs, lighting, landscaping, building placement, site access, and parking location.

To implement this policy for the two entries near the subject property, the City of Ames, Iowa Department of Transportation and property owners have cooperated to establish and fund a conceptual plan for the Ames Southeast Gateway. They have implemented the first phase (landscaping and public improvements) and are in design for the second phase (sculptural light columns). The City Council has also established the Southeast Gateway Overlay zoning district with some use restrictions and design standards for development of properties. (See Attachment E Southeast Gateway Overlay Zoning District Regulations) Therefore, subject properties will be developed for uses consistent with the HOC base zoning district, generally all uses, except residential, industrial, or schools, and excluding the following uses:

Recreation vehicle parks	Commercial parking	Adult entertainment facilities
Recreation vehicle and boat sales	Cemeteries	Stables
Recycling centers	Passenger terminals	Detention facilities
Agricultural, industrial or construction machinery sales	Radio & TV broadcast facilities	Sales of manufactured housing
Vehicle storage facilities		

Based upon the above information, staff concludes that the proposed Southeast Gateway Overlay District (O-GSE) rezoning is consistent with the Land Use Policy Plan (LUPP). When the City Council rezoned the subject property to HOC, it concluded that the existing infrastructure and City services are adequate for the intended uses.

Recommendation of the Planning & Zoning Commission. At its meeting of July 6, 2011, with a vote of 5-0, the Planning and Zoning Commission recommended approval of the rezoning to add the Southeast Gateway Overlay Zoning designation to the property. At that meeting, the representative for the property owners said that the property owner has no objection to the placement of this overlay onto the property.

ALTERNATIVES:

1. The City Council can approve the rezoning to add the Southeast Gateway Overlay Zoning District to the property located at 1820 South Dayton Place.
2. The City Council can deny the rezoning to add the Southeast Gateway Overlay Zoning District to the property located at 1820 South Dayton Place.
3. The City Council can defer action on this request and refer it back to City staff for additional information.

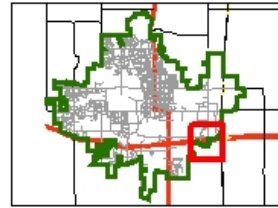
MANAGER'S RECOMMENDED ACTION:

Staff finds that rezoning of this property to add the Southeast Gateway Overlay Zoning District is consistent with the land use policies of the City of Ames and Story County. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the rezoning to add the Southeast Gateway Overlay Zoning District to the property located at 1820 South Dayton Place.

Attachment A

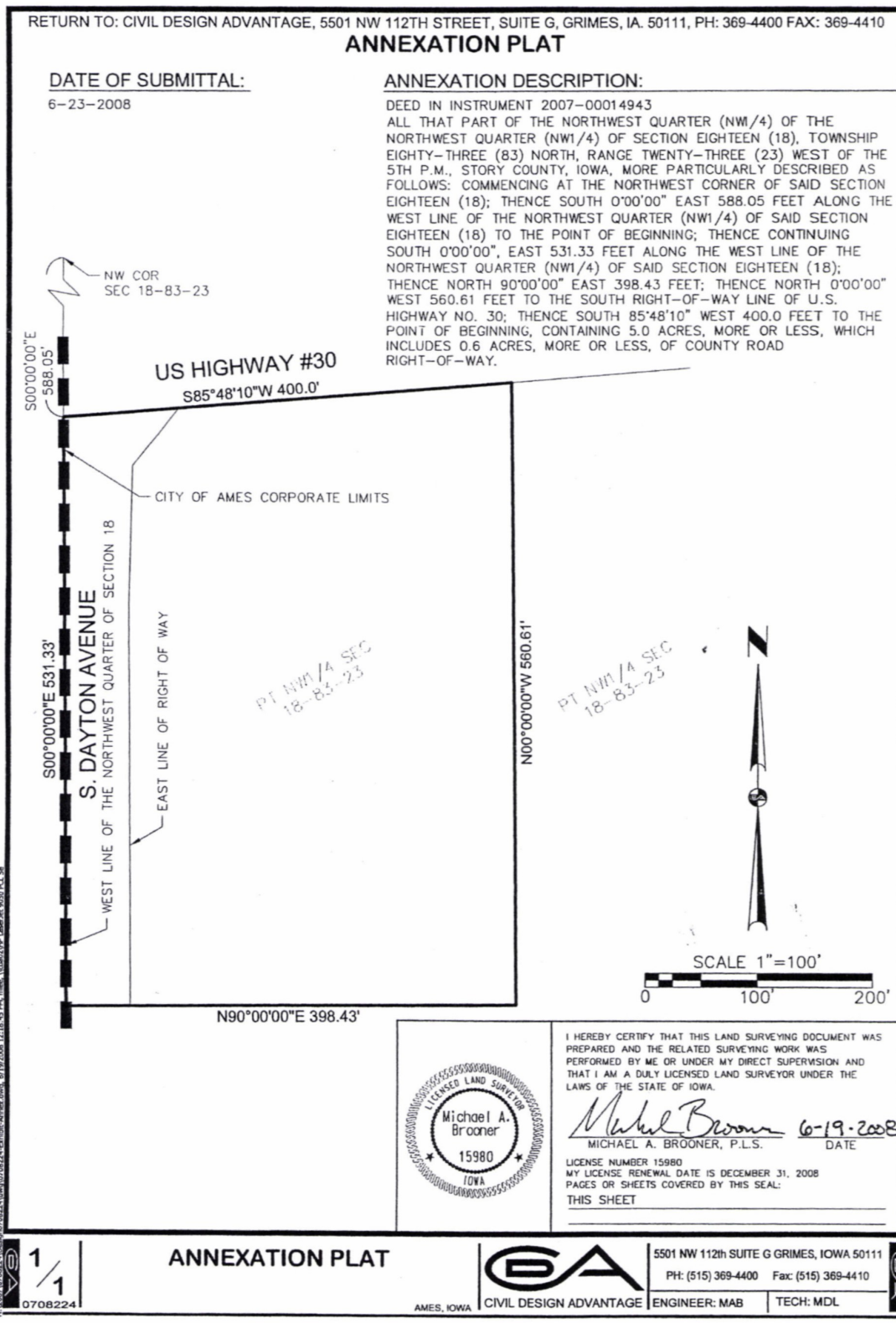


Location Map
1820 S. Dayton Place

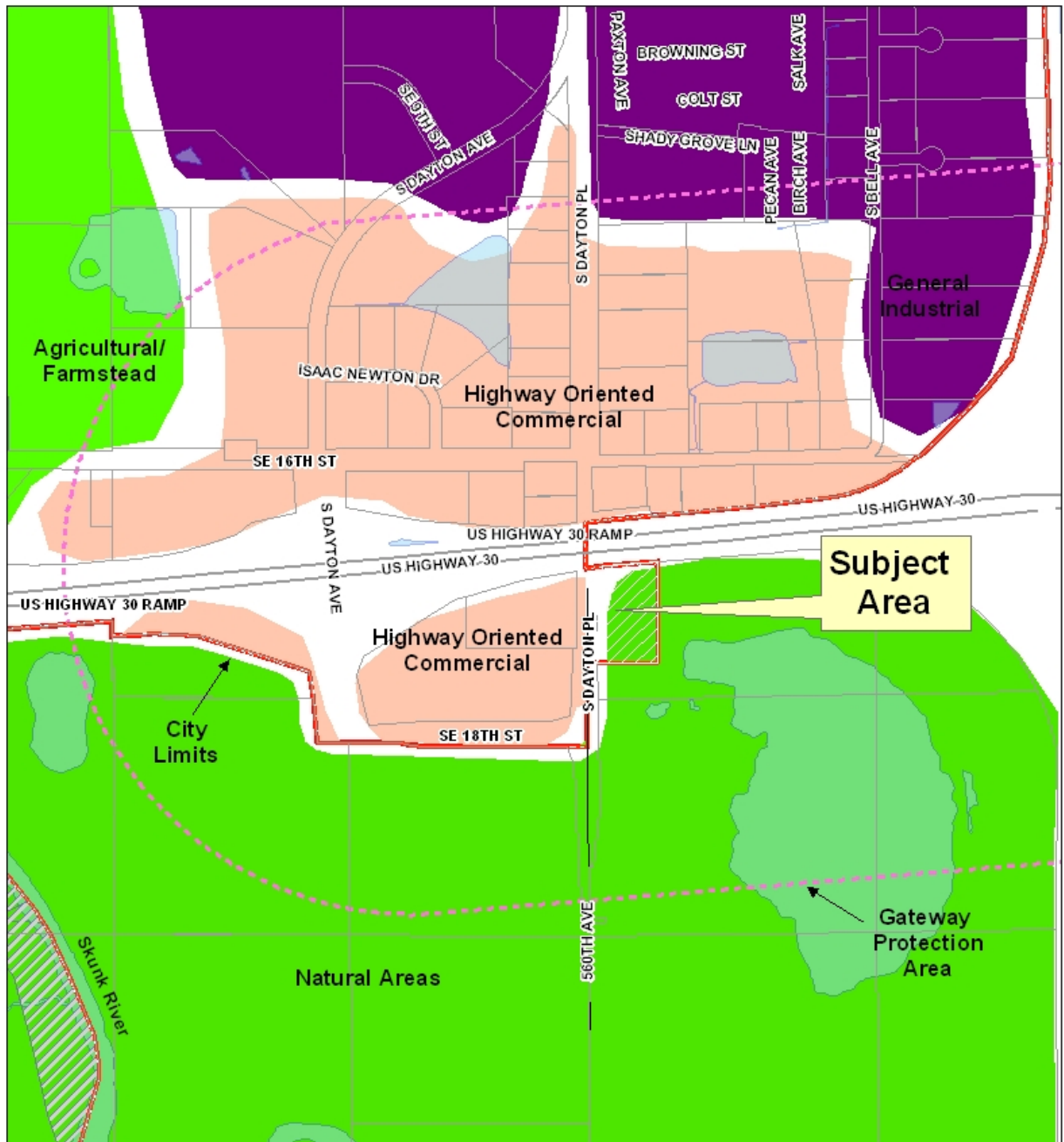


Attachment B

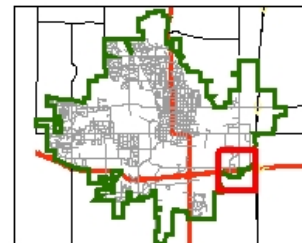
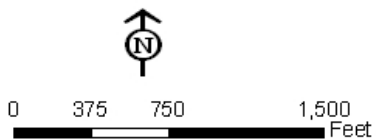
The area proposed to be rezoned is the same area that the City Council approved for annexation by Resolution 08-477 on October 28, 2008, as shown:



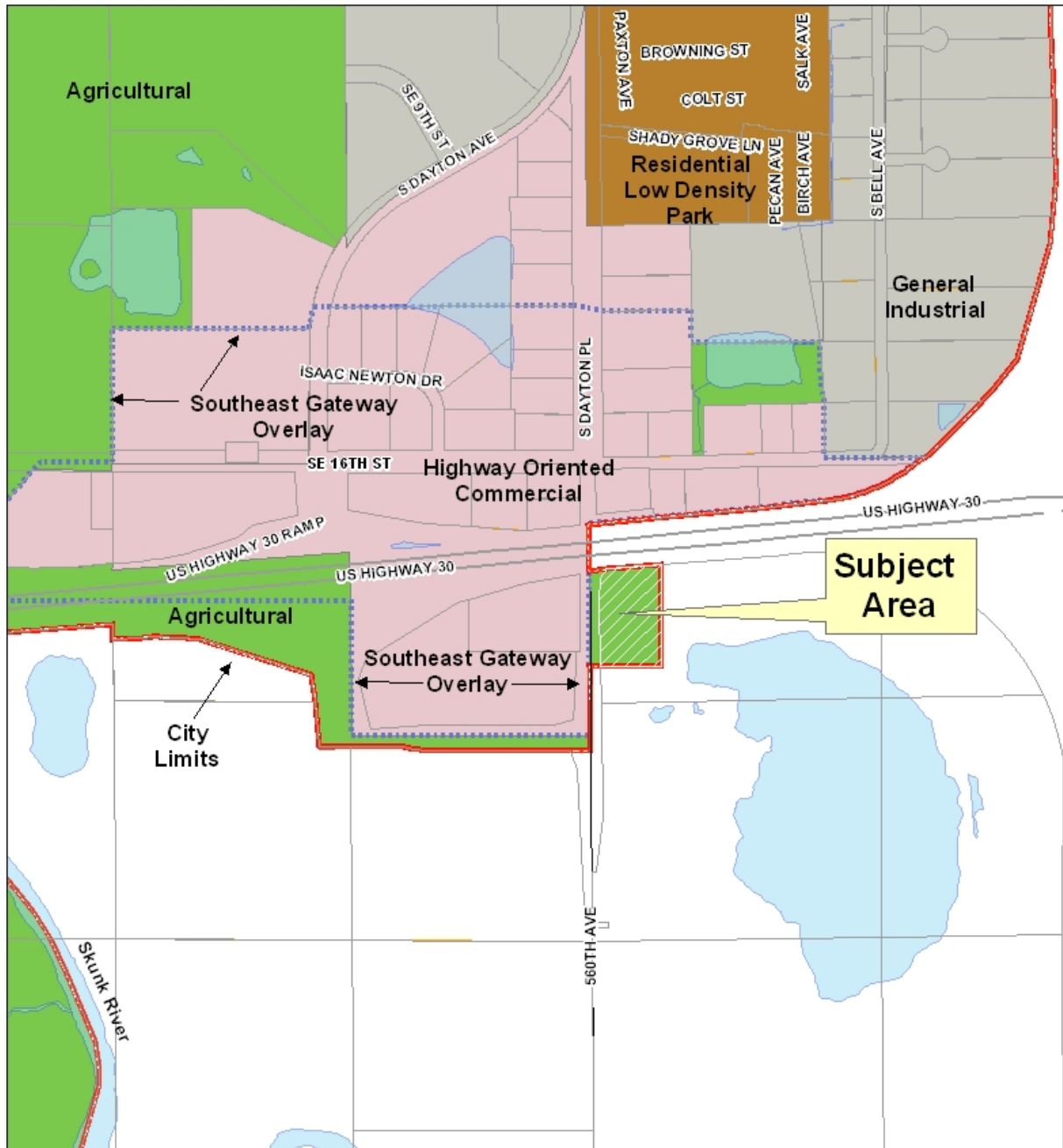
Attachment C



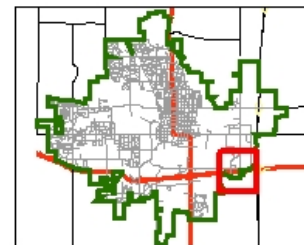
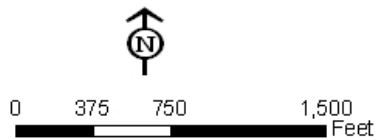
**Land Use Plan Map
1820 S. Dayton Place**



Attachment D



Existing Zoning 1820 S. Dayton Place



Attachment E
Southeast Entryway Overlay Zoning District Regulations

Sec. 29.1107 “O-GSE” SOUTHEAST ENTRYWAY GATEWAY OVERLAY DISTRICT

(1) **Purpose.** The purpose of the Southeast Entryway Overlay District is to provide a distinctive entry to Ames and to major destinations in this area. This includes areas adjacent to the I-35/Highway 30 interchange, which is a primary gateway to the City of Ames, and the Dayton Avenue/Highway 30 interchange, which is a secondary entryway to the nearby commercial area and the industrial areas beyond.

The following provisions are intended to provide for land uses and site and building design characteristics that enhance the appearance of this relatively small but highly visible entry area. They are not intended to establish specific architectural styles or building designs, but it is intended that each building have a unified design character using architectural grade products and materials. The regulations are specifically intended to prohibit pre-engineered, vertical ribbed, shallow roofed, all-metal buildings typically found in agricultural or industrial applications similar to the hangar buildings located at the Ames Municipal Airport or to the building at 925 Airport Road. However, the regulations are intended to allow exterior metal designs similar to buildings located at 2321 North Loop Dr. and 2711 and 2901 South Loop Drive.

(2) **Applicability.** The O-GSE District shall be designated by ordinance amending the official zoning map.

(3) **Permitted Uses.** The underlying, base zoning establishes permitted uses. However, the following uses are prohibited in the O-GSE District;

Recreation vehicle parks	Commercial parking	Adult entertainment facilities
Recreation vehicle and boat sales	Cemeteries	Stables
Recycling centers	Passenger terminals	Detention facilities
Agricultural, industrial or construction machinery sales	Radio & TV broadcast facilities	Sales of manufactured housing
Vehicle storage facilities		

(4) **Landscaping Standards.**

(a) All parking areas shall be set back and screened pursuant to Section 29.403 of this Ordinance, except that native prairie wildflower and prairie grasses from the list of plant materials for the Southeast Entryway as prepared by City staff, shall be substituted for the required shrubs and trees. The plantings shall be sufficient to form a continuous screen to meet the intent of Section 29.403. In addition, native tree species from the list of plant materials for the Southeast Entryway as approved by City staff, shall be planted in small groupings to compliment the wildflowers and prairie grasses and to provide shade within the parking areas.

(b) Landscape screening is required along all arterial streets.

(i) Landscape screening shall consist of a minimum of five (5) feet on private property and, as space permits, within the public right-of-way.

(ii) The required plant materials shall be chosen from the list of plant materials for the Southeast Entryway as approved by City staff.

(5) **Design Standard.** The following guidelines involve exterior building materials, minimum roof slopes, entrances and signs.

(a) No pre-existing building shall be permitted to be moved onto a lot nor shall any trailer, mobile home or similar structure be placed upon any lot except those used on a temporary basis by a contractor during construction.

(b) No pre-engineered, all-metal buildings of the type prohibited in paragraph 1 of this ordinance are permitted. No painted wood shall be permitted as an exterior building surface. Concrete pre-cast panels shall only be architectural grade pre-cast concrete wall panels with geometric detail pattern and texture. Exterior masonry walls shall also have geometric detail pattern and texture.

(c) All primary (street-facing) building facades shall be comprised of a minimum of 15% window or glazing system.

(d) The primary pedestrian entry of the building shall face or be no more than 90 degrees from facing a street and shall be identified, defined and reinforced by significant architectural elements of mass, such as building recesses, canopies or porticos supported by columns or protrusions in the front facade, or if the entrance faces the street, significant variations in the roof or parapet. This entry shall be connected to the pedestrian sidewalks on the street with landscaped walkways separated from vehicle paving.

(e) Overhead doors for loading shall be located on the rear facade, defined as the side parallel to, but opposite of, the street face of the building, or in the case that a rear facade is a street-facing facade, shall be located on a non-street facing facade.

(f) Roofs.

(i) Roof pitches shall be a minimum of 4:12. No ribbed or corrugated sheet metal or fiberglass panel products shall be permitted as a roofing material on any pitched roof.

(ii) Flat or low-pitched roofs with level parapets that hide the slope of the roof on three sides including all sides that are street-facing are permitted.

(g) Garbage Collection areas shall be screened pursuant to Section 29.408(3) and (4) of this ordinance, except that trash receptacles for use by customers are exempt.

(i) Trash receptacles for use by customers are exempt.

(Ord. 4048, 10-26-10)

(6) **Design Review Process.** City staff shall conduct pre-design conferences as requested by any applicant to clarify the provisions of this ordinance. Applicants are encouraged to request such conferences.

(Ord. No. 3783, 08-10-04)

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 1820 South Dayton Place, is rezoned to add the Southeast Gateway Overlay District (O-GSE).

Real Estate Description: All that part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 18, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of said Section 18; thence South 0°00'00" East 588.05 feet along the West line of the Northwest Quarter (NW1/4) of said Section 18 to the point of beginning; thence continuing South 0°00'00" East 531.33 feet along the West line of the Northwest Quarter (NW1/4) of said Section 18; thence North 90°00'00" East 398.43 feet; thence North 0°00'00" West 560.61 feet to the South right-of-way line of U.S. Highway No. 30; thence South 85°48'10" West 400.0 feet to the point of beginning, containing 5.0 acres, more or less, which includes 0.6 acres, more or less, of county road right-of-way.

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.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor