

Staff Report

**Request for LUPP Amendment for Proposed
Aspen Ridge 2nd Addition at 601 South 16th Street**

May 14, 2013

The City Council recently received a letter from Matthew Randall, representing Randall Corporation, concerning the land use designation of the proposed subdivision (Aspen Ridge 2nd Addition) at 601 South 16th Street (*see Attachment A*). The request seeks to change the land use designation of the property on the Future Land Use Map of the Land Use Policy Plan (LUPP) as follows (*see Attachment B*):

- **From Highway-Oriented Commercial to High-Density Residential** for approximately 2 of the 8 acres of proposed Aspen Ridge 2nd Addition; and
- **From Medium-Density Residential to High-Density Residential** for approximately 3 of the 8 acres of proposed Aspen Ridge 2nd Addition.

This report provides background information to assist the City Council in making the following decisions:

1. Whether to give formal consideration to this request for a land use change; and,
2. If City Council decides the request merits further consideration through a formal application, the Council must then determine whether the application will be processed as Major or a Minor Amendments to the Land Use Policy Plan (LUPP).

BACKGROUND

Aspen Ridge 2nd Addition is a proposed subdivision, which includes 8 acres, planned for the area abutting the north side of S. 16th Street, east of South Grand Avenue, south of Coldwater Golf Links, and west of Aspen Ridge Townhomes (*see attached Location Map*). **This site has experienced several changes in LUPP designation and zoning in the past few years, which are summarized in *Attachment B*.**

A Preliminary Plat for this subdivision was approved by the City Council in February, 2012 (*see Attachment C*). However, the Preliminary Plat is no longer valid since the applicant did not submit a Final Plat within one year of approval of the Preliminary Plat. That Preliminary Plat (which is no longer valid) included four buildable lots and one outlot. Lots 1, 2, 3 & 4 are presently zoned as "HOC" (Highway-Oriented Commercial. Outlot C is presently zoned as "PRD" (Planned Residence District) as an expansion area of the Aspen Ridge Townhome development which abuts Outlot C to the east.

The applicant now proposes to change the land use designation and zoning of the majority of Lot 3 and all of Lot 4 (approximately 2 acres) from Highway-Oriented Commercial to High-Density Residential. The applicant also seeks to change the land use designation of Outlot C (approximately 3 acres) from Medium-Density Residential to High-Density Residential. This would then establish a land use designation of High-Density Residential on proposed Lots 4 and 5 of the revised Preliminary Plat (see Attachment D).

The zoning planned by the applicant for proposed Lots 4 and 5 is “RH” (Residential High Density). **The “RH” zoning would allow the development of a senior living complex on proposed Lot 5 and an apartment building on proposed Lot 4, as described in the applicant’s letter to the City Council.**

The proposed changes to the Future Land Use Map of the LUPP are subject to the amendment process and considerations adopted by the City Council. This process describes two types of amendments (major and minor) and includes criteria for the City Council to use to determine which type is requested. The definitions are given below. The full text of the process and the consideration for LUPP amendments can be found at <http://www.cityofames.org/modules/showdocument.aspx?documentid=6625>.

II. AMENDMENT TYPES

Amendments of the LUPP are defined as major or minor, more specifically defined as follows:

1. **Major Amendments.** These include any amendment that is either a *change* to current goals and policies, or that is *inconsistent* with current goals and policies.
2. **Minor Amendments.** These include changes determined by the Council to be of minor consequence. Examples might include:
 - a. Shifting the boundary of a land use designation to account for existing site conditions and/or lot configurations.
 - b. Changing a land use designation to a related type of land use designation, as follows:
 - i. Residential to next level intensity residential.
 - ii. Non-neighborhood commercial to another type of commercial.
 - iii. Commercial node to another type of commercial node.
 - iv. Industrial to next level intensity industrial.
 - v. Any change which the Council determines necessary to address an immediate public need or to provide broad public benefit, and which is determined by the City Council to further the current vision, goals and objectives of the Land Use Policy Plan.

The determination of whether the amendment is major or minor is important in determining the process for seeking approval. A major amendment has a greater public input process than does a minor amendment. Following the determination of

whether it is a major or minor amendment, the City Council may choose to either consider the amendment immediately, or else to defer any action on the proposed amendment until the next scheduled review of the entire LUPP. The LUPP states that the Plan should have a comprehensive review approximately every five years.

To determine whether the proposed change is a major or a minor amendment to the LUPP, Council should consider whether the proposal is a change to or is inconsistent with current goals and policies. Pertinent LUPP Goals stated under *Goals for a New Vision* beginning on pg. 18 of the Plan include the following:

- Goal No. 2, which pertains to ensuring the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth and to eliminate market constraints. This goal also speaks to achieving greater compatibility among new and existing development.
- Goal No. 4, which speaks to achieving a more integrated and compact living/activity areas where daily living requirements are provided in readily identifiable and accessible areas.
- Goal No. 5, which speaks to the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.
- Goal No. 6, which speaks to increasing housing opportunities through various means. These include increasing overall supply of low and moderate-income housing; increased densities; higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development; and relieving the current constraints to land supply/availability by such means as releasing lands for development that are currently controlled by institutions.

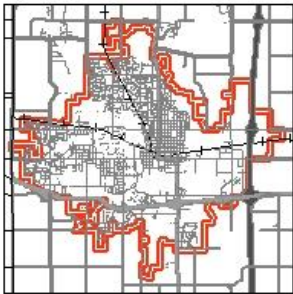
Staff is not aware of any goals or policies of the plan that would not support the proposed change. The only consideration may be how development of the proposed high density residential development might interface with the existing single family attached neighborhood to the east with each structure containing two dwelling units, and to the west with Highway-Oriented Commercial uses.

COUNCIL DETERMINATIONS

The goals and policies of the Land Use Policy Plan noted above provide background for Council's initial decision on whether or not to formally consider this request. **If Council decides it merits further consideration through a formal application, it must next determine whether the application will be processed as a major or as a minor amendment.**

In doing so, Council should rely upon the goals and policies of the LUPP noted above, as well as the additional criteria Council adopted in the amendment process. **Council may find that the proposal is, or is not, consistent with the adopted goals and policies of the LUPP. Council may also find in this situation that the proposed change does, or does not, fit the criteria for changing a land use designation to a related type of land use designation to qualify as a minor amendment.**

If Council determines that the proposed amendment does not meet any of the criteria or is inconsistent with adopted goals, it should designate the proposal as a major amendment. Council may, nonetheless, designate the proposal as a minor amendment if it determines the change is necessary to address an immediate public need or to provide broad public benefit, which the Council determines will further the current vision, goal, and objectives of the LUPP. Alternately, the City Council could decide to defer action until the next scheduled review of the LUPP.



Location Map



Attachment A



April 19, 2013

Honorable Mayor & City Council
City of Ames
515 Clark Avenue
Ames, Iowa 50010

RE: Rezoning Request for Aspen Ridge 2nd Addition

Last year Council approved a preliminary plat as shown on the attached Figure 1. Lots 1 through 4 are zoned as Highway Oriented Commercial and Outlot C is an undeveloped portion of an existing, approved F-PRD for townhomes.

The Randall Corporation would like to revise the preliminary plat and rezone in accordance with the attached plan as shown on Figure No. 2. Lots 1 through 3 would remain zoned HOC and Lots 3 and 4 would be rezoned to RH. The RH zone is necessary for the proposed development of a senior living condominium project on Lot 5 and a condominium project by Randall Corporation on Lot 4.

The Village Cooperative has an option to purchase a future Lot 5 for a senior living complex comprised of 50 units. *The Village Cooperative has a unique product for senior living - the units are available for purchase - they are not rental units.* For detailed information refer to Village Cooperative's website at <http://www.villagecooperative.com/locations/2325/ames/>.

Village Cooperative has been reserving units for sale and currently has 32 of the 50 units reserved. They would like to begin construction in August of this year with units available in the Fall of 2014. Of the 32 units currently reserved, 27 are from the Ames community and 5 are from outside the Ames Community. This opens up 27 affordable homes in the Ames market which is currently exhibiting a shortage of all housing and especially affordable housing.

The remaining residential lot, Lot 4, would be condominiums for rent by the Randall Corporation. The expected tenants are professional, senior/retirement, and corporate temporary quarters.

In discussions with Staff they have indicated that a change in the Land Use Policy Plan (LUPP) will be required to rezone the properties and to alter the zoning boundaries. In order to speed up the process and to minimize Staff resources we ask the Council to direct the Randall Corporation to proceed with the Minor Map Amendment to the LUPP. The Randall Corporation would like to move through this project quickly so the final platting can be approved in August of this year.

The project has been discussed with the current townhome association.

Thank you for your time and consideration. If you have any questions, please email me at matt@randallcorp.com or call at 515-233-2580.

Sincerely,

A handwritten signature in black ink that reads "Matt Randall". The signature is written in a cursive style with a large, stylized "M" and "R".

Matt Randall
Randall Corporation

cc: Figure 1 - Approved Preliminary Plat
Figure 2 - Proposed Rezoning/Preliminary Plat

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Attachment B

Proposed Aspen Ridge 2nd Addition (8 Acres) LUPP and Zoning History

Year	Approved & Proposed LUPP Designations	Approved & Proposed Zoning
2004	<p><u>Approved (8 acres)-</u></p> <p>From: Highway-Oriented Commercial</p> <p>To: Medium-Density Residential</p>	<p><u>Approved (8 acres)-</u></p> <p>From: Highway-Oriented Commercial (HOC)</p> <p>To: Medium-Density Residential (RM)</p> <p><u>Approved (8 acres)-</u></p> <p>From: Medium-Density Residential (RM)</p> <p>To: Planned Residence District (PRD)</p>
2009	<p><u>Approved (5 of the 8 acres)-</u></p> <p>From: Medium-Density Residential (RM)</p> <p>To: Highway-Oriented Commercial</p>	<p><u>Approved (5 of the 8 acres)-</u></p> <p>From: Planned Residence District (PRD)</p> <p>To: Highway-Oriented Commercial (HOC)</p>
2013	<p><u>Proposed (2 of the 8 acres) –</u></p> <p>From: Highway-Oriented Commercial</p> <p>To: High-Density Residential</p> <p><u>Proposed (3 of the 8 acres) –</u></p> <p>From: Medium-Density Residential</p> <p>To: High-Density Residential</p>	<p><u>Proposed (2 of the 8 acres) –</u></p> <p>From: Highway-Oriented Commercial (HOC)</p> <p>To: High-Density Residential (RH)</p> <p><u>Proposed (3 of the 8 acres) –</u></p> <p>From: Planned Residence District (PRD)</p> <p>To: High-Density Residential (RH)</p>

Attachment C

(Approved Aspen Ridge 2nd Add. Preliminary Plat)

