

COUNCIL ACTION FORM

SUBJECT: WORKSHOP ON BRECKENRIDGE SITES

BACKGROUND:

Breckenridge Group Ames Iowa, LLC approached the City to develop/redevelop three parcels of land located at 205 S. Wilmoth Avenue, 321 State Avenue, and 601 State Avenue, respectively. (See Attachment A) Under the City's Land Use Policy Plan, the three properties are currently designated as Low Density Residential or Village/Suburban Residential; and the north and south parcels are zoned Special-Government/Airport (S-G/A). The middle parcel was rezoned to Low Density Residential (RL) in March.

Breckenridge had been pursuing a rezoning for the south parcel to FS-RM (Floating Suburban Residential Medium-Density) when, on March 25, 2013, it chose to withdraw that rezoning petition. It also requested that City Council hold a workshop to discuss the overall interests related to all three of the properties under its control. On March 25th City Council directed staff to prepare a process for a public workshop between the City Council, the developer, and other interested parties, and to return to City Council for its approval of the process.

Staff proposes May 6th as the special meeting for this Council workshop. This was the first available date for the Council after review upcoming schedules and agendas. Staff also proposes the City Manager and the Planning and Housing Director meet separately in advance with the developer and with neighborhood representatives to discuss priorities and the chief interests concerning development of the three sites. Staff would also reach out to Iowa State University representatives to confirm their priorities. After these preliminary meetings, staff would prepare a summary of each groups' priorities and distribute the list to City Council and to each group in preparation for the May 6th meeting. On May 6th, the dialogue would focus on the listed priorities; and each party would be allowed to represent its interests and respond to other parties' priorities.

This process should provide the City Council with a thorough understanding of the applicant's and other stakeholders' priorities for development on these sites, and thus assist Council in determining the most appropriate zoning designation for each site.

ALTERNATIVES:

1. The City Council can set May 6, 2014 as the date for this City Council workshop and direct staff to meet separately with the developer and with neighborhood representatives to clarify their respective priorities in advance of the workshop.

2. The City Council can set an alternative date for this workshop or can give other directions regarding the process leading up to the workshop.
3. The City Council can decline to set a date or have a workshop.

MANAGER'S RECOMMENDED ACTION:

In March 2013 the City Council first requested that the developer, Breckenridge, prepare a comprehensive master plan that included all three of the sites. The applicant declined to include all of the parcels with its original rezoning requests. The applicant and the neighborhood engaged in a series of collaborative meetings in the summer of 2013, but were unable to meet each other's interests. Breckenridge then proceeded with the rezoning requests and with master plans individually for the sites.

With the backdrop of trying to now broaden the discussion and to gain insight into all of the interests for development and use of the three sites, following the workshop process outlined above appears to be the most expeditious means of facilitating a resolution to the ongoing rezoning interests for the three sites.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, thereby setting May 6, 2014 as the date for this City Council workshop and directing staff to meet separately with the developer and with neighborhood representatives to clarify their respective priorities in advance of the workshop..

Attachment A



Location Map
Breckenridge Development Properties

