

COUNCIL ACTION FORM

SUBJECT: CITY COUNCIL INITIATED AMENDMENT TO LAND USE POLICY PLAN (LUPP) FUTURE LAND USE MAP FOR 601 STATE AVENUE

BACKGROUND:

On September 23, 2014, City Council directed staff to prepare a Land Use Policy Plan map amendment to apply the Low Density Residential designation to the entire 29 acre parcel at 601 State Avenue (see Attachment A). The site currently is represented on the LUPP Future Land Use map as having a split designation of Village/Suburban Residential and Low Density Residential delineated across the site by College Creek. A Greenway Overlay also exists over the site in support of the natural areas of College Creek and the City's bike/multi-use path through the property. (See attached zoning and land use maps.)

The LUPP is intended to be general in its application of land use designation boundaries, unless otherwise specified through a precise amendment. Council initiated the LUPP Amendment for this site to allow for a precise designation of the parcel rather than a general application of the land use designation boundary. This amendment would allow for the entire site to be zoned Residential Low (R-L) density, rather than a split zoning of a Floating Suburban zoning district and R-L zoning district.

The subject site is currently zoned Government/Airport District (S-GA) as a Special Purpose District intended for areas owned by governmental authorities or for uses related to governmental authorities. The site was acquired on March 11, 2013 by a private property owner, Breckenridge Group LLC. Previously, the subject site had been owned by Iowa State University before its sale to the Ames Community School District. Breckenridge has been seeking to rezone the site for residential development since the spring of 2013.

Land Use Policy Plan

The City of Ames' comprehensive plan is known as the Land Use Policy Plan (LUPP). The text within the LUPP document includes a far ranging discussion of issues relevant to land use for the City. It includes the City's vision for the community and specific goals and objectives. The LUPP also includes maps depicting concepts of the text of the plan, including a Future Land Use Map that is intended to guide decisions about particular types of land use.

The subject parcel was included within the citywide Government Lands study for a LUPP map amendment assigning government controlled land a future land use designation. The City Council adopted a resolution amending the Future Land Use Map and as a result created a Low Density and Village Suburban Residential (V/SR) designation boundary through the site on February 26, 2008. Council approved the change in response to a general interest of providing for more single-family home

development opportunities in support of the surrounding neighborhood and school district interests.

The two designations of V/SR and RL have different development expectations that are ultimately carried out through zoning standards, but with the same subdivision standards. The LUPP describes RL as intended for such uses as single-family residential with the Residential Low Density (R-L) zone and compatible with the adjacent established neighborhood. With R-L zoning implementation of the low density designation, the site would be used for single-family residential dwellings at a maximum net density of 7.26 dwelling units per acre.

The V/SR designation is a category created with the 1997 adoption of the LUPP. It is intended for one of two types of development: the village concept or the suburban residential concept. These concepts are for new development areas of the City and are part of the City's vision for managed growth described in Chapter 1 of the LUPP. Zoning that may be implemented for this designation is varied because of its general applicability to new lands areas throughout the City. New development may be part of the Village Zoning District that is dense and includes an intentional mix of uses or a Floating Suburban (FS) zoning of medium or low density. Alternatively, FS zoning allows for a typical development patterns outside of a Village with a mix of housing types at higher densities than allowed within the original R-L base zone of the City.

With this site, the most relevant concerns for future development are integration of development into an infill area with an existing neighborhood, rather than the broad growth interests applied to the whole of the City. Staff highlights Goal 2, Goal 5, and Goal 6 with their objectives as an issue of balancing future growth needs and neighborhood compatibility. (See Attachment D) The LUPP Future Land Use Maps are described in Chapter 2 of the LUPP as a general representation of the Plan's vision. **The proposed LUPP map amendment would create a precise expectation of the site as an infill area intended for low density residential use.**

The Planning and Zoning Commission held a public hearing for the proposed amendment at its October 22, 2014 meeting. The property owner indicated through written correspondence that it did not want the land use designation changed from V/SR to RL. Four members of public spoke in support of RL for the site. The Planning and Zoning Commission voted 6-0 in support of the change.

ALTERNATIVES:

1. The City Council can approve a resolution amending the LUPP Future Land Use Map to change the land use designation of the property located at 601 State Avenue to Low Density Residential.
2. The City Council can choose to not amend the land use designation for 601 State Avenue.
4. The City Council can refer this request back to staff for more information prior.

CITY MANAGER’S RECOMMENDED ACTION:

The subject site is a transition area of the LUPP Future Land Use Map, since there is an existing low density neighborhood abutting the site to the north and a broad area of government controlled land surrounding the site. When considering a change of land use designation of a site and its consistency with the LUPP, it is evaluated against the complete intent of the Plan. Priorities between different Goals and Objectives of the plan are then considered and applied to individual sites as needed.

The change of the subject site to a RL designation is consistent with the LUPP for integration of development and management of growth in this circumstance as a minor adjustment of a boundary. Additionally, the change does not conflict with broader goals of the City for promoting development options that are different in growth areas than infill areas of the City.

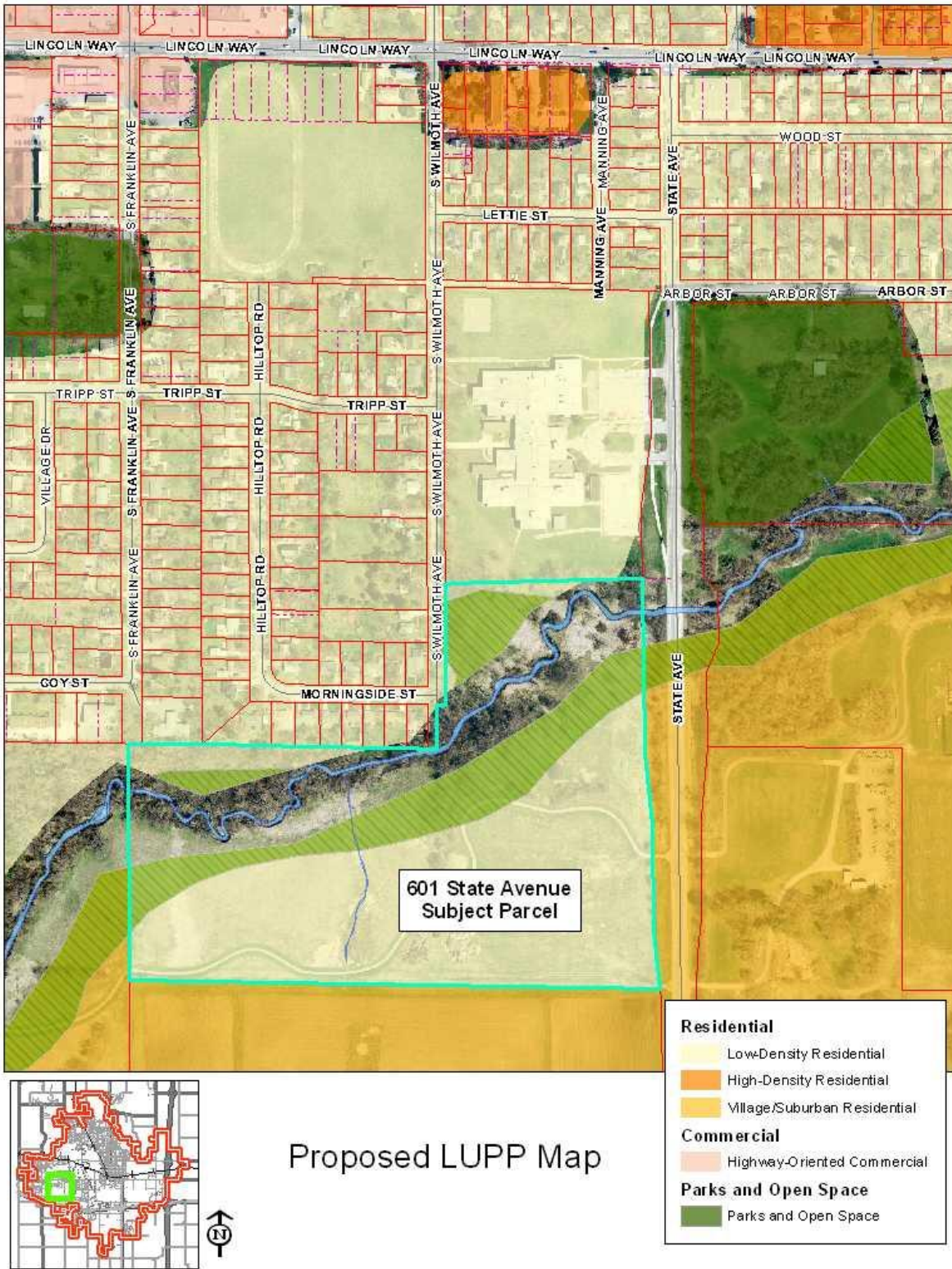
Therefore, it is the recommendation of the City Manger that the City Council adopt Alternative 1, thereby approving a LUPP Amendment to the Future Land Use Map designating the entire 29 acre site of 601 State Avenue as Low Density Residential.

ATTACHMENT A



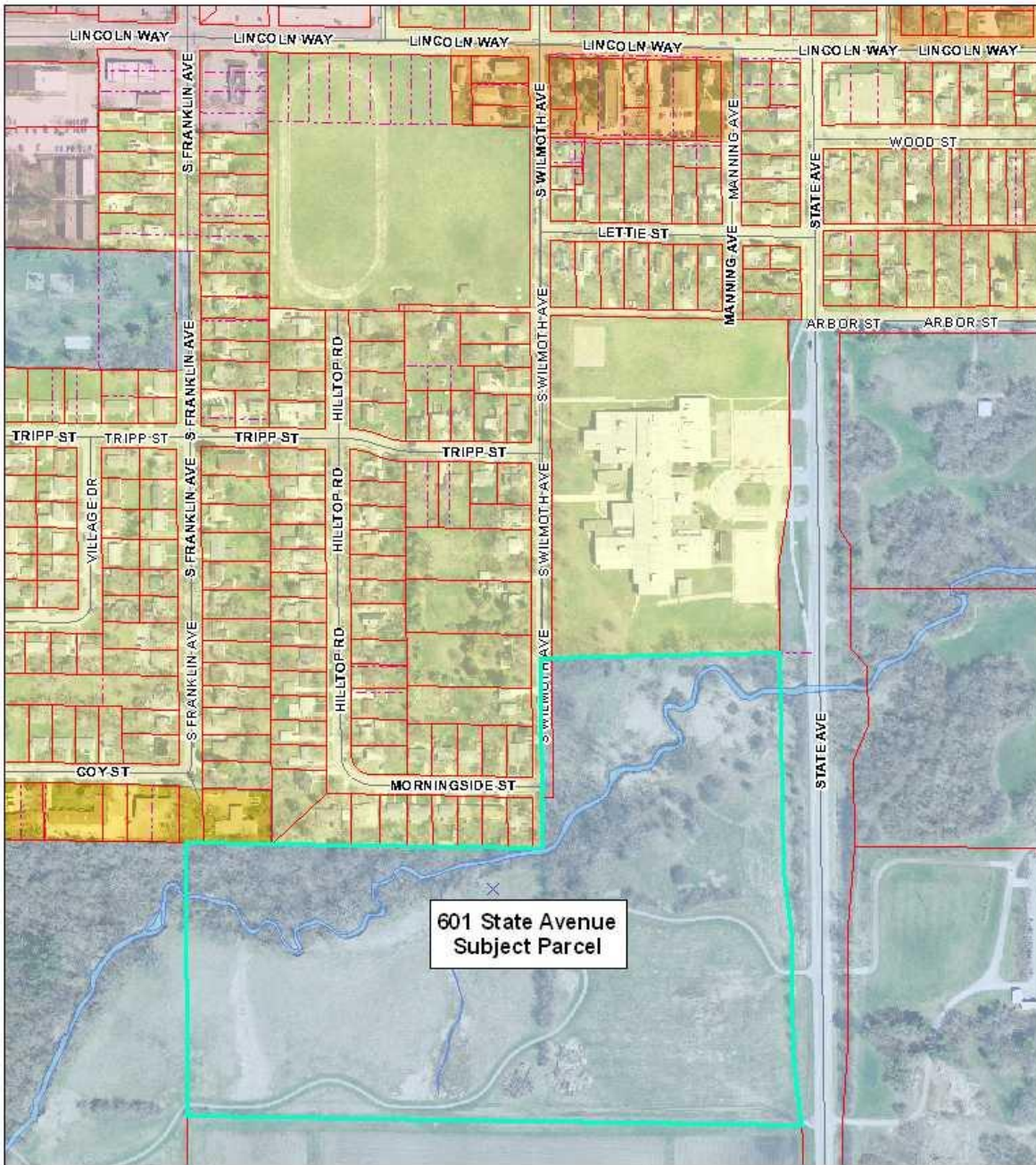
Existing LUPP Map

ATTACHMENT B

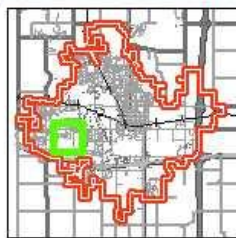


Proposed LUPP Map

ATTACHMENT C



601 State Avenue
Subject Parcel



Existing Zoning Map



Residential	
	Residential Low Density Zone "RL" (sec 29.701)
	Residential Medium Density Zone "RM" (sec 29.702)
	Residential High Density Zone "RH" (sec 29.704)
Commercial	
	Highway-Oriented Commercial Zone "HOC" (sec 29.804)
Special Purpose	
	Government/Airport District "S-GA" (sec 29.1002)

Attachment D

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. 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.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. *Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.*
- 2.B. *Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.*
- 2.C. *Ames seeks a development process that achieves greater compatibility among new and existing development.*
- 2.D. *Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.*
- 2.E. *Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.*

Attachment D

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 the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

- 5.A. *Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure to meet the major development requirements through the year 2030.*
- 5.B. *Ames seeks to attract public and private capital investment in the priority areas for growth on a concurrency basis (i.e. having infrastructure available at the time of development approval). Public capital improvements (e.g. trunk lines and a major street system) could be used to leverage the location of development and the availability of land.*
- 5.C. *Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.*
- 5.D. *Ames seeks to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and areas served by existing infrastructure.*
- 5.E. *Ames seeks to integrate its planning with that of Story County and regional planning agencies.*

Attachment D

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

Objectives. In increasing housing opportunities, Ames seeks the following objectives.

- 6.A. *Ames seeks to increase the overall supply of low and moderate-income housing through the following means: (1) conservation of such units in existing areas that are not designated for redevelopment or intensification; and, (2) inclusion of such units in new market-driven housing developments through zoning incentives.*
- 6.B. *Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.*
- 6.C. *Ames seeks to establish 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.*
- 6.D. *Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and (3) expediting development by targeting areas for public and private cooperative efforts.*