

Staff Report

**INITIATE A LAND USE POLICY PLAN (LUPP) AMENDMENT FOR 101, 105, 107
AND 205 S. WILMOTH AVENUE, AND 3316 LINCOLN WAY**

August 11, 2015

BACKGROUND:

On July 28, 2015 City Council approved the Settlement Agreement between the City of Ames and Breckenridge Group concerning the three parcels currently owned by the Breckenridge Group located at 205 S. Wilmoth, 321 State and 601 State Avenue. The agreement also included three single-family lots that Breckenridge has an option to purchase (101, 105, and 107 S. Wilmoth Avenue) as an Enlarged North Parcel. The agreement identifies the need to change the Land Use Policy Plan designation of the North site to allow for the future development of a residential use of up to 422 beds and the development of between 15,000 and 40,000 square feet of commercial development as mixed use.

The 8.3 acre north parcel is currently designated as Low Density Residential on the LUPP map (See Attachment 1), and is zoned Residential Low Density (RL). While addressed from Wilmoth, the site has an almost equal amount (430 feet) of street frontage along Lincoln Way as it does along Wilmoth. The site abuts four parcels to the northeast that are also designated as Low Density; however they are zoned High Density Residential and part of the West University Impact Overlay Zone. Further to the east there are additional properties designated and zoned High Density Residential with frontage along Lincoln Way. The site abuts low density zoned development to the east, west and south. The parcel also abuts a bank at the northwest corner of the site, which is designated and zoned as Highway Oriented Commercial. To the north of the site across Lincoln Way there is a split of Highway Oriented Commercial and Low Density Residential zoned land.

OPTIONS:

The current Low Density Residential designation allows for the site to be developed with only single-family residential uses to a maximum density of 7.26 dwellings units per net acre which would not meet the minimum requirements of the agreement. Low density does not allow for use of a site with multi-family building types or general commercial uses. **Council must initiate a LUPP Amendment to the land use designation of the North Parcel as the first step to satisfying the terms of the settlement agreement.**

Option 1) Residential High Density and Highway Oriented Commercial

Staff estimates that between 2 and 4 acres of land would need to be commercial to fit the allowed 15,000 to 40,000 square feet of commercial on the site. Attachment 2 illustrates the split designation of the Enlarged North Parcel. The Highway Oriented Commercial Land Use designation along the Lincoln Way frontage of the property would allow the City to rezone the area to Highway Oriented Commercial and apply the newly adopted Lincoln Way Mixed Use Overlay zone.

The boundary for Highway Commercial designation could also include the four additional lots east of the north parcel (3316 Lincoln Way, 101, 105, and 107 S. Wilmoth). These properties are currently zoned RH and changing the underlying land use designation does not necessitate changing the zoning from RH unless it is desirable to do so in the future.

The remainder of the land is expected to consist of residential buildings as sought by the developer. A wide variety of multiple family housing types are principally allowed with RH zoned areas under the High Density Land Use Designation.

Option 2) Residential High Density for Whole Site

This option would re-designate the entire site from Low Density to High Density Residential. This option would rely upon rezoning the entire site to RH and require integration of mixed use commercial into the buildings. RH allows for a limited range of mixed use development with City Council approval of a Major Site Plan. This designation would then match the zoning of the four properties at the northeast corner of the site.

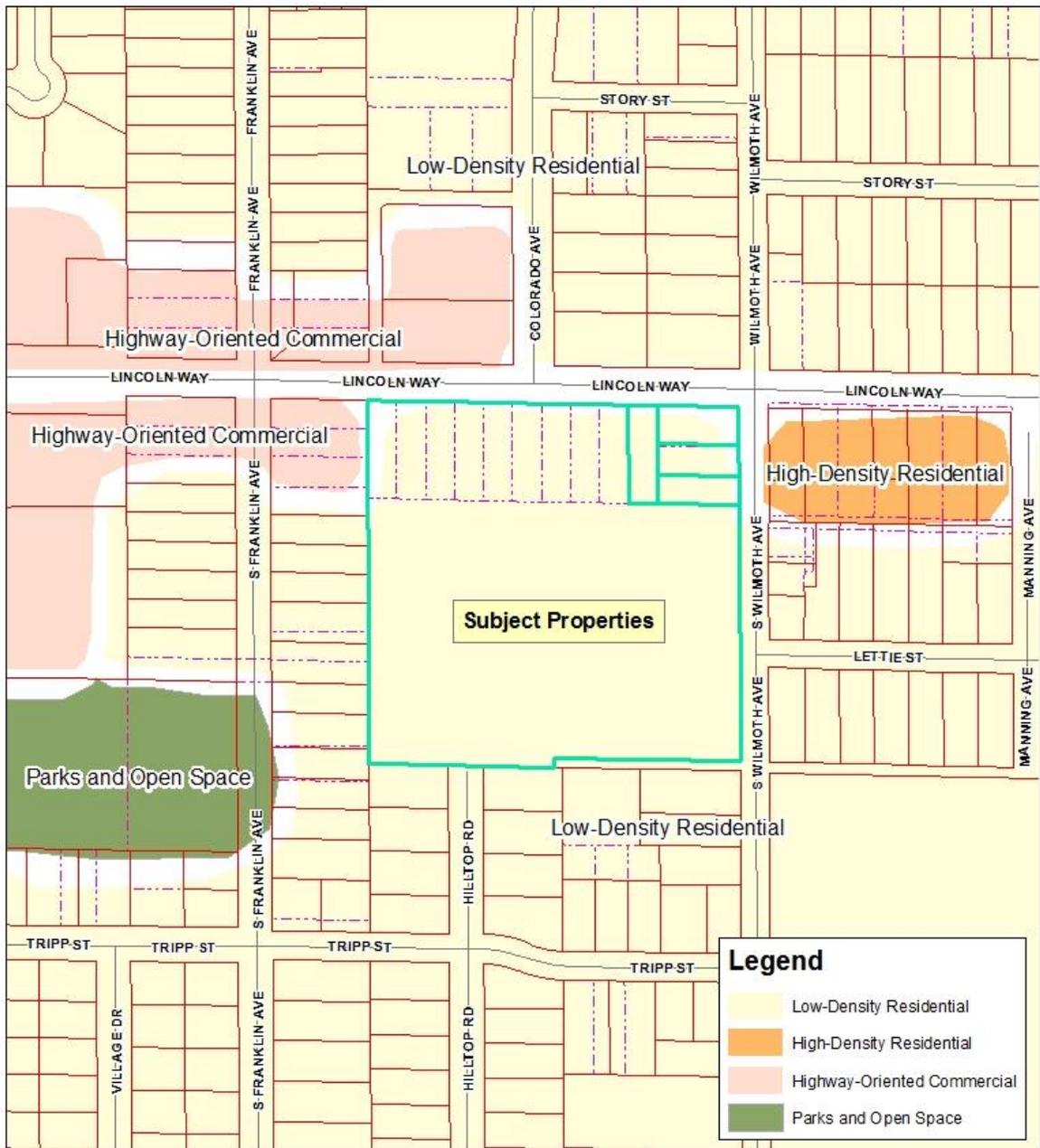
STAFF COMMENTS:

Staff will proceed with a minor amendment process to implement terms of the Settlement Agreement. Council must provide direction on the preferred type of land use designations to help shape the future rezoning process for the site. In terms of choosing between the two land use designation options, there are few distinguishing characteristics at this point as they both allow for mixed use development and require Council approval for a mixed use development. There are subtle differences in what the base zone standards are between the two, but choosing Option 1 with the Highway Commercial Land Use Designation provides a direct path to the Mixed Use Zoning Overlay and its design expectations for development compared to the more undefined expectations of Residential High Density.

In staff's opinion, most of the details on development will be set through the zoning process rather than the LUPP amendment. The proposed amendment shows general boundaries and are not meant to be a precise delineation at this point.

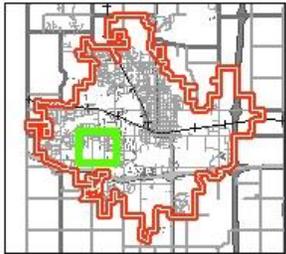
With Council's direction on how to proceed, staff will provide notice of a public hearing with the Planning and Zoning Commission on September 2, 2015 and subsequently bring the Planning and Zoning Commission recommendation to the Council for a final decision on the LUPP land use designation amendment. Subsequent to City Council's approval of an amendment to the LUPP, the City will complete the rezoning process in accordance with the terms of the Settlement Agreement.

**Attachment 1
Existing LUPP Map**



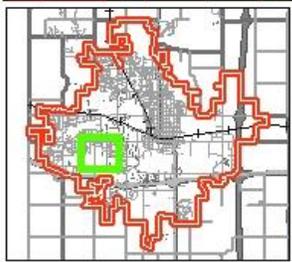
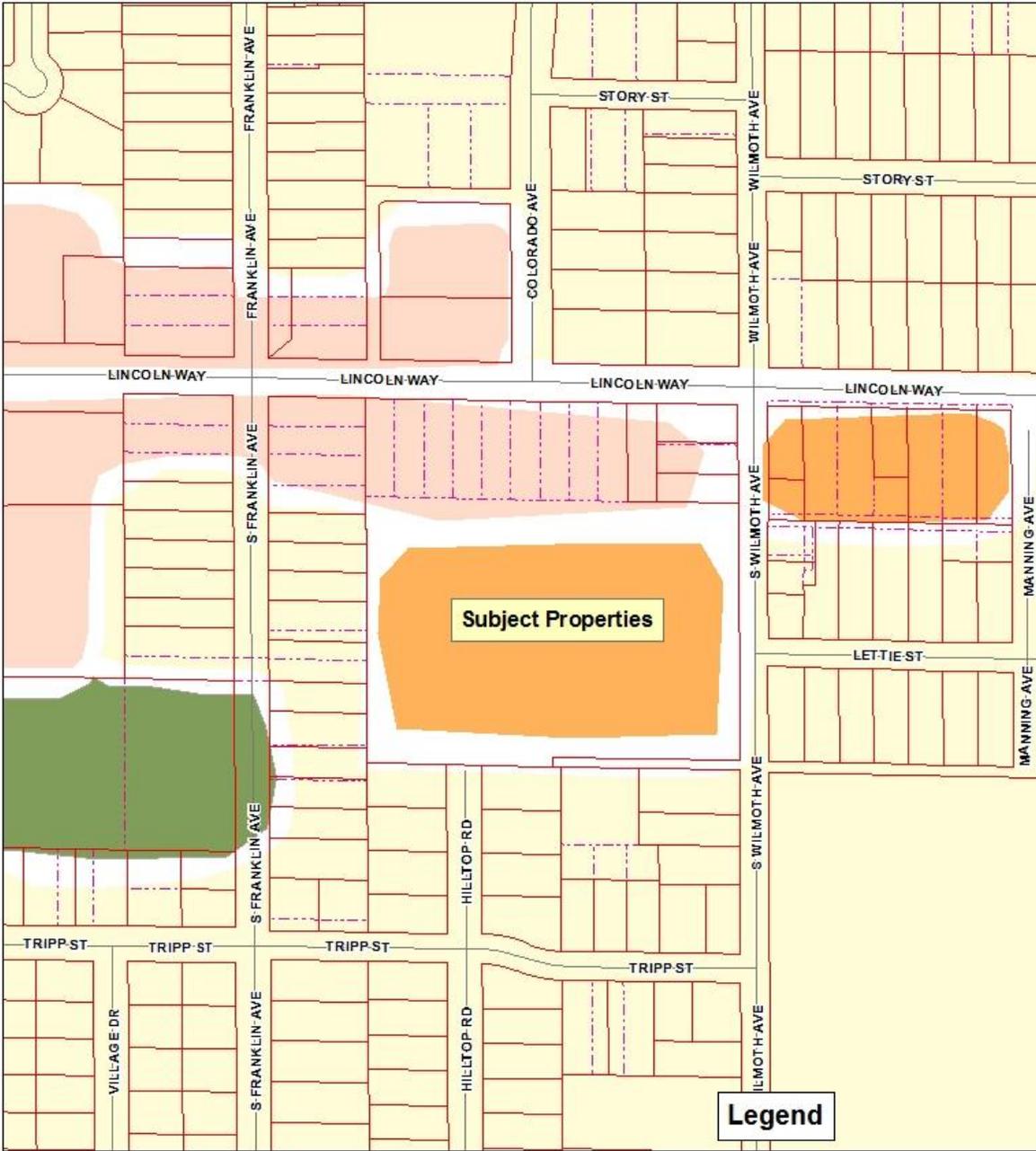
Legend

	Low-Density Residential
	High-Density Residential
	Highway-Oriented Commercial
	Parks and Open Space



Existing LUPP Map

Attachment 2 Proposed LUPP Map



Existing LUPP Map

Attachment 3 Pertinent LUPP Goals

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

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.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

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.

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