

**COUNCIL ACTION FORM**

**SUBJECT: ZONING TEXT AMENDMENT FOR RESEARCH AND INNOVATION  
(R-I) ZONING DISTRICT HUB AREA MINIMUM HEIGHT**

**BACKGROUND:**

The City recently created the Research and Innovation Zoning District (R-I) in July 2015. The R-I district included standards for industrial uses as well as an option to create a commercial center known as the Hub Activity Area. The zoning standards are distinct in the Hub Area from the typical industrial standards. The intent was to create an opportunity for a more intense node of activities through the allowance of commercial uses, building requirements, and reduced parking requirements.

**Staff recently identified an error in the final language of the Zoning District where a standard for a minimum 2-story height was omitted from the ordinance.** Staff had indicated in the Council and Commission Action forms that there was a 2-story height requirement in the Hub Area, but due to the final changes to the language as it was being written it did not get incorporated in the ordinance.

Staff is proposing to add the following standard to Table 29.903 (3):

Minimum Height Hub Activity Area	2 Stories
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**ALTERNATIVES:**

1. The City Council adopt the proposed amendment to the Research Park and Innovation Zoning District for minimum height within the Hub Activity Area.

**If this alternative is supported, the staff would urge the Council to pass this amendment on second and third reading so that the requirement is in place prior to the passage of the RI zoning of the Research Park which is also on this meeting agenda.**

2. The City Council decline to adopt the minimum height standard in the RI Zoning District and continue to utilize the PI zoning district for the ISU Research Park.
3. The City can provide alternative language for the minimum height standard.

**CITY MANAGER'S RECOMMENDED ACTION:**

The proposed minimum height fits the intent of the RI zoning district for a more intense commercial Hub Activity Area. The proposed 2-story height requirement was originally contemplated as part of the creation of the RI zoning district, but was unintentionally omitted in the final ordinance. The Research Park Inc. had previously agreed to the

concept and believed it met their interests for the Hub Activity Area as well. In addition, the Planning and Zoning Commission recommend adoption of the change.

Therefore, it is the recommendation of the City Manager that the Council act in accordance with Alternative #1, which is to adopt the proposed amendment to the Research Park and Innovation Zoning District for minimum height within the Hub Activity Area.

**It is also requested that Council approve the second and third reading and adoption of the ordinance prior to third reading and adoption of the RI zoning of the Research Park that is also on tonight's Council agenda.** Since the parties had agreed to this two-story requirement and believed it was, in fact, included in the RI zoning district ordinance language that was passed previously, it appears that waiving the rules and approving this amendment on all three readings is justified.

**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING TABLE 29.903(3) AND ENACTING A NEW TABLE 29.903(3) THEREOF, FOR THE PURPOSE OF INCLUDING MINIMUM HEIGHT HUB ACTIVITY AREA; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ENACTED**, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Table 29.903(3) as follows:

“(3) **Zone Development Standards.** The zone development standards applicable in the RI Zone are set forth in Table 29.903(3) below:

**Table 29.903(3)  
Development Standards**

<b>DEVELOPMENT STANDARDS</b>	<b>RI ZONE</b>
Maximum FAR	.35 for areas outside of Hub Activity Area/ No limit within Hub Activity Area
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.
Minimum Building Setbacks:	
Street Lot Line University Ave	30 ft.
Street Lot Line	10 ft.
Side Lot Line	10 ft.
Rear Lot Line	10 ft.
Lot Line Abutting a Residential Zoned Lot	50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. @ L3. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Minimum Height Hub Activity Area	2-Stories
Parking Allowed Between Buildings and Streets	Yes
Parking Location	Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan.  Parking must be setback a minimum of 20 feet from a street lot line.

DEVELOPMENT STANDARDS	RI ZONE
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

Section Two. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor