

**COUNCIL ACTION FORM**

**SUBJECT: ZONING TEXT AMENDMENT FOR SIDE SETBACKS IN THE S-HM (HOSPITAL-MEDICAL) DISTRICT**

**BACKGROUND:**

The Hospital Medial Zoning District (S-HM) is a special zoning district unique to the area of Duff Avenue and 13<sup>th</sup> Street. The Mary Greeley Medical Center (MGMC) (1111 Duff Avenue) and McFarland Clinic (1215 Duff Avenue) are located in the S-HM zoning district along with other properties along the east side of Duff. (Attachment A Zoning Map).

**MGMC is seeking a text amendment to allow a zero setback for interior lot lines (lot lines that abut a similarly zoned lot). Side yard setbacks in the S-HM District are currently based on number of stories (e.g. 8 feet for 2 stories; 10 feet for 3 stories, 12 feet for 4 stories, etc.). The proposed amendment would not change setbacks for front yards (areas along streets) or when adjoining a residentially zoned property.**

The application for the text amendment from MGMC is attached, as is their letter to the City Council requesting the initiation of the text amendment. **The motivation for the change is to allow for modification to the MGMC entrance located along a common property line with the McFarland Clinic.** These two buildings are currently attached through an above-grade corridor because of a variance to setbacks approved by the Zoning Board of Adjustment in November, 2000.

Because of the close physical proximity and operational relationship between these two medical facilities, there is significant foot traffic between them. **Mary Greeley Medical Center (MGMC) is seeking to make improvements to the north entryway that would include a covered vestibule to promote safety and comfort in inclement weather. This vestibule would cross the property line onto McFarland Clinic, which supports the construction of the vestibule and the text amendment.** A variance was not pursued as it is difficult to make the findings about the hardship that would occur if no expanded vestibule were to exist. The desire for the vestibule expansion leads to the text amendment to allow for the change.

**Staff agrees that for integrated sites, such as MGMC and the McFarland Clinic, the distinction of side yard setback is not essential to the character or function of the two lots. Staff believes changing the setback standard for this type of use is appropriate.**

To accomplish this goal of allowing for integrated sites, there are various options to modify the wording of a text amendment for a zero setback. Side yard setbacks could be removed in their entirety for all properties in the S-HM and treat the S-HM as a

standard commercial zone. Alternatively, the language could be focused on integrated sites.

**Staff proposes that this zero setback be applied only on the west side of Duff Avenue.** Although the east side of Duff Avenue is similarly zoned, the lot patterns and numerous smaller buildings may make the application of this change more problematic. On the west side of Duff Avenue, both the lot sizes and building sizes are considerably larger, limiting the number of lots to which this can be applied.

Staff proposes adding the following language to Table 29.1001 (3). New language is shown in bold underline, existing in normal typeface.

Minimum Principal Building Setback:	
Front Lot Line	25 ft.
Side Lot Line	8 ft. for 2 stories; 10 ft. for 3 stories 12 ft. for 4 stories 2 additional feet for each additional foot <b><u>-except-</u></b> <b><u>0 ft. for common lot lines of S-HM zoned parcels on the west side of Duff Avenue.</u></b>
Rear Lot Line	20 ft.
Corner Lots	Provide 2 front yards and 2 side yards

The Planning and Zoning Commission reviewed the proposed text amendment at its October 21, 2015, meeting. **The Commission recommended the Council adopt the proposed text amendment on a 6-0 vote.**

**ALTERNATIVES:**

1. The City Council can adopt the proposed amendment to the side yard setbacks for the S-HM zoning district for the west side of Duff Avenue in the S-HM zoning district.
2. The City Council can adopt alternative language for side yard setbacks for all of the S-HM zoning district.
3. The City Council can decline to adopt the proposed setbacks for the S-HM zoning district.

**CITY MANAGER'S RECOMMENDED ACTION:**

The proposed zero setback amendment solves the immediate issue for the MGMC/McFarland. Although the Zoning Board of Adjustment granted a variance for a similar request in 2000, it is unclear whether the variance criteria could be met for this

particular request. Allowing connections between these two major health care centers provides convenience and safety to patients and staff of an area that functions as an integrated campus. Staff recommends limiting the amendment only to the west side of Duff Avenue. **Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 and, thereby, adopt the proposed ordinance.**

## Text Amendment to the Zoning Ordinance *Application Form*

(This form must be filled out completely before your application will be accepted.)

1. **General Description of Affected Property(ies)** (attach, if lengthy):

Those properties that lie within the Hospital-Medical District (S-HM).

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2. **Applicant:** Mary Greeley Medical Center

Business: \_\_\_\_\_

Address: 1111 Duff Ave.                      Ames                      Iowa                      50010  
(Street)                                      (City)                                      (State)                                      (Zip)

Telephone: \_\_\_\_\_                      515-239-2105                      \_\_\_\_\_  
(Home)                                      (Business)                                      (Fax)

3. **Contact Person:** Scott T. Blum, AIA

Business: Accord Architecture Company

Address: 1601 Golden Aspen Dr., Ste 103, Ames, Iowa 50010  
(Street)                                      (City)                                      (State)                                      (Zip)

Telephone: \_\_\_\_\_                      515.663.9643                      515/663.9644  
(Home)                                      (Business)                                      (Fax)

E-mail address: scott@accordarch.com

*I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ames, and have submitted all the required information.*

**Signed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Applicant(s)**  
Lynn Whisler, Vice President  
Mary Greeley Medical Center  
\_\_\_\_\_  
**Print Name**

**Accord**  
architecture.  
208 East State Street  
PO Box 826  
Mason City, IA 50401-0826  
641.423.4784 641.423.9244 fax

September 16, 2015

1601 Golden Aspen Drive, Suite 103  
Ames, IA 50010  
515.663.9643 515.663.9644 fax

Ms. Diane Voss, City Clerk  
City of Ames  
515 Clark Avenue  
Ames, Iowa 50010

SUBJECT: Mary Greeley Medical Center  
Request for Zoning Text Amendment to Zone S-HM

Dear Ms. Voss,

On behalf of Mary Greeley Medical Center, we are requesting an amendment to the text within the City of Ames Zoning Ordinance, Chapter 29.1001 that describes the setback distance for interior lot lines in the Hospital-Medical District (S-HM). Our request of the city council is to allow the reduction of the setback distance to zero (building growth to the interior property line) within the S-HM district, thus allowing Mary Greeley Medical Center to construct an entrance vestibule on the north side of the medical center's existing North Addition that does not violate the setback requirements. Notice that this is a request for zero setbacks on interior or non-street property lines only. Please allow me to provide a little background on the reason for this request in the following paragraphs.

In a continuing effort to improve patient and public safety at the hospital campus at 1111 Duff Avenue in Ames, Mary Greeley Medical Center (MGMC) would like to construct an enclosed vestibule on the north side of the hospital. Please refer to the attached illustrations. Currently, there are exterior stairs and a ramp at this location exposed to rain, snow and ice making this drop-off and pick-up point for patients potentially slippery. This stair and ramp are part of the North Addition project that was constructed by the hospital in 2001. In an agreement with McFarland Clinic at that time, the stair and ramp were constructed over the line that splits the two properties, thus making a portion of the MGMC improvements (ramp, stair, retaining walls and courtyard) on the McFarland property. Further, an enclosed hallway or "link" between the two buildings was also constructed at that time. An easement was established between the two organizations on April 1, 2001 in order to make this possible. A variance was granted by the city at that time as well to allow the connection of the two buildings.

The current north entrance serves what the hospital calls the "North Addition" and is primarily used as a medical office building housing MGMC services such as radiation oncology and the Diabetes Education and Nutrition Center, Hospital Information Management, External Relations and leased space by McFarland Clinic cardiology and oncology clinics. If MGMC is allowed to construct the proposed vestibule, it would extend over the property line and enclose the stairs at this location, thus making this entrance much safer. MGMC is also considering enclosing or providing a canopy roof over the ramp as part of this project, but that decision has not been made.

On September 9, 2015, representatives from Accord Architecture and MGMC met with zoning and inspections staff members at the City of Ames. As an outcome of that meeting, Mr. Charles Kuester, a planner with the City of Ames, indicated that I may formally request a text amendment in this letter to initiate the process of consideration and possible approval. Please consider this important text amendment, thus allowing a much safer entrance to the hospital. Thank you for considering this proposal. We are eager to work with the City of Ames to receive approval for this project, which we plan to publicly bid this winter.

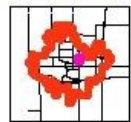
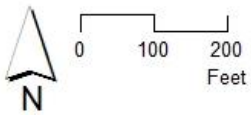
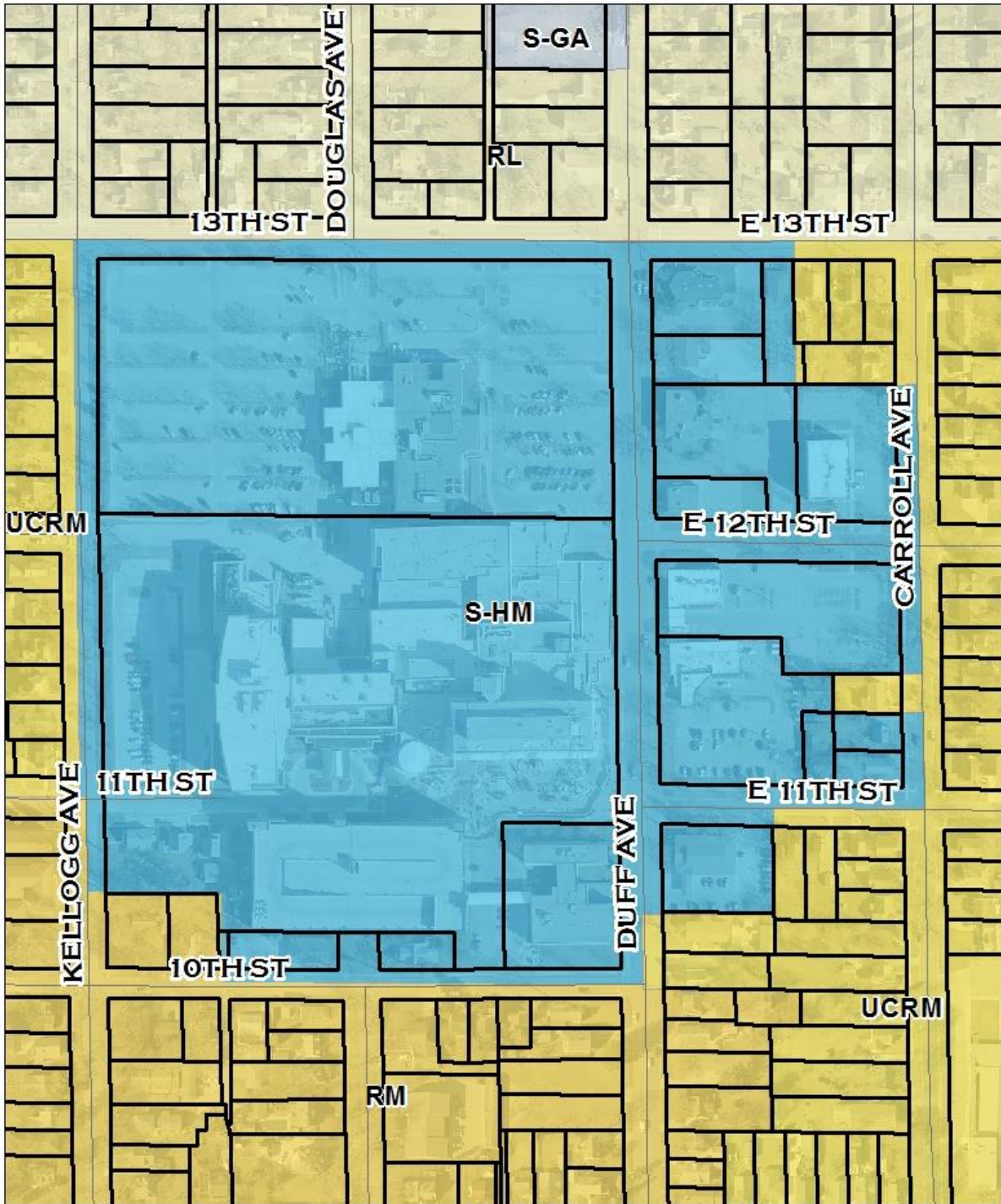
Sincerely,

ACCORD ARCHITECTURE COMPANY

By 

Scott T. Blum, AIA, LEED AP  
President

# S-HM LOCATION MAP



**ORDINANCE NO.**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING TABLE 29.1001(3) AND ENACTING A NEW TABLE 29.1001(3) THEREOF, FOR THE PURPOSE OF AMENDING SIDE SETBACKS IN THE S-HM (HOSPITAL-MEDICAL) DISTRICT; 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 29.1001(3) as follows:

“(3) **Development Standards.** The development standards applicable in the S-HM Design District are set forth in Table 29.1001(3) below:

**Table 29.1001(3)  
Hospital/Medical Design District ("S-HM") Development Standards**

<b>DEVELOPMENT STANDARDS</b>	<b>REQUIREMENT</b>
Minimum Lot Area	6,000 sq. ft
Minimum Principal Building Setback: Front Lot Line Side Lot Line  Rear Lot Line Corner Lots	25 ft. 8 ft. for 2 stories; 10 ft. for 3 stories 12 ft. for 4 stories 2 additional feet for each additional foot <b>-except-</b> <b>0 ft. for common lot lines of S-HM zoned parcels on the west side of Duff Avenue.</b> 20 ft. Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft @ street line; 50 ft @ building line
Maximum Building Coverage	65%
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	75%
Minimum Landscaped Area	25%



Maximum Height Principal Building	<p>Whichever is lower: 6 stories or</p> <p>Where adjacent properties are not zoned residential, 80 ft. at building setback with 10 feet additional height allowed for every additional 30 ft. from setback line not adjacent to residentially-zoned property to a maximum of 100 ft.</p> <p>Where adjacent properties are zoned residential, 50 ft. at building setback with 10 ft. additional height allowed for every additional 30 ft. from setback line adjacent to residentially-zoned property to a maximum of 100 ft.</p>
Minimum Height Principal Building	20 ft or 2 stories, whichever is greater (if any nonconforming structure is enlarged to the extent of 50% or more in floor area, whether through a single or cumulative expansions, such addition shall conform to this requirement)
Parking Between Buildings and Streets	Yes
Drive-Through Facilities	No
Outdoor Display	Yes
Outdoor Storage	No
Trucks and Equipment	Yes

*(Ord. No. 3595, 10-24-00; Ord. No. 3911,04-24-07; Ord. 4075, 07-12-11)."*

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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
Ann H. Campbell, Mayor