

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENTS RELATING TO MIXED USE DEVELOPMENT STANDARDS IN CAMPUSTOWN SERVICE CENTER (CSC) ZONING

BACKGROUND:

The developer of the 1.8 acre site within the 2700 Block of Lincoln Way requested that City Council initiate a text amendment to allow for a mixed use development to be constructed in a manner similar to mixed use developments in Campustown Service Center (CSC) zoning, but to allow for some household living residential uses on the ground floor. **City Council consented to initiating a text amendment at its June 14, 2016 and gave direction on the approach for the text amendment at its August 9th meeting. Staff has prepared a draft ordinance that reflects the direction given on August 9th.**

For any change that is approved to the zoning standards, staff believes key requirements should be retained that require commercial along the primary commercial streets and transparency (windows) that allow for visual interest and an engaging activated pedestrian environment at the street level. With these concerns in mind, staff has drafted the attached ordinance to accommodate City Council direction, clarify standards, and address the general needs for the development project proposed for the 2700 Block of Lincoln Way. The changes to Sections 29.809 (2) and (3) are described below and included in their entirety as part of the attached ordinance:

1. Household Living Use Category: Household living uses (residential uses) were previously only permitted in the CSC above the ground floor and when the first floor contained non-residential uses. A revision to the text has been made to describe household living as a standalone use and as a mixed use when above commercial uses or short term lodging. The new allowance is for corner lots, that an exception exists for household living on the ground floor when across from residentially zoned lots when commercial uses are maintained on the additional street frontages of the property and the commercial space is not negatively impacted by the use. The intent of the language about commercial uses is to ensure that the commercial frontage is maintained for commercial use and not overwhelmed by a residential use on the side of the building.

With the 2700 Lincoln Way project, this language permits the residential units at the rear of the building on the ground floor to be approved. It also allows for the hotel to be on the ground floor rather than commercial space.

2. Maximum Building Coverage: Maximum building coverage was revised from 100% to no maximum. 100% building coverage was never attainable with a required 10 foot rear yard setback in the CSC zone development standards. This is cleanup and clarification item.
3. Windows: The minimum glazing requirement was revised to note a minimum 50% glazing at the ground floor level for non-residential uses, and a 30% minimum glazing for residential uses at the ground floor level. The requirement for windows that allow visibility into the commercial space has not been changed.
4. Building Materials: The text was adjusted to clearly state that clay brick is required to be the majority material on each facade, excluding windows and doors. As currently worded it was confusing to administer as a façade or whole building requirement and that the amount of clay brick could effectively be a low percentage through the introduction of multiple materials.

The revised text also clarifies that interior courtyard facades not visible from the street are exempt from the brick requirement. The courtyard standard addresses both U-shaped courtyards and four-sided fully enclosed courtyards. The facades facing a property line would always need to meet clay brick requirement, only facades that are not visible would be exempt.

5. Entrances: Text was added to require the short term lodging uses (hotels) shall be required to provide a lobby and entrance facing a street. This is included to help guard against development claiming first floor residential areas are short term lodging rather than household living that would likely be precluded.

Planning and Zoning Commission Recommendation:

At the meeting of July 20, 2016, the Planning and Zoning Commission discussed the original options for amending the CSC standards that were reviewed by the Council on August 9th. The Commission discussed the intended character of Campustown and the need to have active and walkable commercial frontages. They noted a concern about the management of short term lodging uses (hotel) long term and the ramifications of allowing for such a use on the first floor if the use would be discontinued in the future.

The Commission also discussed the concern for the loss of small commercial spaces for larger corporate tenant spaces. With a vote of 5-0, the Commission recommended that the City Council approve text amendments to allow for reduced window percentages for residential, allow residential across from residential on corner lots, and for short term lodging as a use within a mixed use building.

ALTERNATIVES:

1. The City Council can approve on first reading the proposed ordinance amending Table 29.809(2) and Table 29.809(3) of the Campustown Service Center (CSC) zone.

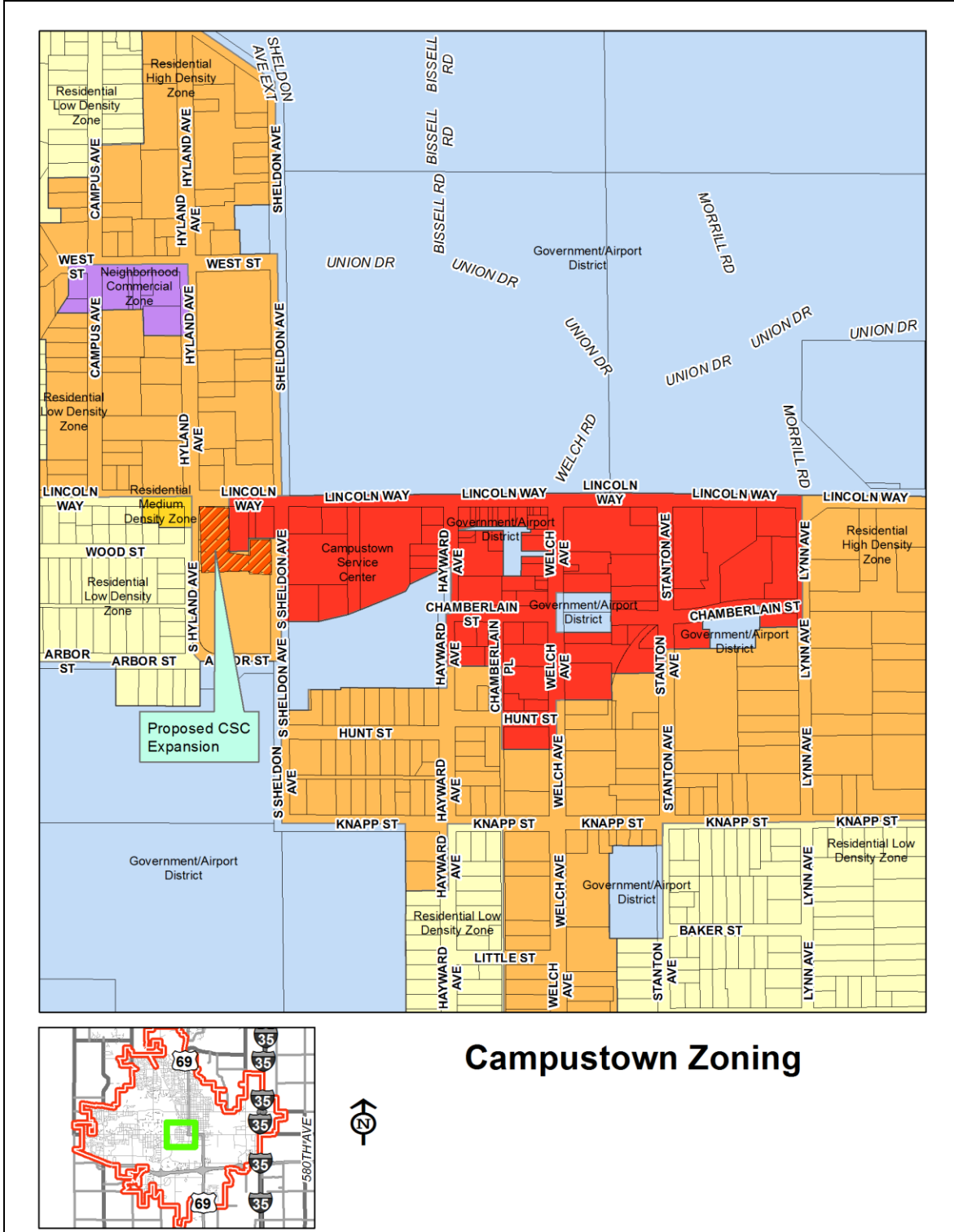
2. The City Council can decline to adopt the proposed ordinance amending Table 29.809(2) and Table 29.809(3) of the Campustown Service Center (CSC) zone.
3. The City Council can recommend alternative language for the proposed amendments regarding the Campustown Service Center (CSC) zone.

MANAGER'S RECOMMENDED ACTION:

The intent of CSC zoning is to ensure that it continues to be a walkable commercial environment while allowing for intensification of housing in a well served infill area of the City. Any text amendment needs to ensure that the basic design and use interests for the area are preserved to meet the goals for Campustown as identified within the LUPP. With some trepidation in allowing for the short term lodging and residential uses on the ground floor, staff believes that the amendment do address the primary interests related to the 2700 Block project and are workable for the remainder of Campustown.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

Attachment 1: Campustown Zoning Map



ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING TABLE 29.809(2) AND TABLE 29.809(3), & ENACTING NEW TABLES 29.809(2) AND 29.809(3) THEREOF, FOR THE PURPOSE OF AUTHORIZING ADDITIONAL HOUSING TYPES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; 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 new tables 29.809(2) and 29.809(3) as follows:

**“Table 29.809(2)
Campustown Service Center (CSC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living, Stand Alone	N	--	--
Household Living, Mixed Use Above First Floor	Y, on all lots, if located above the first floor and in combination with permitted non-residential or short term lodging use.	SDP Minor	Staff
Household Living, Mixed Use Ground Floor	N, except when located on a corner lot, household living may be located at ground level across from residentially zoned lots if there is no substantial effect on the remaining commercial frontage of the site.	SDP Minor	Staff
Short-term Lodgings	Y	SDP Minor	Staff
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services – General	Y	SDP Minor	Staff
Retail Trade – Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Industrial Service	N	--	--
Small Production Facility	Y	SP	ZBA
INSTITUTIONAL USES			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	N	--	--
Parks and Open Areas	Y	SDP Minor	Staff
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
TRANSPORTATION, COMMUNICATIONS AND			

UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP	ZBA
Detention Facilities	N	--	--
Major Event Entertainment	Y	SP	ZBA
Vehicle Service Facilities	N	--	--
Adult Entertainment Business	Y	SDP Minor	Staff

- Y = Yes: permitted as indicated by required approval
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
ZBA = Zoning Board of Adjustment

**Table 29.809(3)
Campustown Service Center (CSC) Zone Development Standards**

DEVELOPMENT STANDARDS	CSC ZONE
Minimum FAR	1.0, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Minimum Lot Area	No minimum, except for mixed uses, which shall provide 250 sf of lot area for each dwelling unit
Minimum Lot Frontage	No minimum, except for mixed uses, which shall provide 25 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	0 0 10 ft. 10 ft.
Minimum Landscaped Area	No minimum
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3. See Section 29.403
Maximum Building Coverage	No Maximum
Openings between buildings	In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate mid-point of each face of each block. In addition to this mid-block areaway or drive, any lot without other means of access from a public street or alley may have one driveway from the street of up to 20-ft in width.
Minimum Height	25 feet, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Maximum height in portions of CSC bounded by: Lincoln Way Stanton Avenue Hunt Street Hayward Avenue	115 feet
Maximum height within fifteen (15) feet of the right-of-way lines of: Lincoln Way from Hayward Avenue to Stanton	30 feet, except buildings of three stories height or fewer with frontage on Lincoln Way and without residential use

Avenue Welch Avenue from Lincoln Way to Chamberlain Street	
Maximum Height in all other locations	75 feet.
Parking Allowed Between Buildings and Streets	No
Windows at ground line	For Non-Residential Facades, more than 50% of the area of primary or secondary façades between the ground line and the second floor line shall be windows that allow views into the interior space or be a display window. For Residential Facades, more than 30% of the area of primary or secondary façades between the ground line and the second floor line shall be windows or entries with windows
Building Materials	Clay brick shall comprise more than 50% of the exterior wall surface of each building façade. Exterior wall surface does not include windows or doors or their trim. Internal courtyard walls that are not visible from the street are exempt. This requirement does not apply to additions to buildings which do not have brick as an exterior material.
Entrance	There shall be at least one functional pedestrian entrance facing a street. Short term lodging must have a lobby and entrance facing a street.
Balconies	There shall be no exterior balconies above the third floor.
Site materials	No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes, See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

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

Section Four. 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