

COUNCIL ACTION FORM

SUBJECT: REZONING FROM RH (RESIDENTIAL HIGH DENSITY) TO NC (NEIGHBORHOOD COMMERCIAL) FOR A PROPERTY LOCATED AT 3504 GRAND AVENUE

BACKGROUND:

The property owner, Heartland Baptist Church, is requesting rezoning of a single parcel of land located at 3504 Grand Avenue from RH (Residential High Density) to NC (Neighborhood Commercial). The site, is located on the east side of the intersection of Grand Avenue and Bloomington Road, and includes 1.83 acres (79,516 square feet) (see *Attachment A: Location and Zoning Map*). The property is designate as Residential High Density on the future land use map the Land Use Policy Plan (LUPP).

On September 19, 2017, the City Council directed that a rezoning application was the preferred option for consideration of changing use of the site compared to a Highway Oriented Commercial LUPP change application. This direction was in response to a letter received from Heartland Baptist Church (see *Attachment D: Applicant's Letter*), and a letter received from Habitat for Humanity (see *Attachment E: Habitat for Humanity Letter*). Habitat for Humanity of Central Iowa proposes to relocate their main office, presently located at 401 Clark Avenue, and their retail store, presently located at 402 E. Lincoln Way, to the site at 3504 Grand Avenue.

Stand alone office and retail sales and service uses, as proposed for this site, are not permitted in the RH zoning district. Rezoning of the site to NC allows the proposed uses in pre-existing buildings on a lot with a maximum lot area of 100,000 square feet, subject to approval of a Special Use Permit by the Zoning Board of Adjustment. The Special Use Permit requirement is triggered by the size of the property exceeding 20,000 square feet. If the rezoning is approved, the applicant would proceed with a Special Use Permit application for use of the site to address operational aspects of the business.

The site contains a vacant building, previously occupied by Heartland Baptist Church, with 12,598 square feet of gross floor area. The vacant building is a single-story structure without a basement. A garage/storage building (6,000 sq. ft.) and a small storage shed are located behind the main building. The applicant intends to establish their planned uses with the existing structures without any alterations to the exterior, or changes to parking areas.

Further analysis of the rezoning petition is found in the Addendum.

At the December 20, 2017 Planning & Zoning Commission meeting, the Commission recommended by a vote of 5-0 to approve the rezoning of the property located at 3504 Grand Avenue without conditions. The owners of property at 3514 Grand Avenue and 3526 Grand Avenue, which both abut the north property line of the site, were in attendance and expressed their concerns about potential commercial uses that may locate on the property if rezoned to Neighborhood Commercial (NC). They did not object to use of the property by the Habitat for Humanity organization, provided it did not involve large trucks transporting building materials to and from the site. They would object to using the site for a restaurant, given the traffic, and trash that would be generated by such a use. They requested that the rezoning include restrictions to further limit the types of uses that may locate on the site, including prohibiting restaurants.

ALTERNATIVES:

1. The City Council can approve the request for rezoning from RH (Residential High Density) to NC (Neighborhood Commercial) for the property located at 3504 Grand Avenue, as proposed by the rezoning request and supported by the findings of fact.
2. The City Council can deny the request for rezoning from (RH) Residential High Density to (NC) Neighborhood Commercial for the property located at 3504 Grand Avenue, if the Commission finds that the City's regulations and policies are not met.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The current RH zoning of the site is consistent with the Land Use Policy Plan land use designation and supports the use of the site as either a church or redevelopment with high density residential. Limited mixed use is also allowed with the current RH zoning district. However, the desire to have 100% commercial use of the site is not permitted within RH zoning.

The proposed rezoning to NC can be found to be consistent with the allowances of the LUPP for small scale commercial zones and that the use of the site would not displace existing housing, despite the fact that it is not designated as commercial on the future land use map. Infrastructure is in place to serve the intended use. The applicant's proposed use is compatible with the surrounding uses, given the low volume of traffic anticipated for this site.

Site improvements are currently non-conforming for the RH zoning with parking between the building and the street and lack of landscaping that meets current requirements. The rezoning to NC will not cure these deficiencies and the property will continue to have non-conformities upon its reuse if a special use permit is approved. The use of the site consistent with a special use permit ensures that future uses can be

accommodated in a manner that is compatible with the surroundings without specifying details in a rezoning master plan with the requested NC zoning district.

In response to the concerns expressed at the Planning and Zoning Commission meeting by neighboring property owners, the Zoning Board of Adjustment could choose to exclude certain uses presently allowed in the NC zone, as part of the approval of the Special Use Permit.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request for rezoning from (RH) Residential High Density to (NC) Neighborhood Commercial as proposed by the rezoning request, and supported by the findings of fact.

ADDENDUM:

Land Use Policy Plan Future Land Use Map. No change in the land use designation is proposed in relation to the rezoning request. The Land Use Policy Plan (LUPP) Future Land Use Map designates this site as High-Density Residential. This designation is applied along the east side of Grand Avenue between Bloomington Road and 24th (see *Attachment B: LUPP Map*). Commercial uses are most commonly associated with Commercial designations on the Future Land Use Map that include: Highway-Oriented Commercial; Downtown Services Center; Regional Commercial; and Commercial Nodes.

Staff concluded upon review of the Highway Oriented Commercial land use designation that it was inappropriate for the site based upon the LUPP's policies to discourage expanded strip commercial development. Additionally, the site was not associated with a commercial node to support its rezoning to a traditional commercial zone. The only remaining option for considering small scale commercial use was to consider a rezoning to Neighborhood Commercial.

The proposed NC zoning does not have a corresponding commercial designation on the Future Land Use Map of the LUPP. There are no specific siting criteria for the zoning district, only the general discussion of its intent and purpose within Chapter 2 of the Land Use Plan. Neighborhood Commercial is of limited applicability within existing areas of the City for sites that did not meet the other commercial land use policies of the City and were also small scale in nature.

There are generally six other areas of the community with NC zoning. The land use designations of these areas on the Future Land Use Map include One- and Two-Family Medium-Density Residential, High-Density Residential, Downtown Services Center, and Highway-Oriented Commercial. The six areas zoned as NC are described as follows:

- Properties east of Grand Avenue and north of 24th Street includes a bank and a hardware store, and are designated as High-Density Residential;
- The area west of Grand Avenue between 5th Street and 6th Street includes three office buildings, and is designated as One- and Two-Family Medium-Density Residential;
- The area east of Clark Avenue to the east side of Duff Avenue between 6th Street and 7th Street includes a grocery store, single family homes, apartment buildings, offices, parking lots, an auto repair business, and a convenience store, and is designated as Downtown Services Center;
- Property southeast of the intersection of S. Hazel Avenue and Lincoln Way is used as general office and designated as One- and Two-Family Medium-Density Residential;

- Property at 926 S. 16th Street includes a restaurant and is designated as High-Density Residential; and,
- The area along Florida Avenue and Reliable Street includes a heating and air conditioning business, a painting company, self-storage units, single family homes, and a former grain elevator being converted for other commercial uses.

Existing/Proposed Zoning. The current zoning of the property is RH (Residential High Density). On August 28, 2001, the City Council approved Ordinance No. 3624, amending the official zoning map by changing the zoning of the eastern portion of the property located at 3504 Grand Avenue from RL (Residential Low Density) to RH (Residential High Density). The western portion of the parcel was already zoned as RH. At the time, the property was occupied by a Heartland Baptist Church, which was a conforming use of the property as a religious institution in the RH zone.

The proposed zoning of the property is NC (Neighborhood Commercial). The NC zone has more restrictive use limits than other zones, and requires Zoning Board of Adjustment (ZBA) approval of a Special Use Permit (SUP) for larger sites, such as the subject property. Continued use of the property by a religious institution would be allowed without triggering the requirement for a SUP. However, a change of the use on the site to a commercial use would require a SUP, since the size of the property exceeds 20,000 square feet. A SUP would be considered only if the rezoning is approved first.

Permitted Uses. The proposed NC zoning category allows a more limited range of uses than the HOC (Highway-Oriented Commercial) zoning district. Permitted uses in the NC zone include:

- Household Living;
- Office;
- Retail Sales and Services – General;
- Entertainment, Restaurant and Recreation Trade;
- Community Facilities;
- Social Service Providers;
- Religious Institutions;
- Basic Utilities;
- Personal Wireless Communication Facilities; and,
- Child Day Care Facilities.

The maximum lot area for pre-existing buildings and pre-existing neighborhood commercial centers is 100,000 square feet (with approval by Special Use Permit according to Section 29.1503).

The portion of the existing parking lot for the subject property that is located between the building and the street does not conform to the off-street parking regulations for the NC zone. Minimum required building setbacks in the NC zone are met by the location of the existing principal building on the site; however, the location of the building does not conform to the maximum allowed building setback of 60 feet from the street lot line.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described:

Location	Existing Land Uses
Subject Property	Former Church Building and Accessory Structures
North	Single Family Homes
East	Farmland, Skunk River
South	Healthcare Facility
West	Apartment Buildings

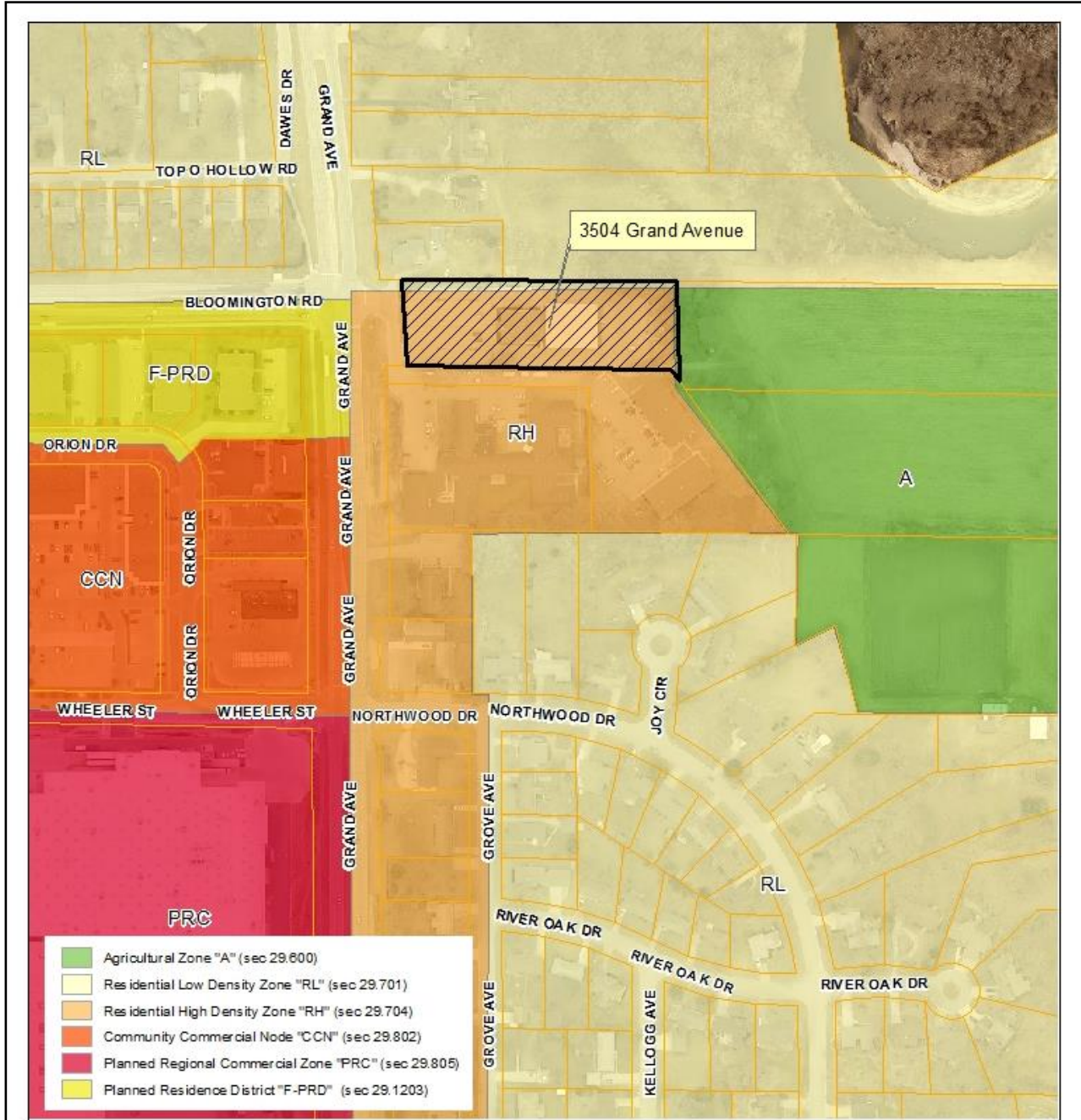
Public Infrastructure. All public infrastructure is available and has the capacity to serve the site.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property. As of this writing, no comments have been received.

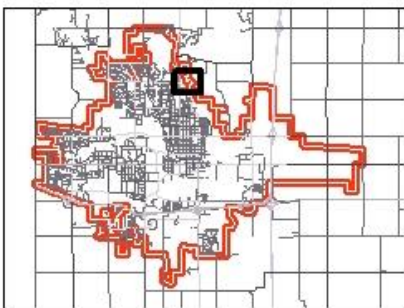
Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. *Ames Municipal Code Section 29.1507(2)* allows owners of fifty percent (50%) or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The owner of this single parcel has requested the rezoning.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as High-Density Residential.
3. There is no corresponding land use designation on the Future Land Use Map for the NC (Neighborhood Commercial) zoning designation.
4. Infrastructure is in place to serve the proposed use of this site.

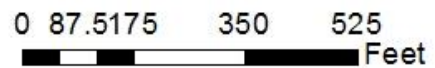
Attachment A: Location and Current Zoning Map



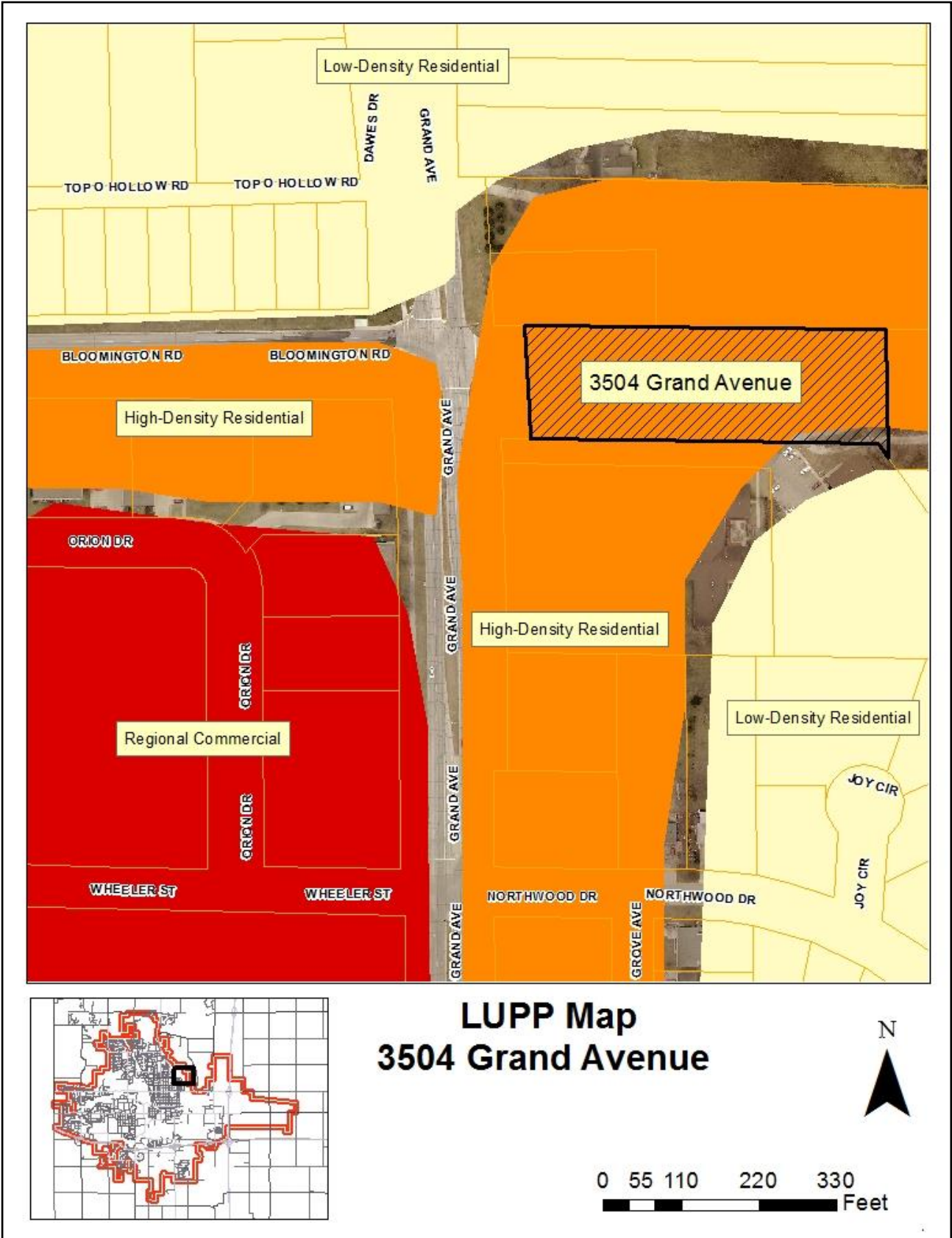
- Agricultural Zone "A" (sec 29.600)
- Residential Low Density Zone "RL" (sec 29.701)
- Residential High Density Zone "RH" (sec 29.704)
- Community Commercial Node "CCN" (sec 29.802)
- Planned Regional Commercial Zone "PRC" (sec 29.805)
- Planned Residence District "F-PRD" (sec 29.1203)



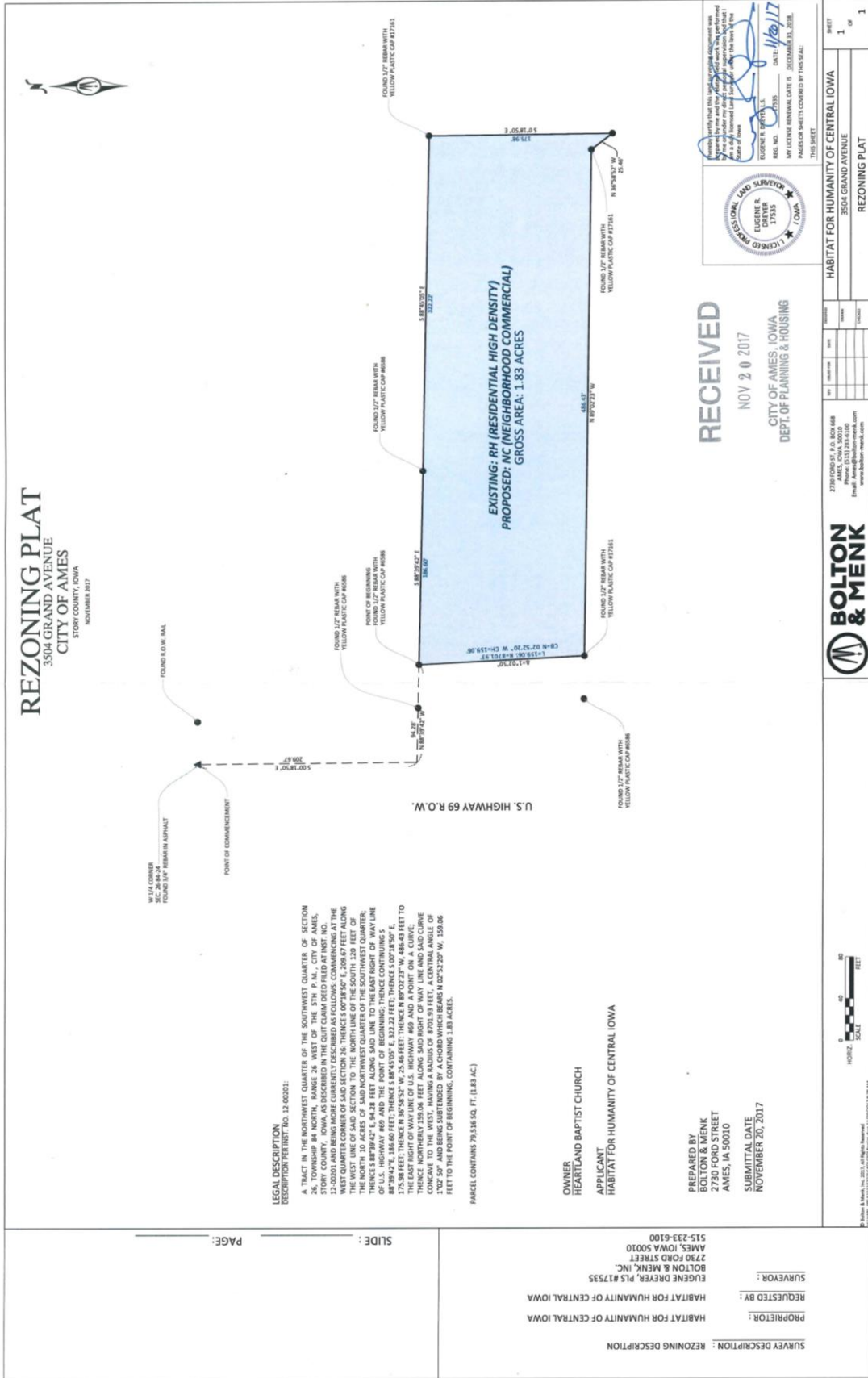
Location & Zoning Map 3504 Grand Avenue



Attachment B: LUPP MAP [Excerpt]



Attachment C: Rezoning Plat



REZONING PLAT
 3504 GRAND AVENUE
 CITY OF AMES
 STORY COUNTY, IOWA
 NOVEMBER 2017

LEGAL DESCRIPTION
 DESCRIPTION PER IODT NO. 12-00201:
 A TRACT IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 10 WEST, COUNTY OF STORY, IOWA, AS DESCRIBED IN THE QUIT CLAIM DEED FILED AT IODT NO. 12-00201 AND BEING MORE CURRENTLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S 00°18'50" E, 209.67 FEET ALONG THE WEST LINE OF SAID SECTION 26 TO THE POINT OF BEGINNING; THENCE S 88°39'42" E, 84.28 FEET ALONG SAID LINE TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 69 AND THE POINT OF BEGINNING; THENCE CONTINUING S 88°39'42" E, 175.98 FEET; THENCE N 80°28'52" W, 25.46 FEET; THENCE N 87°02'23" W, 486.43 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 69 AND A POINT ON A CURVE; THENCE NORTHERLY 259.06 FEET ALONG SAID RIGHT OF WAY LINE AND SAID CURVE TO THE POINT OF BEGINNING; THENCE S 88°39'42" E, 175.98 FEET; THENCE S 00°18'50" E, 209.67 FEET TO THE POINT OF BEGINNING, CONTAINING 1.83 ACRES.

PARCEL CONTAINS 79,516 SQ. FT. (1.83 AC.)

OWNER
 HEARTLAND BAPTIST CHURCH
APPLICANT
 HABITAT FOR HUMANITY OF CENTRAL IOWA

PREPARED BY
 BOLTON & MENK
 2730 FORD STREET
 AMES, IA 50010
SUBMITTAL DATE
 NOVEMBER 20, 2017

SURVEY DESCRIPTION : REZONING DESCRIPTION
PROPRIETOR : HABITAT FOR HUMANITY OF CENTRAL IOWA
REQUESTED BY : HABITAT FOR HUMANITY OF CENTRAL IOWA
SURVEYOR : EUGENE DREYER, PLS.#17558
 BOLTON & MENK, INC.
 2730 FORD STREET
 AMES, IOWA 50010
 515-233-6100

RECEIVED

NOV 20 2017
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING



I hereby certify that this plat was prepared and submitted to me by the person named herein and that it conforms to the laws of the State of Iowa. I have examined the plat and find it to be correct and in accordance with the laws of the State of Iowa.
 EUGENE R. DREYER, L.S.
 REG. NO. 379338 DATE 11/20/17
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

BOLTON & MENK 2730 FORD STREET AMES, IOWA 50010 Phone: (515) 233-6100 Fax: (515) 233-6100 www.bolton-menk.com		HABITAT FOR HUMANITY OF CENTRAL IOWA 3504 GRAND AVENUE REZONING PLAT
SHEET 1 OF 1	DATE 11/20/17	SCALE AS SHOWN

Attachment D: Applicant's Letter



**Heartland
BAPTIST CHURCH**

To whom it may concern:

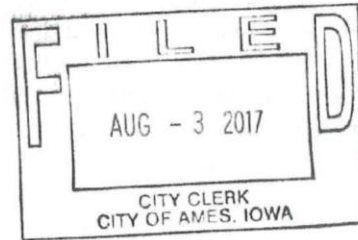
The congregation of HBC would be very pleased to see our old property at 3504 North Grand be able to continue to be used for such a great purpose as Habitat for Humanity. We love how this organization helps families in need of housing as that is something near and dear to our heart as well. In fact, our congregation has several families that have benefited through the years of getting into their first home through Habitat for Humanity. We would fully recommend working this out and if we might be of any assistance in the matter, please let us know.

Rev. Randy Abell
Senior Pastor
Heartland Baptist Church
Cell - (515) 450-0200
RandyAbell@aol.com

Preaching God's Word As It Is To Men As They Are
3333 Stanze Rd. Ames Iowa 50010 (515) 268-1721 churchames.org

Attachment E: Habitat for Humanity Letter (Page 1)

Pkts. 8-4-17



July 27, 2017

Ames City Council Members
515 Clark Street
Ames, Iowa 50010

Re: Rezoning of the Former Heartland Baptist Church property at 3504 N. Grand Avenue

Dear Council Members:

Habitat for Humanity works in partnership with God and people everywhere, from all walks of life, to develop communities with God's people in need by building and renovating houses so that there are decent homes in decent communities in which people can live and grow into all they were intended to.

Habitat for Humanity of Central Iowa is headquartered here in Ames, and covers Story, Hardin and Hamilton counties. HFHCI is in its 21st year of operation, and has thus far built or remodeled 55 homes, over 60% of them being in Ames. Currently 2 more are being finished, and 2 more are scheduled to start soon in partnership with the city of Ames.

HFHCI currently is occupying 3 different locations in Ames. Our main office in which Executive Director Sandi Risdal is headquartered is at 401 Clark Street. Our retail store is located at 402 E. Lincoln Way, and an additional storage facility is located at 615 Lincoln Way. The primary purpose of the store is to raise funds for building new houses and rehabbing existing homes through the sale of donated items including furniture, appliances, building materials and other items.

To accomplish this we are searching for a facility that would give us substantially more room, and allow us to move our 3 current locations under one roof. We believe we have found such a building in the former Heartland Baptist church building at 3504 N. Grand Avenue. As Habitat is a faith based organization we believe it is no accident that God has led us to this location. Upon speaking with Pastor Randy Abell of Heartland Baptist about their hopes for the future of the building we have learned that it is definitely their preference that another faith based organization would relocate to their facility.

401 Clark Ames, IA 50010

Phone: (515) 232-8815 Fax: (515) 233-2650 www.hfhci.org

Attachment E: Habitat for Humanity Letter (Page 2)

For us to move to this location it is our understanding that we will need to request a change to the current Land Use Policy Plan in place with the city, and upon the successful completion of that step we would then request a change in zoning from high density residential to commercial. As you know prior to the site being occupied by the Heartland congregation it was the Joy and Johnson Auction House, and with the near proximity to the Mall, the new Walmart, the Northern Lights shopping district, a florist, Dairy Queen and a convenience store the neighborhood is accustomed to commercial activity already. We will also hire a civil engineer to make recommendations on aesthetically pleasing borders with the adjoining properties to mitigate any impact our transition would have, and to harmonize with the surrounding neighborhood,

We believe we have established ourselves as good neighbors with the community, and good partners with the city in helping to ensure affordable housing for those who need it. Please give us your careful consideration in this matter as we endeavor to help make the city of Ames an even greater place to call home. Thank you for your consideration, and we look forward to working with you in this matter.

Cordially,



Dan Thomsen
Habitat Store Manager
515-232-2335 Store



Sandi Risdal
Executive Director
515-232-8815

"Unless the Lord builds the house, the workers labor in vain."

Psalm 127:1

Attachment F: Approved Site Plan (6/30/05)

NEW ADDITION HEARTLAND BAPTIST CHURCH 3504 GRAND AVE. AMES, IOWA 50010

BENJAMIN DESIGN COLLABORATIVE, P.C.
 401 Clark Street, Suite 308 • Ames, IA 50010
 (515) 232-0888 • www.bcdcollab.com

**NEW ADDITION
HEARTLAND BAPTIST CHURCH
3504 GRAND AVENUE AMES, IOWA 50010**

SHEET NO. 1 OF 1
 DATE: 6/30/05
 PROJECT NO. 05-001

SYMBOL	DESCRIPTION
1	CONCRETE
2	ASPHALT
3	GRAVEL
4	PAVING
5	WOOD
6	BRICK
7	STONE
8	CLAY TILE
9	GLASS
10	STEEL
11	ALUMINUM
12	COPPER
13	ZINC
14	LEAD
15	IRON
16	NICKEL
17	CHROME
18	PLASTIC
19	PAINT
20	GLUE
21	ADHESIVE
22	INSULATION
23	ROOFING
24	FOUNDATION
25	FOUNDATION
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21	ADHESIVE
22	INSULATION
23	ROOFING
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BUILDING CODE REQUIREMENTS

ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IOWA BUILDING CODE, IBC, AND ALL APPLICABLE LOCAL ORDINANCES. THE IOWA BUILDING CODE SHALL BE APPLIED TO ALL BUILDINGS UNLESS OTHERWISE SPECIFIED.

LEGAL DESCRIPTION
 PARCELS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SYMBOL	DESCRIPTION
1	CONCRETE
2	ASPHALT
3	GRAVEL
4	PAVING
5	WOOD
6	BRICK
7	STONE
8	CLAY TILE
9	GLASS
10	STEEL
11	ALUMINUM
12	COPPER
13	ZINC
14	LEAD
15	IRON
16	NICKEL
17	CHROME
18	PLASTIC
19	PAINT
20	GLUE
21	ADHESIVE
22	INSULATION
23	ROOFING
24	FOUNDATION
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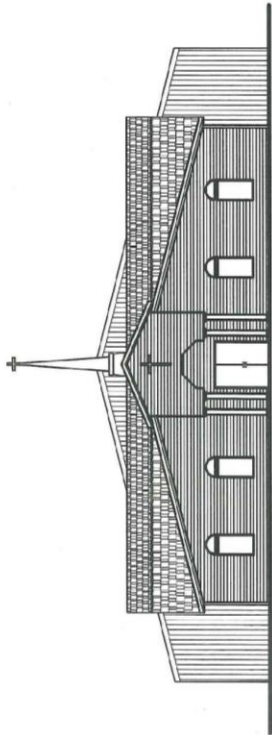
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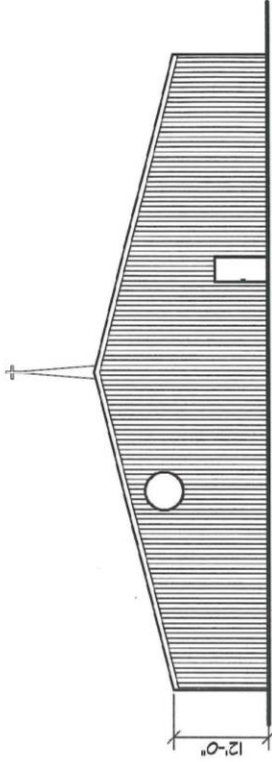
SYMBOL	DESCRIPTION
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Attachment G: Existing Building Elevations



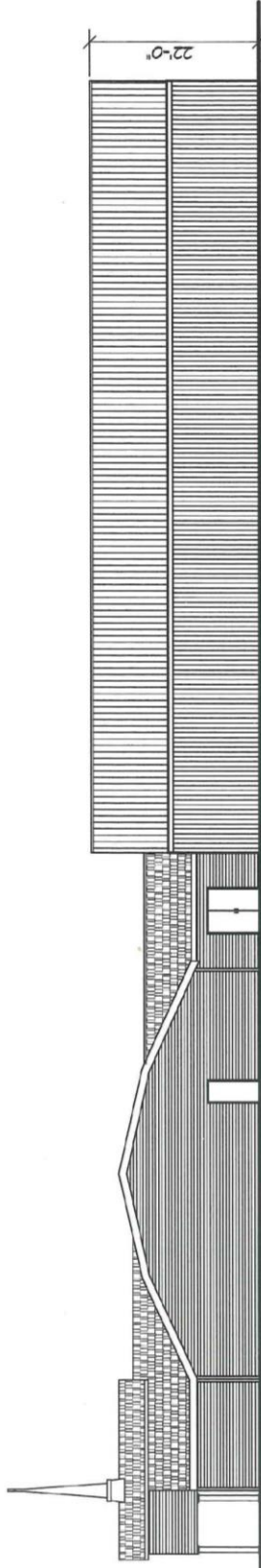
WEST ELEVATION

SCALE: 1" = 20'-0"



EAST ELEVATION

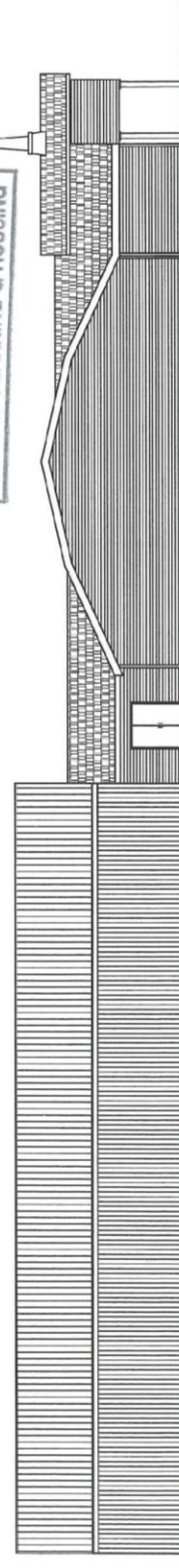
SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"

RECEIVED
MAR 29 2005
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



NORTH ELEVATION

SCALE: 1" = 20'-0"

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 3504 Grand Avenue, is rezoned from Residential High Density (RH) to Neighborhood Commercial (NC).

Real Estate Description:

A TRACT IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 84 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AS DESCRIBED IN THE QUIT CLAIM DEED FILED AT INST. NO.12-00201 AND BEING MORE CURRENTLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 26: THENCE S 00°18'50" E, 209.67 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTH LINE OF THE SOUTH 120 FEET OF THE NORTH 10 ACRES OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 88°39'42" E, 94.28 FEET ALONG SAID LINE TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #69 AND THE POINT OF BEGINNING; THENCE CONTINUING S 88°39'42" E, 186.60 FEET; THENCE S 88°45'05" E, 322.22 FEET; THENCE S 00°18'50" E, 175.98 FEET; THENCE N 36°58'52" W, 25.46 FEET; THENCE N 89°02'23" W, 486.43 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #69 AND A POINT ON A CURVE; THENCE NORTHERLY 159.06 FEET ALONG SAID RIGHT OF WAY LINE AND SAID CURVE CONCAVE TO THE WEST,

HAVING A RADIUS OF 8701.93 FEET, A CENTRAL ANGLE OF 1°02'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS N 02°52'20" W, 159.06 FEET TO THE POINT OF BEGINNING, CONTAINING 1.83 ACRES.

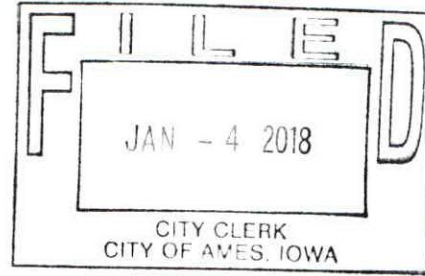
Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



January 3, 2018

Ames City Council Members
515 Clark Street
Ames, Iowa 50010

Re: Planning and Zoning Commission recommendation for the property at 3504 Grand Avenue

Dear Council Members:

As we enter the new year we want to express our appreciation to you and the Planning and Zoning Commission for your assistance in our quest to purchase the property at 3504 Grand Avenue to move and expand our retail store. We have added more hours and days to the time the store is open in its present location, and it is apparent that with the increase in sales and donations our present location is not adequate to meet our needs going forward. Having the additional space that the former Heartland Baptist Church building offers would greatly enhance our mission of bringing more affordable housing to more people in the Ames area, as well as continuing to repurpose many items that are still in highly desirable condition. Since we have added more days and hours of being open, almost daily we have customers come in who have never been in the store because of the limited hours we were open. Many of them are amazed at the quality and variety of our merchandise, and they have become repeat shoppers.

In order that we might reach even more people, and bring in even more money for new housing, we are asking that you would follow the Planning and Zoning Commission's recommendation to rezone the property to neighborhood commercial, and that you would prayerfully consider waiving the second and third readings to expedite this request. We still need to apply for a special use permit for this property due to it being over 20,000 square feet, so we have a bit more work to do. The congregation of Heartland Baptist Church voted unanimously to sell the property to Habitat for Humanity as it was their wish that a faith based organization would continue to operate at this location, and we are anxious to fulfill that wish.

We look forward to the council meeting on January 9th, and will be happy to answer any questions you may have. Thank you for your attention to this matter.

Cordially,

A handwritten signature in blue ink that reads "Dan Thomsen".

Dan Thomsen
Habitat Store Manager
515-232-2335 Store

A handwritten signature in blue ink that reads "Sandi Risdal".

Sandi Risdal
Executive Director
515-232-8815 Office

"Unless the Lord builds the house, the workers labor in vain".

401 Clark, Ames, IA 50010

Psalm 127:1

Phone: (515) 232-8815 Fax: (515) 233-2650 www.hfhoci.org