

COUNCIL ACTION FORM

REQUEST: **AMENDMENT TO THE ADAPTIVE REUSE PLAN AND APPROVAL OF A MAJOR SITE DEVELOPMENT PLAN FOR A FAST FOOD RESTAURANT AT 2501 GRAND AVENUE**

BACKGROUND:

In 2012, the City Council approved an Adaptive Reuse Plan/Major Site Development Plan for the North Grand Mall site at 2501 and 2801 Grand Avenue. The Plan allowed changes to the building, construction of new buildings, parking and landscaping improvements. Many of the improvements allowed by the Plan have been implemented. The purpose of the adaptive reuse provisions (*see Attachment D: Adaptive Reuse Plan Criteria*) is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming underutilized, vacant or demolished. Note City Council recently approved on August 27th the First Amendment to the 2012 Plan by approving a new building at 2801 Grand Avenue, near the corner of 30th Street and Grand Avenue.

The 2012 Adaptive Reuse Plan was focused on construction of a new building at the south end of the North Grand Mall building, where TJ-Maxx, Kohl's and other retailers are presently located. The Plan designated a location for a future restaurant, referred to as "Future Restaurant Site G", in the vacant area along Grand Avenue, adjacent to Fazoli's. No specific building was approved for the site and it was possible the area would be needed to provide parking for the full development of the Adaptive Reuse Plan. **This vacant area is the proposed location for a B-Bop's restaurant as an amendment to the Plan through the approval of a Major Site Development Plan.** (*see Attachment C: Proposed Major Site Development Plan*). The development site includes approximately 0.58 acres of leased area, which is a portion of Lot 2 of the Streets of North Grand Plat 2 Subdivision (*see Attachment A: Location Map*).

The entire land area for the 2012 Adaptive Reuse Plan is within two subdivisions. One is "Streets of North Grand, Lot 2" (2801 Grand Avenue), which includes the North Grand Mall building and parking lot. The other is "Streets of North Grand Plat 2, Lots 1 and 2" (2501 Grand Avenue), which includes the retail businesses and parking lot south of the North Grand Mall building. The properties in each subdivision have different owners that work together to implement the adopted Plan. The Walgreen's retail store, at 2719 Grand Avenue, is not part of the land area included in the 2012 Adaptive Reuse Plan. The land area to which the Adaptive Reuse Plan applies, encompasses shared parking, shared access, and landscaping amenities throughout the site.

Ed Kaizer, represents the property owner (Grand 1350 LLC) who is requesting an amendment to the 2012 Adaptive Reuse Plan to allow for the restaurant. The applicant, Rich Johansen, is requesting approval of the Major Site Development Plan for the proposed B-Bop's drive-through restaurant. This proposed amendment would be the 2nd

amendment to the 2012 approved permit.

The proposed building is designed as a one-story commercial building of approximately 2,626 square feet for use as a single-tenant fast-food restaurant. The proposed building differs from the existing B-Bops by providing for indoor customer seating along with drive-through hand outdoor seating. Customer entrances are proposed on the south and west sides of the building. A drive-through lane would be constructed on the east and north sides of the building. The pick-up window is on the north side of the building (see Attachment B: Building Elevations). The west side of the building will have a patio immediately adjacent to the building.

There are no existing parking spaces on the site of the proposed new restaurant that were accounted for in the prior approval. This is important in the context of the Adaptive Reuse Plan due to prior approvals for reduced parking ratios and total spaces provided to serve all the uses as shared parking. The combined parking, after approval of the 1st Amendment in August 2019, resulted in an overall parking ratio of approximately 3.88 spaces per 1,000 square feet of use, slightly below the original 4.00 spaces per 1,000 square feet standard. The developer proposes a total of 20 standard parking spaces, and 2 accessible parking spaces. An additional 3 spaces are proposed outside the north boundary of the site (lease area) as part of the reconfiguration of the site. The additional spaces would be created by eliminating an access to the site from the north with Fazoli's that will no longer be needed. A total of 25 parking spaces are proposed in association with improvements for the new restaurant (22 on-site and 3 outside the lease area).

The required parking for the use is approximately 10 parking spaces based upon prior authorization of uses at a 4 space per 1,000 square foot standard or 12 spaces with the more typical fast food restaurant standard of 11 spaces per 1,000 square feet of customer area. The number of spaces is quite low due to the small amount of dining area and the emphasis on take out and drive through service. The applicant's proposal for a net increase of 25 spaces exceeds the required parking for either calculation.

Parking Demand Calculations

Use*	Square feet	Ratio	Parking Required
<i>Mall-"Commercial"</i> <i>Existing Buildings</i> Per Approved 2012 Plan	416,783	4/1,000	1,667
<i>Fitness Facilities</i> Existing Building Tenants	20,500	5/1,000	103
<i>New Building (3-Bay Retail)</i> 2801 Grand Ave. Approved by C.C. 8/27/19	7,166	4/1,000	29
<i>Proposed Building (B-Bop's)</i> 2501 Grand Ave.	2,612	4/1,000	10
Total Parking Demand			1,809

* These figures do not account for temporary seasonal sales uses such as the Holub's nursery

There would be an approved number of 1748 parking spaces at completion of all improvements with the 1st and 2nd Amendments, compared to the 1st Amendment approval of 1723 parking spaces. The proposed improvements and use do not decrease the ratio of parking provided to uses on the site overall and can be found consistent with prior parking waiver by increasing the total number of parking spaces for the site.

The proposed building is designed with a drive-up service window for their customers. The stacking lane for the drive-up is accessed from the parking lot, then runs parallel to the eastside of the building next to Grand Avenue, where a menu board is located. This drive through is designed to allow for 5 cars to stack between the service window and the menu board. Approximately 3 to 4 additional cars may stack between the menu board and parking lot. Exiting from facility will occur at a 90-degree intersection with the internal mall driveway. The design will provide for adequate queuing capacity during most hours of operation. Stacking could impact internal circulation of the parking lot to the west of the building, but it will not affect external access points to the site.

Pedestrian access to the site includes a proposed sidewalk, five feet wide, between the restaurant entrance and the paved multi-purpose trail along the west side of Grand Avenue. There is no walkway extension to the west towards the existing mall. Although customers at peak times may choose to park to the west of the building and walk to it, there is no means to create a sidewalk from the building that extends west to Mall building itself, only a short sidewalk extension to the curb could be added by the applicant for convenient overflow customer access to the west.

The Landscaping Plan for the 2012 Adaptive Reuse Plan does not show any landscaping for "Future Restaurant Site G." The proposed Major Site Development Plan includes landscaping. The 2012 Adaptive Reuse Plan included allowances for reduced landscaping compared to Code requirements. Since that time, the City has also changed its landscaping requirements for parking lots and front yards.

Landscaping in the front yard requires a minimum width of 10 feet from the front property line. The developer proposes a landscape buffer that is approximately 17 feet wide. Four overstory trees are proposed, which meets the minimum number of required trees in the front yard. The number of shrubs and grasses is based upon the number of square feet in the front yard. Substitutions involving shrubs, grasses and decorative ground covers is allowed based upon minimum ratios. The Landscaping Plan meets the minimum requirements for shrubs and grasses. Substitutions have been utilized according to the established ratios in the zoning regulations for landscaping.

The minimum required parking lot landscaping is based upon the size of the paved area of the parking lot. Overstory trees must be planted at a minimum rate of one tree for every 200 square feet of the required 10 percent landscape area. For this development a minimum of seven trees is required. The developer proposes five trees. Two additional trees may be added to meet the minimum standard as recommend by the Planning Zoning Commission. Since this is an Adaptive Reuse Plan, modifications to required landscaping can be approved by City Council without full compliance to the landscape standards if it was viewed as supporting the overall development plan.

Proposed Waivers

The Adaptive Reuse Plan allows for waivers of standards to facilitate redevelopment. **In this instance the project requires a waiver of the 50-foot front yard setback standards to locate a trash enclosure near Grand Avenue.** The proposed location is 10 feet from the street lot line and includes front yard landscaping between it and the street.

As discussed earlier for parking, the proposed use itself meets parking requirements, but the overall site is short of required parking for all uses established with the original approval and 1st Amendment. **With approval of the 2nd amendment, City Council would permit the continued waiver of overall parking requirements as previously specified.**

Planning & Zoning Commission Recommendation

At the September 4, 2019 Planning & Zoning Commission meeting the Commission discussed the overall layout of the site and proposed features. There was no comment from the public during the meeting. The Commission voted 4-0 to recommend that the City Council approve the project with the condition to provide two additional overstory trees to meet current parking lot landscaping standards for the number of required trees related to this development area.

ALTERNATIVES:

1. The City Council can approve the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2501 Grand Avenue subject to the following stipulations:
 - A. Provide two additional trees to meet current parking lot tree planting standards.
 - B. Waive the front yard setback requirement of 50 feet to allow the trash enclosure 10 feet from the Grand Avenue property line.
 - C. Allow the Planning Director to approve outdoor lighting consistent with the Zoning Ordinance standards.
 - D. Maintain or improve the overall parking ratio for the site and allow for development of the 2nd Amendment site area with a ratio of four parking spaces per 1,000 square feet of gross floor area for the new fast food building and provide for a total 1748 parking spaces at the completion of all improvements.
 - E. For uses and site improvements not included in the 2nd Amendment, the approved 2012 Adaptive Reuse Plan still applies.
2. The City Council can approve the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2501 Grand Avenue with modified conditions.
3. The City Council can deny the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2501 Grand Avenue.

CITY MANAGER’S RECOMMENDED ACTION:

In reviewing the proposed amendment to the Adaptive Reuse Plan/Major Site Development Plan, staff prioritized review of the circulation for the site, front yard landscaping, and overall parking compliance for the proposed project. The proposed plan accommodates a drive-through use that does not impact the overall circulation of the site and creates a new restaurant spaces that will be complementary to the uses at the mall and provide services to the residents of north Ames.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Adaptive Reuse/Major Site Development Plan for 2801 Grand Avenue, with the stipulations noted above.

Addendum

Building Design. The proposed structure is designed as a one-story commercial building for use as a single tenant fast food restaurant. The proposed building differs from the existing B-Bops by providing for indoor customer seating along with drive through hand outdoor seating. Customer entrances are proposed on the south and west sides of the building. A drive-through lane would be constructed on the east and north sides of the building. The pick-up window is on the north side of the building (see *Attachment B: Building Elevations*). The west side of the building will have a patio immediately adjacent to the building. The building design includes a flat roof with a parapet to screen rooftop mechanical units. The four sides of the building all have vertical brick panels on the corners, and brick at each entrance. A horizontal brick band, approximately three feet wide, is proposed at the base of each façade. Smooth metal panels cover the majority of each building façade, and horizontal strips of colored metal bands encompass the structure. Glass blocks with a vertical orientation function as accent features on the south, north and west sides. Large glass panels with aluminum framing that has an anodized finish, are proposed on all sides of the building, except the east elevation, which has one smaller window.

Parking. There are no existing parking spaces on the site of the proposed new restaurant that were accounted for in the prior approval. The developer proposes a total of 20 standard parking spaces, and 2 handicap-accessible. An additional 3 spaces are proposed outside the north boundary of the site (lease area). The additional spaces would be created by eliminating an access to the site from the north with Fazoli's that will no longer be needed. A total of 25 parking spaces are proposed in association with improvements for the new restaurant (22 on-site and 3 outside the lease area). See *Attachment C: Proposed Major Site Development Plan*.

A standard fast food restaurant would require 12 stalls/1,000 square feet of customer area whereas within the Mall site a 4 spaces/ 1,000 square foot standard has been authorized for uses in the 2012 Plan. The developer proposes an additional 25 parking spaces, which exceeds the number required by either the fast food standard, or the adaptive reuse ratio.

The overall parking count for the North Grand Mall site as it exists today is approximately 1793 parking spaces. The existing parking layout will not be impacted by construction of the restaurant building, and required circulation, with the exception of adding 3 spaces outside the lease area for the restaurant. With the recent 2801 Grand Amendment approval, the overall parking for the mall will be changed to 1723 spaces with development on Lot 1 and the future redevelopment of parking on Lot 1. City Council authorized a waiver for the 2801 Grand building allowing for an overall site parking of 1723 parking spaces resulting in a ratio of 3.88 spaces/1,000 square feet. Approval of the proposed restaurant building would increase the number of parking spaces by 25 from 1723 to 1748. These figures do not include the Walgreen's site. **The proposed change does not decrease the ratio of parking provided to uses on the site overall.**

Parking Demand Calculations

Use*	Square feet	Ratio	Parking Required
<i>Mall-“Commercial” Existing Buildings Per Approved 2012 Plan</i>	416,783	4/1,000	1,667
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Total Parking Demand			1,809

* These figures do not account for temporary seasonal sales uses such as the Holub’s nursery

Circulation. The proposed building is designed with a drive-up service window for their customers. The stacking lane for the drive-up is accessed from the parking lot, then runs parallel to the eastside of the building next to Grand Avenue, where a menu board is located. The stacking lane continues parallel to the north side of the building where the service window is located. Exiting from facility will occur at a 90 degree intersection with the internal mall driveway.

Zoning Ordinance standards do not prescribe a minimum number of vehicle stacking spaces, but relies upon a determination of adequate capacity for each project. Typically, staff requests drive throughs allow enough room for five cars to stack from the menu board to the service window, and is no permitted to interfere with traffic circulation.

This drive through is designed to allow for 5 cars to stack between the service window and the menu board. Approximately 3 to 4 additional cars may stack between the menu board and parking lot. Given the proposed site layout, vehicles waiting in the queue should not regularly interfere with vehicles entering and exiting the site, nor with circulation internal to the site overall. At peak times the queuing will likely reach the internal mall driveway, but should have no impact on accessing the overall mall site from 24th Street.

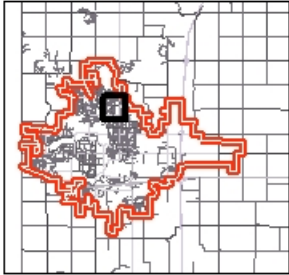
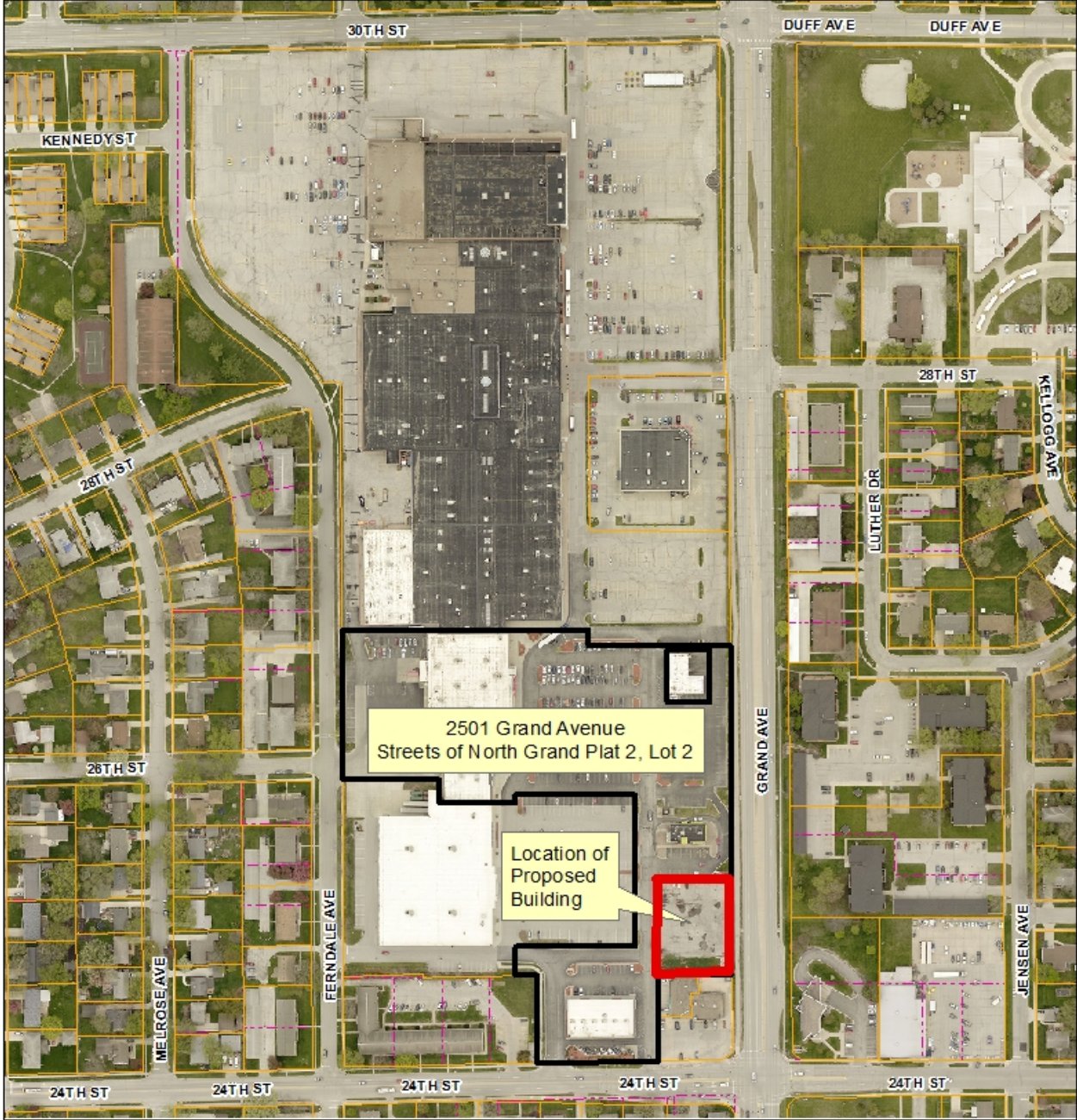
Pedestrian access to the site includes a proposed sidewalk, five feet wide, between the restaurant entrance and the paved multi-purpose trail along the west side of Grand Avenue. There is no walkway extension to the west towards the existing mall. Although customers at peak times may choose to park to the west of the building and walk to it, there is no means to create a sidewalk from the building that extends west to Mall building itself, only a short sidewalk extension to the curb could be added by the applicant for convenient overflow customer access to the west. ‘

Landscaping. The Landscaping Plan for the 2012 Adaptive Reuse Plan does not show any landscaping for “Future Restaurant Site G.” The proposed Major Site Development Plan includes landscaping. The 2012 Adaptive Reuse Plan included allowances for reduced landscaping compared to Code requirements. Since that time, the City has also changed its landscaping requirements for parking lots and front yards.

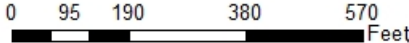
Landscaping in the front yard requires a minimum width of 10 feet from the front property line. The developer proposes a landscape buffer that is approximately 17 feet wide. Four overstory trees are proposed, which meets the minimum number of required trees in the front yard. The number of shrubs and grasses is based upon the number of square feet in the front yard. Substitutions involving shrubs, grasses and decorative ground covers is allowed based upon minimum ratios. The Landscaping Plan meets the minimum requirements for shrubs and grasses. Substitutions have been utilized according to the established ratios in the zoning regulations for landscaping.

The minimum required parking lot landscaping is based upon the size of the paved area of the parking lot. Overstory trees must be planted at a minimum rate of one tree for every 200 square feet of the required 10 percent landscape area. For this development a minimum of seven trees is required. The developer proposes five trees. Two additional trees may be added to meet the minimum standard. One tree could be placed in the landscape island the separates the parking lot from the drive-through land. A second tree could be placed between the east side the building and the drive-through lane. A second option would be to create another landscaped island in the parking lot to add more trees. A third option would be to add two ornamental trees along the north side of the drive-through lane. Since this is an Adaptive Reuse Plan, modifications to required landscaping can be approved.

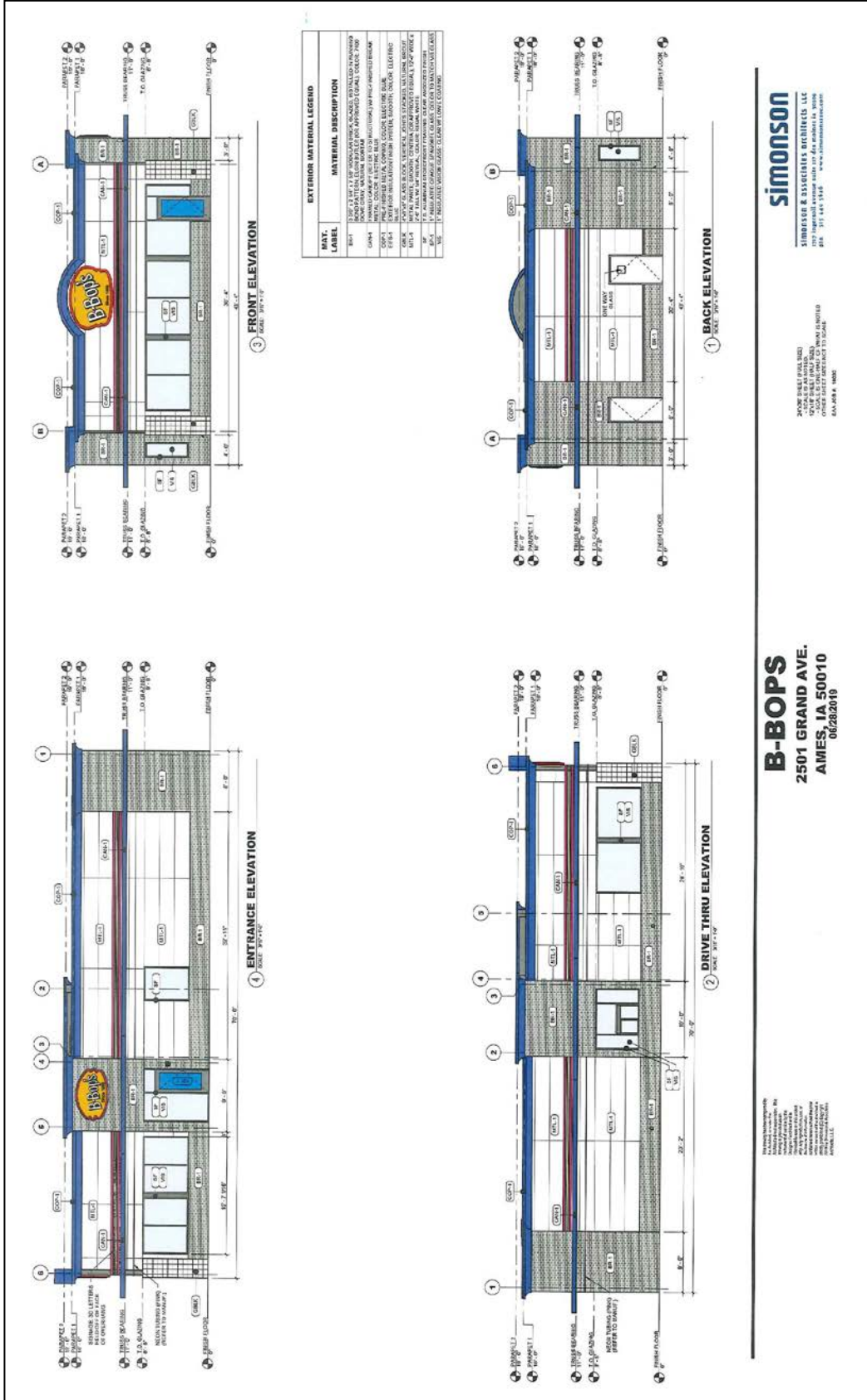
Attachment A: Location Map



Location Map 2501 Grand Avenue



Attachment B: Building Elevations (Restaurant)



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B-BOPS
 2501 GRAND AVE.
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 06/28/2019

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Attachment B: Building Elevations (Trash Enclosure)

FOR THE RECORD, SEE ARCHITECT'S RECORD DRAWING, SHEET A-502, FOR THE RECORD.

8 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"

10 TRASH ENCLOSURE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

11 TRASH ENCLOSURE - SIDE ELEVATION
SCALE: 1/4" = 1'-0"

12 TRASH ENCLOSURE DOOR SECTION
SCALE: 1/4" = 1'-0"

13 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

14 TRASH HINGE
SCALE: 1/4" = 1'-0"

15 TRASH PIN
SCALE: 1/4" = 1'-0"

16 MOOR VENT STACK
SCALE: 1/4" = 1'-0"

17 MASONRY CAVITY WALL HEAD DETAIL, TYP.
SCALE: 1/2" = 1'-0"

18 MASONRY CAVITY WALL BASE DETAIL, @ PAVING, TYP.
SCALE: 1/2" = 1'-0"

19 METAL PANEL HEAD DETAIL
SCALE: 1/2" = 1'-0"

GENERAL DETAIL NOTES

1. SEE ALL APPLICABLE CODES AND REQUIREMENTS FOR ALL CODES COMPLIANCE.
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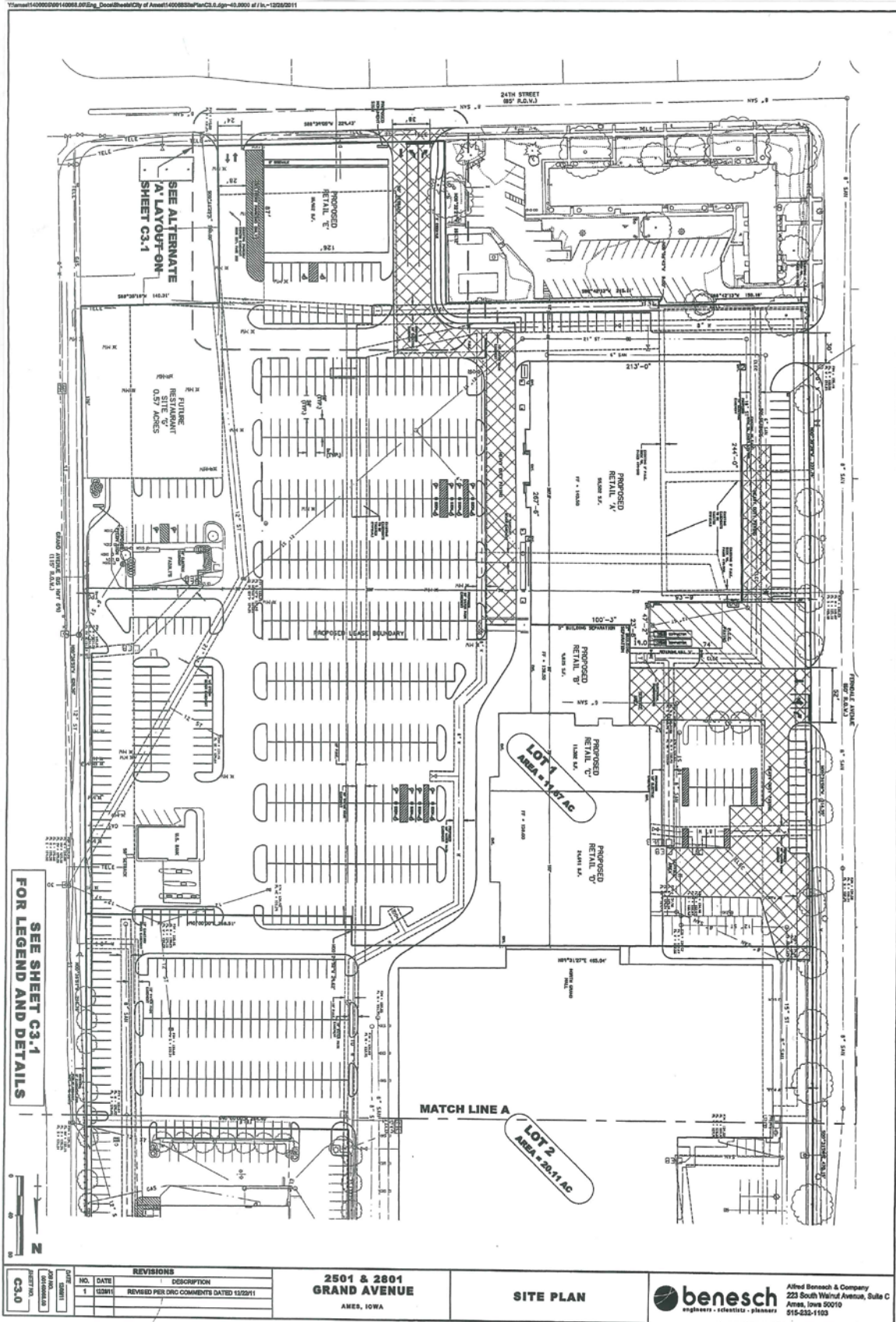
DETAILS

A-502

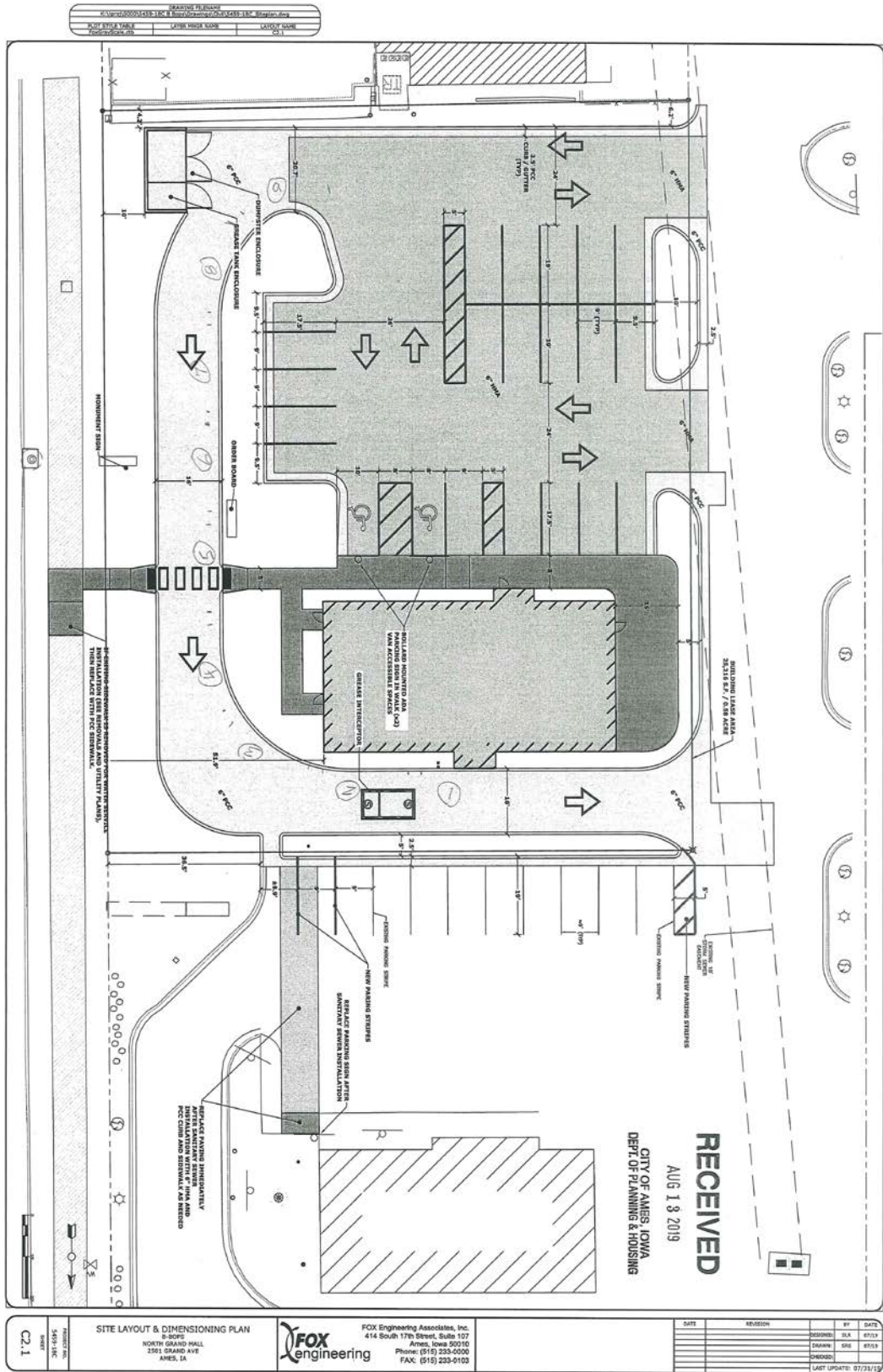
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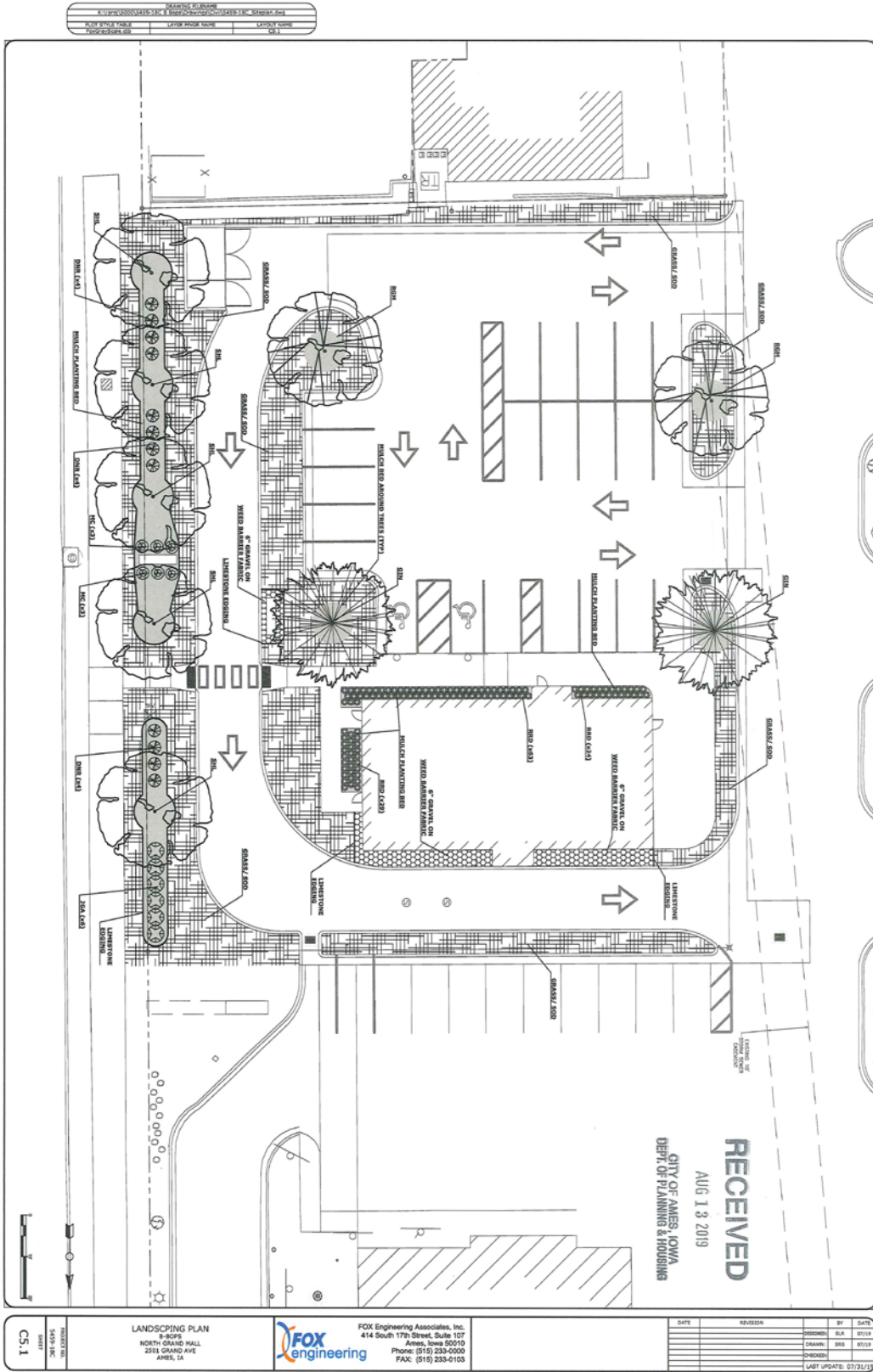
Attachment C: Excerpt 2012 Adaptive Reuse Plan



Attachment D: Major Site Development Plan (Layout & Dimensions)



Attachment D: Major Site Development Plan (Landscaping Plan)



Attachment E: Adaptive Reuse Plan Criteria

Sec. 29.306. ADAPTIVE REUSE.

(1) **Purpose.** The purpose of these adaptive reuse provisions is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished.

(2) **Qualifying Adaptive Reuses.** Any proposal for the adaptive reuse of a structure or group of contiguous structures, whether or not the proposal involves one or more Nonconforming Uses, Nonconforming Structures, and/or Nonconforming Lots, shall qualify for City Council review if the proposal meets all of the following conditions:

(a) The proposed adaptive reuse must be residential, commercial, or a combination of such uses except if it is located in an industrial zone. If the proposed adaptive reuse is located in an industrial zone, it may be devoted to any use or uses that the City Council finds compatible with the uses permitted in the industrial zone. All adaptive reuses proposed in industrial zones, except industrial uses, require a Special Use Permit.

(b) The structure or group of structures proposed for adaptive reuse must have historic, architectural, or economic value to the City justifying renovation and preservation, as determined by the City Council.

(c) The City Council must determine that the long-term benefits of the proposed adaptive reuse outweigh any negative impact on the neighborhood of the proposed project and on the City, as compared with the alternative of having the structures demolished or remaining vacant or under-utilized.

(d) In all matters relative to the administration of the Adaptive Reuse requirements, the City Council shall obtain a recommendation from the Historic Preservation Commission on all structures that are determined to have architectural or historic value.

(3) **Adaptive Reuse Performance Standards.** If the City Council determines that a proposed project qualifies for consideration as an adaptive reuse, then the City Council may waive some or all of the applicable Zone Development Standards and General Development Standards set forth in Article 4, so long as the project conforms to the following:

(a) The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.

(b) Where landscaping and public space required by Section 29.403 cannot be provided on site, any area on site that is available for landscaping shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.

(c) Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site.

(4) **Adaptive Reuse Procedures.** Any property in any zone is eligible for adaptive reuse status if it meets the requirements of this Section 29.306, unless otherwise limited by the Use Table for the zone. Submission and review of a project qualified for adaptive reuse shall be in accordance with the procedures set forth in Section 29.1502(4)(c), Major Site Development Plan.

Attachment F: Major Site Development Plan Criteria

1. ***The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The amount of impervious coverage is only increasing in locations where the small existing grass area will become paving for the new parking lot. This results in minimum impact to the site. The storm water management plan will remain unchanged and will drain in the same manner as it does today.

2. ***The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of the proposed development. There are no offsite upgrades needed to serve the site for any utility.

3. ***The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met for access and circulation. Access into the overall mall site will remain unchanged.

4. ***The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site. The storm water features will remain unchanged.

5. ***Natural topographic and landscape features of the site shall be incorporated into the development design.***

The developer is working with the existing topography of the site. Landscaping in the form of trees, shrubs, grasses and decorative ground covers will be incorporated into the design. Front yard landscaping is being incorporated in the site along Grand Avenue. Parking lot islands will be added to the parking lot area for the proposed restaurant.

6. ***The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.***

Access into the site will come from existing access drives from Grand Avenue and 24th Street. The circulation within will function as a typical commercial parking lot. Sidewalk access will be provided from the building to Grand Avenue.

The drive-through lane will wrap the building on the east and north sides and provide adequate space for drive aisle stacking without interfering with the flow of traffic within the parking lot. The exit from the drive-through extends beyond the building and is bounded by raised curb on both sides.

- 7. *The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.***

The garbage collection area will be screened with a fence to function as the trash enclosure. A waiver by the City Council will be necessary to allow the trash enclosure inside the minimum required 50-foot setback from the street. Other areas of the site are providing adequate landscaping to lessen the impact on adjacent sites.

- 8. *The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.***

All existing access into the development will remain at their existing locations. The proposed drive-through use is designed to allow for queuing on site with minimal interruption to overall circulation of the site.

- 9. *Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.***

All lighting will be required to comply with the City's Outdoor Lighting code, Section 29.411. Building lighting must also meet down lighting requirements.

- 10. *The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.***

The proposed development is not expected to generate any nuisances.

11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

The site is part of an Adaptive Reuse Plan that was originally approved in 2007 and has had subsequent amendments with the most recent being approved in 2012. The combination of existing conditions and new development does include some variances from the standard Planned Regional Commercial requirements but are allowed through the approved Adaptive Reuse Plan if approved by City Council. The 2012 Adaptive Reuse Plan does allow for construction of a restaurant in this area, described as "Site G."