

Staff Report

**REQUEST TO INITIATE A LAND USE POLICY PLAN AMENDMENT FOR
PROPERTY LOCATED AT 802 DELAWARE AVENUE**

March 10, 2020

At the January 28th City Council meeting Council referred to staff a request submitted by Justin Dodge with Hunziker Companies seeking to change the land use of the property at 802 Delaware Avenue from Low-Density Residential to Medium-Density Residential. (Attachment A) The property is approximately .75 acres and accessed from Delaware Avenue. **The City Council reviewed a memo from staff at their February 11th meeting and directed staff to place the item on a future agenda for discussion about the request and how it related to recent infill discussion of Ames Plan 2040.**

The Land Use Policy Plan map shows this particular site and the immediately surrounding area as Low-Density Residential. The property is currently zoned RL (Residential Low-Density), which allows for only single-family residential uses. The property could be divided to allow for construction of up to three single-family detached homes. **Mr. Dodge wishes to change the underlying land use to Medium-Density Residential to accommodate a future rezoning of the property in order to construct a medium density residential development.** The site is not large enough to be rezoned to a Planned Residence District (PRD), which requires a minimum of two acres.

The site is currently vacant with single-family homes to the north and south and a mix of two-family and single-family to the west. The two-family homes are allowed as “Pre-existing” within RL zoning. The nearest multi-family property is located approximately two blocks to the north.

On the February 11th memo, staff identified two options for the City Council.

OPTION 1- Deny the request and maintain the existing land use designation

The City Council can choose to retain the existing LUPP designation of Low-density Residential. By retaining the Low Density designation, the site could be marketed for one to three new single-family homes consistent with current RL zoning.

If the City Council agrees that this is a viable site for redevelopment as currently zoned, there would be no need to take any further action on this referral request.

OPTION 2- Direct Staff To initiate an LUPP amendment to Medium Density Residential:

The overall size of the property is relatively small for an LUPP amendment that is isolated from other similar areas. The LUPP does not have policies directing the City to consider small area changes of this type.

The developer has indicated they have an interest in construct building types that are not allowed within RL zoning, such as townhomes. Changing the designation to Medium Density Residential would allow for RM zoning, which permits a full range of building types, including two-family homes, single-family attached, and apartment buildings.

The overall density on the site would also increase. The minimum Medium Density standard is 7.26 dwelling units per net acre, compared to a maximum of 7.26 in Low Density Residential. Allowed units would increase to 5 to 12 units. Single-family attached homes on individual lots would need lot frontage along Delaware. Other building configurations would be treated as an apartment building and not require street frontage per unit. The overall development of the site would require review of landscaping and circulation to fully understand its development potential.

STAFF COMMENTS:

Changing the land use on the site to a Medium-Density land use designation would cause for an island of contrasting land use to its surroundings. Typically, the City has not taken on small area changes of this type with an LUPP amendment that are not an extension of other policy areas. **This area has not been highlighted for intensification with Ames Plan 2040. Staff believes it would be premature to move ahead with a LUPP change based upon preliminary policy discussions of Ames Plan 2040 as the concept of infill, intensification, and design are not fully developed for existing areas.**

Attachment A: Location and Land Use



802 Delaware Avenue
Location & Land Use

