

Staff Report

PLANNING AND HOUSING DEPARTMENT WORK PLAN PRIORITIES

March 10, 2020

BACKGROUND:

City Council last formerly reviewed the Planning and Housing Department Work Plan in August of 2018. However, City Council recently adopted new Values and Goals at its February 25th meeting that changed certain Council priorities. It is appropriate at this time to review the overall priorities for the upcoming year.

COMMITTED PROJECTS:

Committed projects are either ongoing projects or prior directives of the City Council that are not yet complete.

- Ames Plan 2040
- Downtown Gateway Development project discussions
- Work with Denny Elwell representatives on changes to contract rezoning for E. 13th Street facilitating the “Fleet Farm” development.
- 321 State Avenue Affordable Housing Development
- Prairie View Industrial Park (East Industrial) ReZoning/Zoning District, pending utility construction
- Downtown Sub-Area planning discussion, i.e. parking, public spaces, URA standards/Incentives
- Create program for incentivizing conversion of single-family rentals to home ownership
- Staff report describing sign code deficiencies to direct future sign code updates (See separate non-agenda packet response, assume some future text amendments)
- Zoning Ordinance minor “cleanup” issues- (*Garbage collection, buffer width, front yard setback encroachments, parking for industrial uses, etc.*)
- Urban Revitalization Area review of areas and current incentives

Additional tasks from the recently adopted Council Goals include the following and the timeframe they are to begin:

- Provide a report regarding minimum lot sizes and multiple dwelling on a lot in order to address creating a diverse housing stock for new development (June 2020)
- City Council workshop on a Downtown Plaza (Spring 2020)
- Provide a report and inventory of existing beautification plans, gateway signage, themes etc. in order to create an RFP for a citywide master plan (October 2020)

Attachment A is a chart indicating basic project milestones for these activities.

NON-COMMITTED PROJECTS:

In addition to the 13 projects listed above, City Council through its establishment of referrals and prior work plan priorities have a list of 20 other projects to consider in prioritizing the Planning Division work plan. Although not all of the project scopes are well defined, staff has added a column to the work plan which includes an estimated range of hours needed for each project. These estimates are intended to help Council have an understanding of the order of magnitude of Planning Division resources needed for a project. City Council should note that often there are additional city staff resources needed to complete the project e.g. City Attorney's Office and the Public Works Department that are not reflected on this chart.

STAFF COMMENTS:

Based upon Attachment A with the projected project timelines and milestones, staff is not recommending any additional projects. However, due to variability in the timing of some of the projects shown in Attachment A there is a possibility for some flexibility to address other issues identified by City Council that will not involve significant staff time. **The highest priority for staff in regards to the projects reflected on Attachment B would be working with Public Works to coordinate implementation of Complete Streets with Subdivision Code text amendments on as time allows basis.** In addition, City Council could change out or replace prior priorities that are not yet complete with new projects and activities.

City Council does not need to rank the non-prioritized projects on Attachment B, but could choose to remove items that are no longer of interest to Council to reduce overall back log.

Attachment B-Non-Prioritized

Date Referred	Description	Comments	Hours
1/12/2016	Review demolition criteria in the O-UIE in general, including hardship elements	Related referral regarding URA incentives	80-150
1/12/2016	Review demolition criteria in the O-UIE to add criteria for historic preservation and to evaluate sustainability (life cycle evaluation) of demolition vs. rehabilitation.	Related referral regarding URA incentives	80-150
2015-Spring	Update the Planned Residential Development Zoning District	May relate to Council Goal Task on lot size	40-120
2015-Spring	Review RH zoning and design guidelines/standards		70-200
9/13/2016	Review Downtown Façade Program Requirements and consider "Development Grants"	Recent request by Main Street for façade program changes January 2020	40-200
12/20/2016	William Underwood Fringe Plan Industrial Amendment & Annexation Dayton Avenue	To be incorporated into Ames Plan 2040.	xxx
5/16/2017	Review outdoor sales standards for commercial areas. This includes fireworks and other outdoor display.	Would also address food truck locations.	30
9/25/2108	Request for the Planning staff to reach out to engineers in the community to solicit feedback about proposed changes to the new landscape ordinance after the other priority projects of the Council have been completed.		40
Fall 2018	Review Subdivision Code standards for Complete Streets Policy consistency.		80
10/16/2018	Begin working with neighborhood associations to develop recommendations for improving the Neighborhood Association program.	Staff has worked on this incrementally as time permits, no formal proposal at this time	
12/11/2018	Request for a memo regarding David M's request to provide better sidewalk access from the Kmart renovation project and <u>how to improve access from the buildings to the street in all future developments.</u>	Staff expects revised MSDP for the site and has requested additional sidewalk from Buckeye into the site.	10
2/12/2019	Referred to staff for a memo the letter from Chuck Winkleblack concerning two billboards on the two-block stretch on the north side of Lincoln Way between Clark and Kellogg	Awaiting Legal review of issues.	TBD
5/28/2019	Review zoning requirements for landscaping on private property to determine if they are compatible with CPTED principles.		40

5/14/2019	Hold off any final decision regarding plaza in Campustown until final decision is made regarding relocating Fire Station #2 and completion of Welch improvements.	On hold	NA
7/23/2019	Request to respond to Kurt Friedrich's letter for the Council to consider greater incentives for infrastructure for residential developments.	In review with City Manager	80
10/8/2019	Requested staff memo regarding zoning recommendation for the lot west of old KFC lot on LW.		10
12/10/2019	Modify University URA to eliminate tax abatement for additional new fraternities and sororities.		30
1/24/2020	802 Delaware LUPP Amendment Initiate Change to Medium Density-Future Agenda	On March 10 th Agenda for Discussion	30
2/25/2020	Request by Mr. Jennings for a front yard parking text amendment//Memo	Non-agenda Packet March 10th	20
2/25/2020	Letter from Justin Dodge on Champlin Property roadway improvement requirements and costs	Memo to be provided this spring, annexation is currently tabled by Council.	20