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MEMO

To: Mayor and City Council

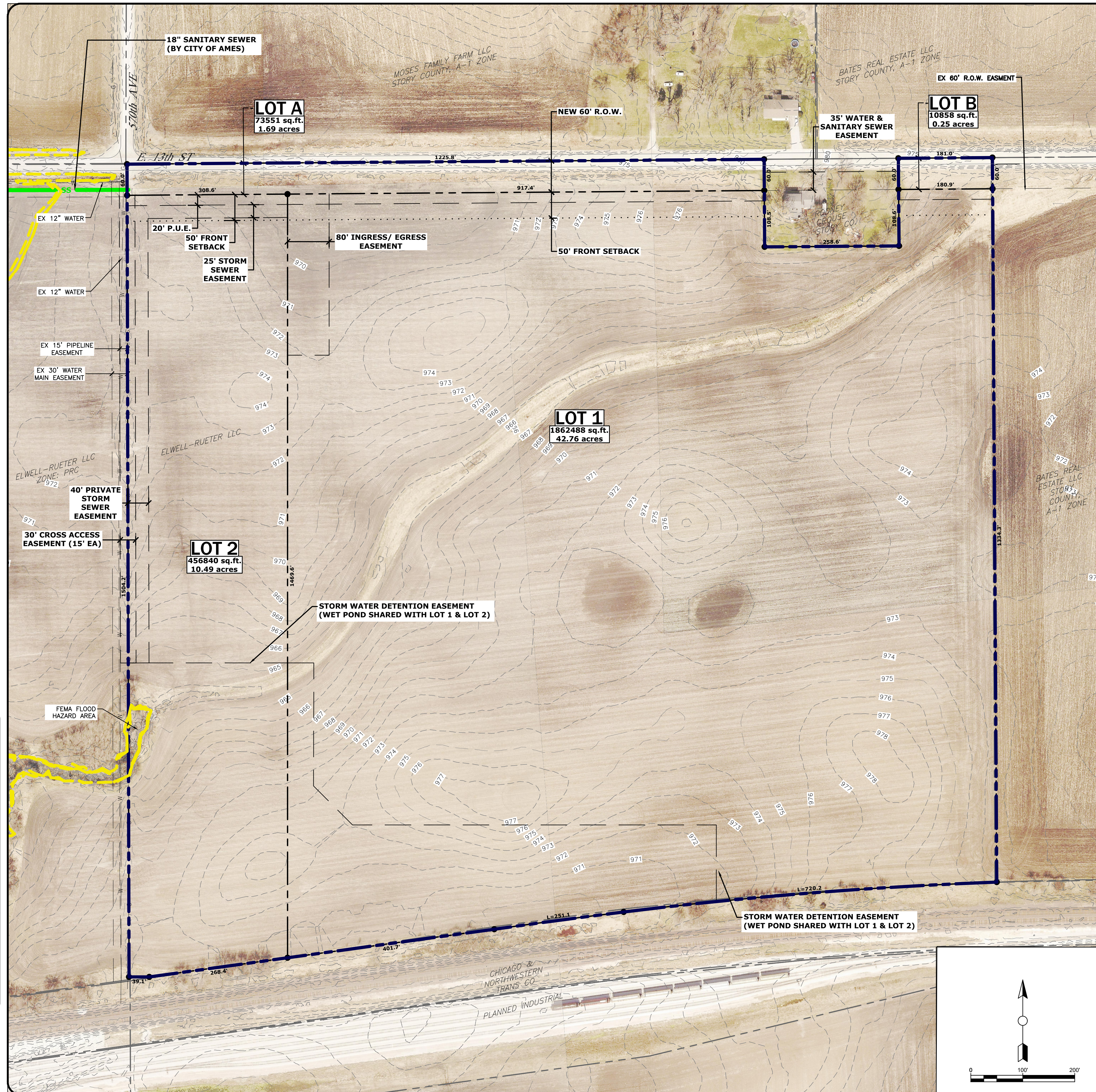
From: Kelly Diekmann, Planning & Housing Director

Date: July 11, 2023

Subject: Third Reading of Rezoning of 4098 East 13th Street- Updated Masterplan and Signed Zoning Agreement.

An updated Master Plan and signed Zoning Agreement for the rezoning of property located at 4098 East 13th Street are attached in conjunction with the Third Reading of the proposed rezoning from Planned Industrial (PI) with the Northeast Gateway Overlay District (O-GNE) to General Industrial (GI) removing the Northeast gateway Overlay (O-GNE). The agreement includes an Exhibit with the updated Master Plan.

DRAWING FILENAME: S:\AMEL\200-7299\7261\001\Drawings\CAD\Civil\7261.001 Master Plan.dwg
 PLOT STYLE TABLE: FoxGrayScale.ctb
 LAYER MGR NAME: 1 of 2
 LAYOUT NAME: 1 of 2



SUBDIVISION TITLE: JT Warehouse Subdivision

OWNER: ELWELL-RUETER LLC
 2401 SE Tones Dr
 Ankeny, IA 50021

APPLICANT: OPHIR Investments
 Att: Jesse Rognes
 7481 US HWY 65/69
 Des Moines, IA 50320

PREPARED BY: John Gade, P.E.
 FOX Strand
 414 S. 17th Street, Suite 107
 Ames, Iowa 50010

SITE LOCATION: 4098 E 13th Street

LEGAL DESCRIPTION: SECTION:05 TOWNSHIP:83 RANGE:23 NW FRL1/4 PARCEL "A" SLIDE 419 PG 4 AMES

EXISTING SITE AREA: 54.40 ACRES (includes ROW)

EXISTING ZONING: Planned Industrial Zone (PI) and NE Gateway Overlay District

PROPOSED ZONING: General Industrial (GI)

- Conditions of Rezone Standards:**
- Building Design:**
 - 75% of the primary building covering shall be earthtone colored brick, architectural concrete panels with reveals at joints, textured concrete block, or stone. These primary building coverings are not required on the south elevation of the buildings that abut the Union Pacific Railroad right-of-way.
 - Buildings facing public ROW shall consist of 20% of non-reflective glass or glaze.
 - A minimum of two building materials shall be incorporated into street facing facades as accent features.
 - Incorporate variations in building height, building mass, roof forms, rooflines, changes in wall planes, and articulation of building facades in the architectural design of all buildings. In addition, incorporate variations in color, materials, and texture. Parapets shall be used to conceal flat roofs and mechanical equipment.
 - Use consistent architectural detail and character on all sides of the buildings, which are visible from adjoining properties and/or public streets.
 - Design building entrances that are easily identified through the use of one or more of the following methods, applied at a scale consistent with the building: projected or recessed entryways, porticos, higher rooflines, changes in building material, canopy or color.
 - Design the buildings to utilize similar colors, materials and textures, as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the development to achieve unity of design.
 - Use muted earth tones as the predominant colors for the exterior of buildings.
 - Buildings with a front yard facing width of over 150-ft shall have varying roof height, architectural panel offsets, and architectural emphasis on the corners of the building.
 - Truck loading dock doors shall not face public streets. Overhead at grade doors facing public streets are allowed.
 - The minimum front setback will be 50 feet for buildings on the future west site. Greater setbacks are required for the larger industrial buildings in general conformance to the site layout with landscape and parking areas depicted on the Master Plan. Setbacks apply to buildings and outdoor storage areas.
 - There will be two large buildings on the warehouse property with three access points from East 13th and access to loading areas between the buildings. Smaller buildings will be located on the smaller west future lot with an access point aligned with 570th Avenue. The ultimate design and locations will be determined during development review. Access will be shared.
 - Use will be limited as follows:
 Lot 1: warehouse and distribution
 Lot 2: Industrial service and office
 - Landscaping and Screening:**
 - Locate loading and outdoor storage areas so as not to be visible from adjoining properties and/or public streets, and screen, recess, and/or enclose such areas. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site, or on those sides of buildings that do not have customer entrances. Screen walls shall be consistent with the architectural character of each building.
 - Screen service areas, storage areas and refuse enclosures from public view, with a combination of landscaping, fences and walls.
 - Truck loading docks and truck parking stalls shall be screened from public view.
 - The roof and roof mechanical units will be screened from public ROW.
 - Provide for landscaping along East 13th Street meeting all other site landscaping standards.
 - All lighting shall be shielded lights with downlighting.
 - Stormwater Management:**
 - Integrate storm water management systems into the site in ways that enhance the public space and sustain landscape plantings native to the area, with such features as: flowing water, ponds, landscaped waterways, and other water features.

DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
06/23	JMG		SRS		06/28/23

REVISION	DATE

FOX Strand
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

SA STRAND ASSOCIATES

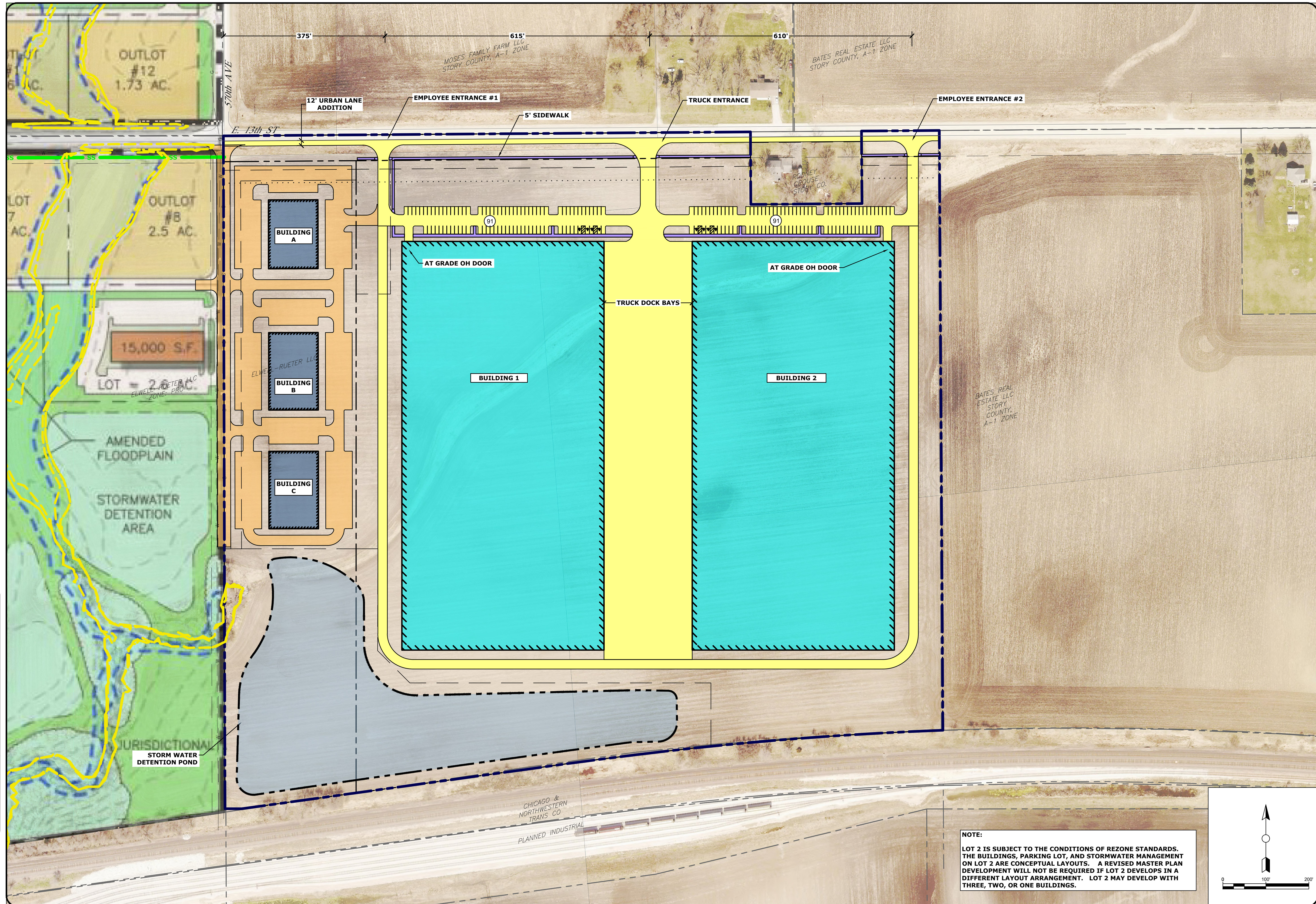
MASTER PLAN
 JT WAREHOUSE SUBDIVISION
 AMES, IOWA

PROJECT NO.
 7261.001

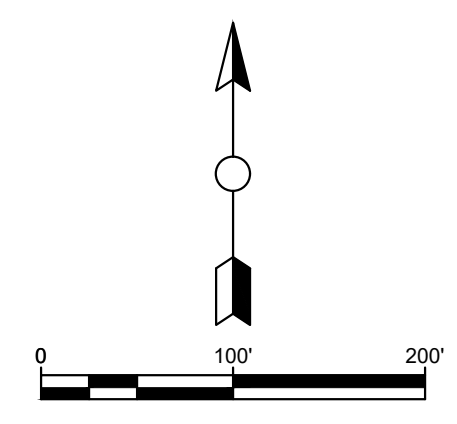
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LAYOUT NAME
2 of 2

PLOT STYLE TABLE
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LAYER MGR NAME



NOTE:
LOT 2 IS SUBJECT TO THE CONDITIONS OF REZONE STANDARDS. THE BUILDINGS, PARKING LOT, AND STORMWATER MANAGEMENT ON LOT 2 ARE CONCEPTUAL LAYOUTS. A REVISED MASTER PLAN DEVELOPMENT WILL NOT BE REQUIRED IF LOT 2 DEVELOPS IN A DIFFERENT LAYOUT ARRANGEMENT. LOT 2 MAY DEVELOP WITH THREE, TWO, OR ONE BUILDINGS.



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FOX Strand 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	SA STRAND ASSOCIATES
MASTER PLAN JT WAREHOUSE SUBDIVISION AMES, IOWA	PROJECT NO. 7261.001 SHEET 2 OF 2