

NEW PLANNING INITIATIVES FOR FY 2008-2009
Suggestions from Planning and Zoning Commission Members
(1/10/08)

Score	Long-term Project	Background
24	Update Land Use Policy Plan	<p>Review the LUPP, critique its strengths and weaknesses, and make recommendations to City Council on which aspects of the plan need revision and which aspects need to be left as is. Specific issues include:</p> <ul style="list-style-type: none"> • Whether the Southwest Growth Priority Area is still the designated growth area? • More detailed and comprehensive planning for development in the northwest growth priority area sector, including housing density, lot size, and commercial nodes. • Whether Village Residential is still the preferred choice for new development? • Redefining our Medical LUPP policies and revising the map designation (which could lead to revising the Hospital-Medical Zoning standards and district boundary).
23	Flexibility in LUPP and/or Zoning Code	<p>Creating flexibility in either the LUPP or Zoning Code: Which document can best accommodate frequent changes –the general LUPP designation or policy for an area or the specific zoning ordinance applied to a parcel of land? If more flexibility in the policies for commercial development and redevelopment can make Ames more attractive to developers and retail customers, how do we define and describe appropriate flexibility? Can we build this into long term plans so we can move forward instead of continually revisiting the definitions and policies? How can the P&Z Commission best support this in its work? Should we explore any of the following specific measures to provide more flexibility in the design of commercial developments?</p> <ul style="list-style-type: none"> • Form-based zoning • Planned Unit Development zoning • Broaden the applicability of Special Use Permits or of Exceptions
17	Proactive Annexation	<p>Should the City become more proactive about annexing land in certain areas, including considering involuntary annexation? Not always waiting for a proposal for voluntary annexation, or for only willing property owners, may improve the City’s ability to manage the long-term growth of the city and allow for future availability of developable parcel. Could this be a method to manage developable beyond the current two-mile boundary?</p>

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15	Improving Campustown	<p>Campustown portrays a less than good image for both the city and ISU. We need to go beyond the scope of the <i>Sub-Area Plan for the University Impacted Area</i> (City of Ames. 2004) and the <i>Ames Campustown Planning Study</i> (ISU College of Design. 2006) and take a focused and sustained look at the Campustown area, including housing density, commercial opportunities, collaborative efforts between Campustown retailers, neighborhoods, city retailers, and a plan to resolve parking issues. This area is sorely in need of a series of design guidelines that will allow it to redevelop in a cohesive manner. The City and University could form a team to work on this project.</p>
14	Providing Industrial Lands	<p>How do we zone (or note on the LUPP) specific areas of the city as attractive for industrial expansion outside of the current northeast industrial zone when the rest is already labeled for other uses even if not developed? The goal would be to have more flexibility in land available for industrial businesses that come to call in Ames due to our workforce. We have a map that has goals for commercial nodes but not enough industrial nodes. Need to deal with zoning of large parcel industrial areas proactively.</p>