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# Memo

Department of Planning & Housing

**TO:** Mayor and City Council

**FROM:** Steve Osguthorpe, Planning & Housing Director

**DATE:** August 20, 2010

**SUBJECT:** LUPP Map Change for Property at 712 South 16<sup>th</sup> Street

On June 8, 2010, the City Council referred to City staff the attached letter from Matthew Randall requesting a change to the Land Use Policy Plan (LUPP) Map for property located at 712 South 16<sup>th</sup> Street. The request by Mr. Randall is to change the land use designation of the property from "Highway-Oriented Commercial" to "High-Density Residential." There are no environmental or other zoning overlays that apply to the subject property.

The property under consideration is generally located east of Creekside Manufactured Home Park and west of Aspen Business Park between South 16<sup>th</sup> Street and U.S. Highway 30 and is currently vacant. The entire parcel of land includes approximately 18.03 acres. The property is split between two zoning districts along with their corresponding land use designations. The northern 12.08 acres of the parcel is presently zoned as Residential High-Density (RH), and is designated on the LUPP Map as High-Density Residential. Mr. Randall is not asking to change the land use designation of this portion of the property. **The southern 6.22 acres of the parcel is presently zoned as Highway-Oriented Commercial (HOC), and is designated as Highway-Oriented Commercial on the LUPP Map. This is the portion of the property proposed for a change in land use designation to High-Density Residential.**

The LUPP Map designation and zoning of the northern 12.08 acres of the parcel was changed in August 2003, from Highway-Oriented Commercial to High-Density Residential. The applicant now wishes to do the same land use change with the southern 6.22 acres. **Staff believes that the requested change would be a logical extension of the High-Density Residential zoning to the south, and would eliminate a case of split land use designation for an individual parcel. Rezoning of the property to RH, which would follow a change in the LUPP Map, would then also eliminate a split zoning for the parcel. Zoning boundaries would then follow the property lines, which is usually preferred over including two zoning designations within one parcel of land. Given this report, the City Council must now decide whether the request should be referred to staff to process a LUPP amendment request.**

SO\clh  
Attachments



June 4, 2010

City of Ames  
Ames City Council  
515 Clark Avenue  
Ames, Iowa 50010

Re: LUPP Map Change 712 South 16<sup>th</sup> Street

Council Members,

I would respectfully request that you allow staff to review our application for a LUPP map change of our property located at 712 South 16<sup>th</sup> Street. This 20 Acre parcel currently carries both the Highway Oriented Commercial as well as the High Density Residential classification. Our request would designate the entire parcel as High Density Residential.

I would ask that you please forward this request to staff.

Sincerely,

A handwritten signature in dark ink that reads "Matthew Randall". The signature is written in a cursive, flowing style.

Matthew Randall



