



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 1010 South Duff Avenue

On June 22, 2010, the City Council referred to City staff the attached letter from Chuck Winkleblack requesting a change to the Land Use Policy Plan (LUPP) Map for property located at 1010 South Duff Avenue. The request by Mr. Winkleblack is to change the land use designation for the property from Agricultural/Farmstead to Highway-Oriented Commercial.

The subject parcel is the former location of Carney Auto Salvage and is on the east side of South Duff Avenue directly south of Squaw Creek and north of the B-Bops fast-food restaurant. The parcel extends a half-mile east of South Duff Avenue. Although most of the property is within the Floodway Overlay District, the developed site is actually outside both the Floodway and the Floodway Fringe. Part of the property has the Greenway Overlay land use designation and part of it has the Environmentally Sensitive land use designation. However, **other than requesting that three acres of the property be designated for Highway-Oriented Commercial use, no change is requested to these other land use designations.**

The property north, across the Squaw Creek from the subject property has similar conditions to the subject property: it is zoned Agricultural/Farmstead, but developed with commercial use. However, that property is within the Floodway Fringe. All of the property across South Duff Avenue is zoned Highway-Oriented Commercial and developed for commercial and industrial use.

The property has access from South Duff Avenue shared with B-Bops. A shared access easement will be needed at some point in the development review process. If the City Council approves the requested change to the land use designation at the front of the property, then this property will need to be subdivided in order to change the zoning of only the front portion of the property. This will need to be accomplished while meeting the City's standards for minimum lot frontage and access to a public right-of-way. It is anticipated that the means to resolve these issues will be presented at the time the City Council considers the requested change in the Land Use Policy Plan Map.

SO\clh

PKTS. 6-18-10

June 11, 2010

Honorable Mayor and City Council
City of Ames
515 Clark Ave
Ames, IA 50010

Dear Mayor and Council,

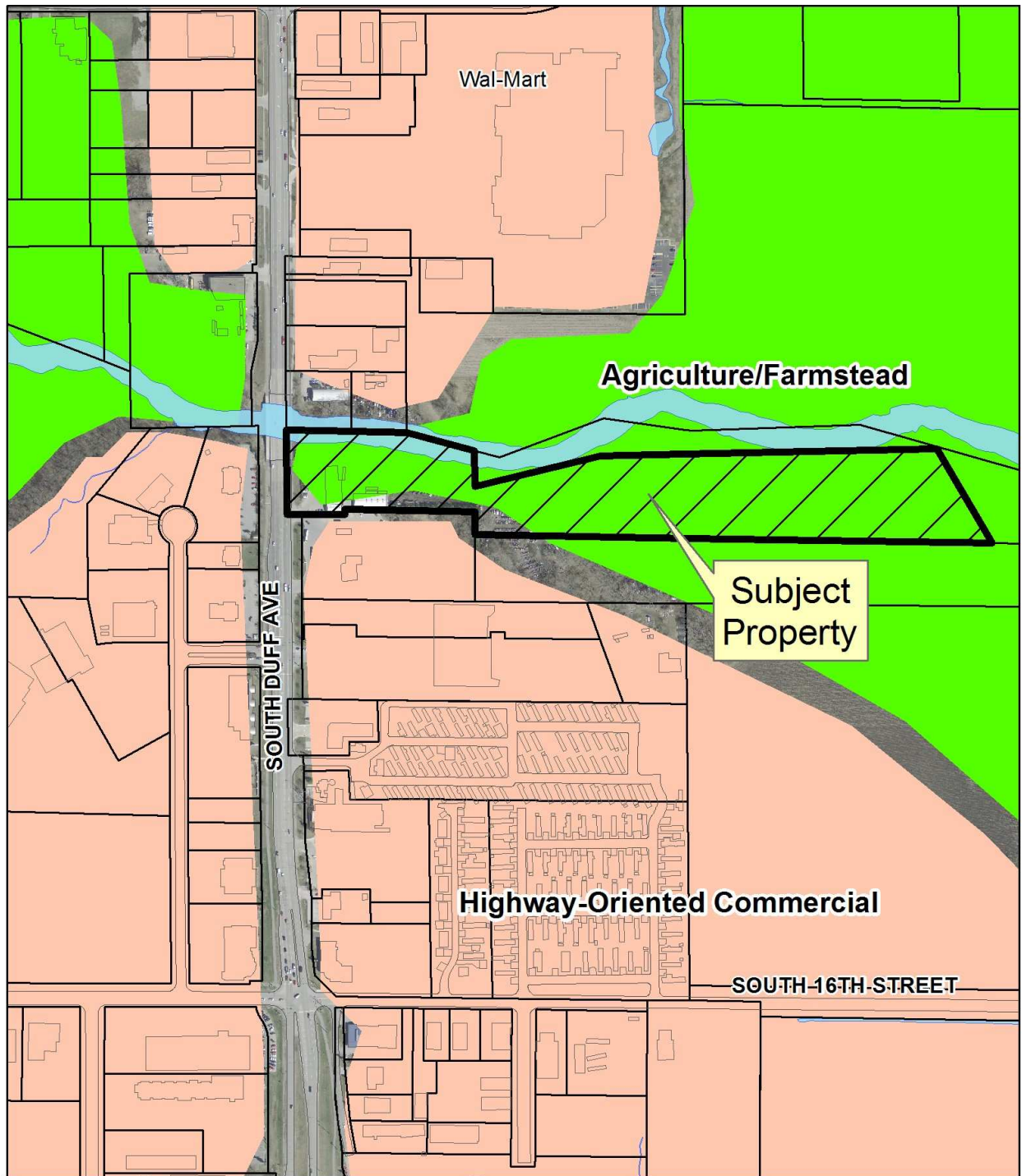
I am writing to ask the council to consider amending the LUPP for the property located at 1010 S. Duff Ave in Ames. The property is currently zoned AG although it has been used commercially for decades. I represent Tom and Matt Carney who own the property.

They have moved their salvage operation to a different location in town. They own three parcels of land adjacent to each other in the area totaling a little over 28 acres. Their intent is to rezone approximately 3 acres of land adjacent to Duff Ave to HOC. The balance of the land will remain zoned AG and will maintain the environmentally sensitive overlay on the bulk of the property. The existing buildings currently placed on the property are not even in the floodway fringe which is remarkable since they are adjacent to the creek. I believe this property has great potential for commercial development and will be an aesthetic improvement over the warehouse buildings that are currently at this location.

I met with Charlie Kuester with the planning staff and he indicated that an LUPP amendment would be necessary for this parcel before I can proceed with the rezoning request.

Respectfully submitted,

Chuck Winkleblack
Hunziker & Associates Realtors, Inc.



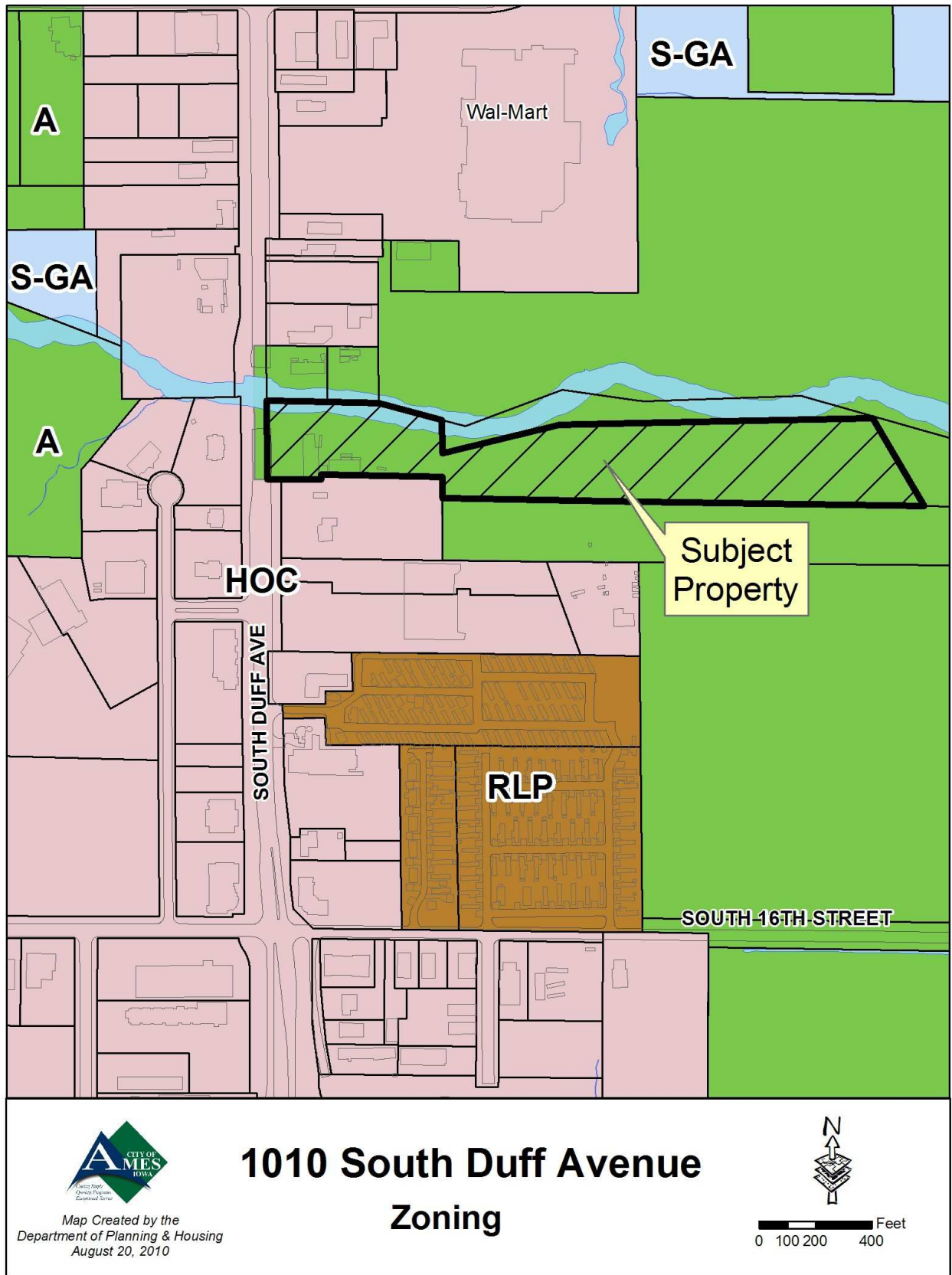
Map Created by the
Department of Planning & Housing
August 20, 2010

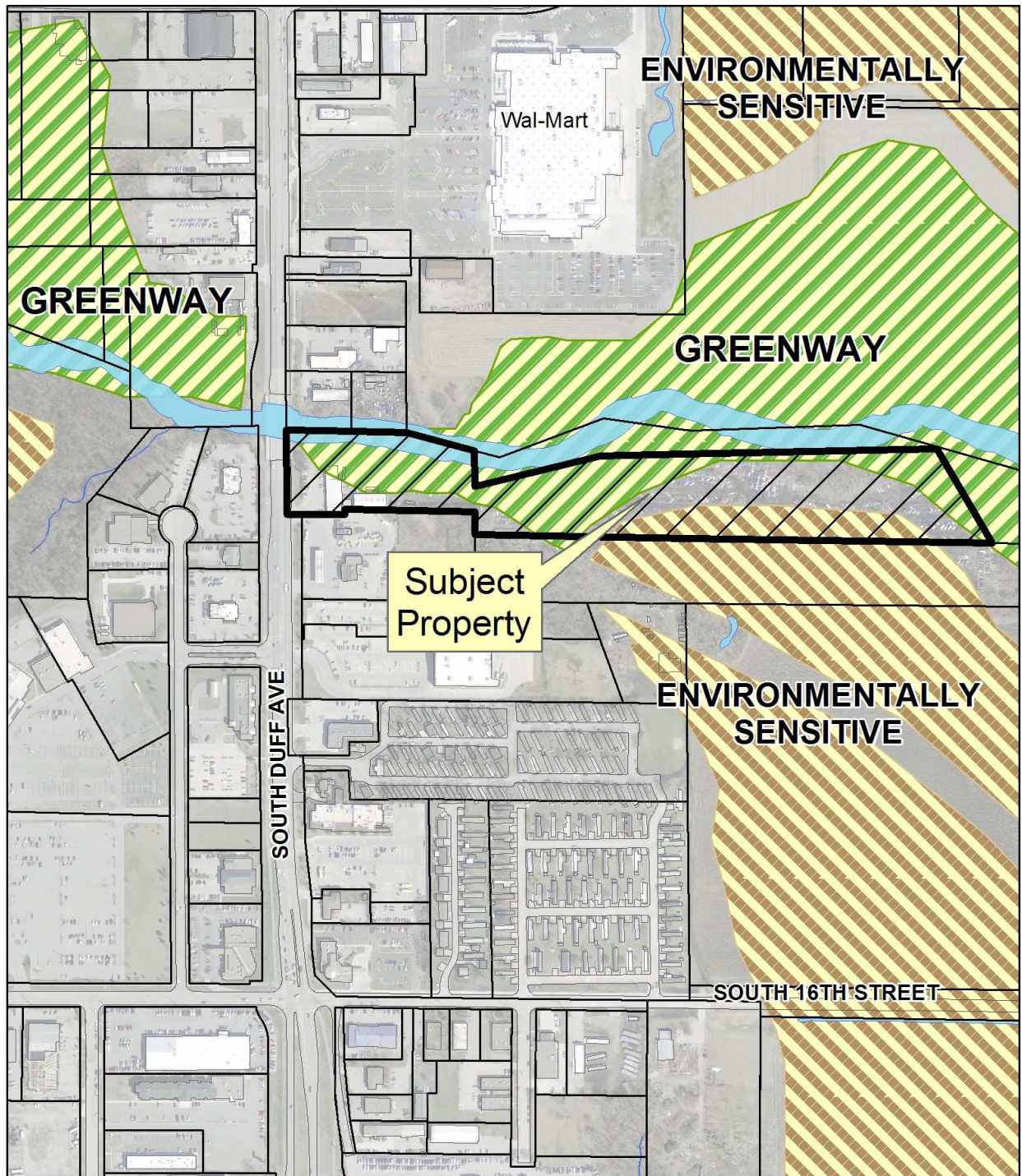
1010 South Duff Avenue

LUPP Future Land Use



0 100 200 400 Feet





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1010 South Duff Avenue

LUPP Environmentally Sensitive & Greenway Map



0 100 200 400 Feet