

COUNCIL ACTION FORM

SUBJECT: REZONE LAND LOCATED AT 1025 ADAMS STREET (PROPOSED LOT 2, MARY ADAMS SUBDIVISION) FROM RL (RESIDENTIAL LOW-DENSITY) TO S-GA (GOVERNMENT/AIRPORT)

BACKGROUND INFORMATION:

The City of Ames received the property at 1013 Adams Street as a part of a bequest from the Mary Adams Estate (*See Attachment B*). The total land area is just shy of 5 acres. Based on prior Council direction, the City intends to retain approximately three acres of that land as a public greenway (to be known as the Adams Memorial Greenway). The proposal is to rezone the land retained by the City for the greenway from RL (Residential Low) to S-GA (Government/Airport).

A final subdivision plat for the property, known as the Mary Adams Subdivision, has been prepared and is being processed concurrently with this proposed rezone. The subdivision will include two lots. Proposed Lot 1 includes approximately 2.00 acres and will be addressed as 1013 Adams Street. By prior Council direction, this lot is to be sold for use as a private residence. Proposed Lot 2 includes 2.97 acres and will be addressed as 1025 Adams Street. This is the lot that will remain under City ownership and is the subject of this proposed rezone. (*See Attachments C, D, & F*)

The Ames Historical Society (AHS) has separately submitted an application requesting that the City of Ames designate the entire property (Proposed Lot 1 & 2) as a Local Historic Landmark by establishing the O-H (Historic Preservation Zoning Overlay) on the property. The AHS rezone proposal is being processed concurrently with the rezoning described in this report. Accordingly, if each separate rezone proposal is approved, RL would be the base zone for Proposed Lot 1, S-GA would be the base zone for Proposed Lot 2; and O-H would be an overlay zone over both lots.

Staff has reviewed the proposed rezone against all applicable codes and policies (see Attachment A) and has determined that the rezone would result in no inconsistencies with said codes and policies.

Future Land Use Map Designation, Zoning, and Land Use of Surrounding Properties.

Area	Future Land Use Map Designation (See Attachment E)	Zoning (See Attachments C and D)	Land Uses
North	Environmentally Sensitive Area	S-GA (Government/Airport)	Ada Hayden Heritage Park
	Low Density Residential	RL (Residential Low Density)	Single Family Dwelling
South	Low Density Residential	F-PRD (Planned Residence District)	Condominiums
		RL (Residential Low Density)	Single Family Dwellings
East	Low Density Residential	RL (Residential Low Density)	Single Family Dwellings
West	Village/Suburban Residential	FS-RL (Suburban Res. Low Density)	Single Family Dwellings

Recommendation of the Planning & Zoning Commission. At its meeting of September 1, 2010, with a vote of 5-0, the Planning and Zoning Commission recommended that the City Council approve the revised proposal for rezoning of land located at 1025 Adams Street (Proposed Lot 2) from “RL” (Residential Low-Density) to “S-GA” (Government/Airport), with the following conditions:

- A. That the proposed rezoning be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.

ALTERNATIVES:

1. The City Council can approve the proposed rezoning of Proposed lot 2 of the Mary Adams Subdivision from RL (Residential Low-Density) to S-GA (Government/Airport), based upon staff’s analysis, with the following conditions:
 - A. That the proposed rezoning of Proposed Lot 2 be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
 - B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
2. The City Council can deny the proposed rezoning of Proposed Lot 2 of Mary Adams Subdivision from RL (Residential Low-Density) to S-GA (Government/Airport).
3. The City Council can approve the proposed rezoning of Proposed Lot 2 with modifications
4. Action on this request can be postponed and referred back to City staff for additional information.

MANAGER’S RECOMMENDED ACTION:

The proposed S-GA zone would consistent with applicable codes and policies, and would appropriately reflect the City’s intent to retain ownership of Proposed Lot 2. It is therefore the recommendation of the City Manager that the City Council act in accordance with Alternative 1, which is to approve, per the attached draft ordinance, the proposed rezoning of Proposed Lot 2 (to be addressed as 1025 Adams Street) from RL (Residential Low-Density) to S-GA (Government/Airport), with the following conditions:

- A. That the proposed rezoning be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.

ATTACHMENT A

Applicable Laws and Policies

The laws applicable to this case file include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Ames Municipal Code.

Chapter 29 of the *Municipal Code* addresses the adopted zoning regulations for the City of Ames.

Section 29.701. “RL” RESIDENTIAL LOW DENSITY.

(1) Purpose. This zone is intended to accommodate primarily single-family dwellings, while accommodating certain existing two-family dwellings and other uses customarily found in low-density residential areas.

Table 29.701(2). Residential Low Density (RL) Zone Uses. This table defines the uses allowed in the “RL” zone.

Table 29.701(3). Residential Low Density (RL) Zone Development Standards. This table defines the development standards in the “RL” Zone.

Section 29.1002. “S-GA” GOVERNMENT/AIRPORT DISTRICT.

(1) Purpose. This Special Purpose District is to be located on the City Zoning Map by the City Council and is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities. Such structures and uses include property of Story County, publicly owned facilities of the City of Ames for administration and services, and general aviation. Although such governmental structures and uses enjoy a legal exemption from local zoning requirements, with the exception of height limitations in the vicinity of any airport, it is expected that such authorities will cooperate with the Department of Planning and Housing to encourage the development standards which will be applicable to and compatible with the general character of the area in which this District is situated.

Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.

Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the properties proposed for rezoning.

The adopted LUPP includes policy direction for community amenities such as parks.

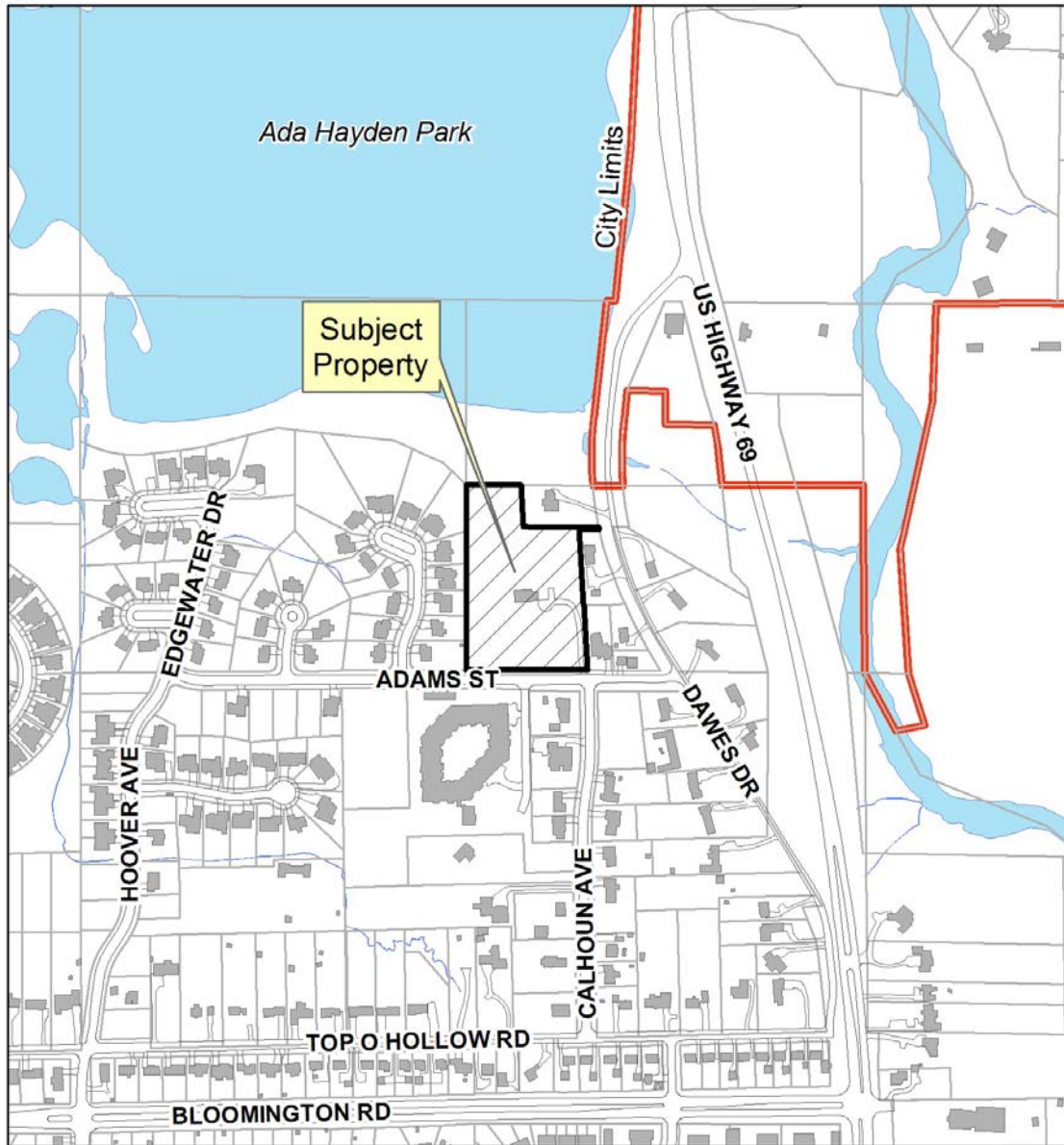
Goal No. 4 states: "It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is further the goal of the community to assure a more healthy, safe and attractive environment."

Objective 4C applies to the proposed rezoning and reads as follows: "Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements, and inclusion of community amenities such as parks and schools. The connections should promote community identity."

- Objective 10A. Ames seeks to provide a record of its earlier development through conservation, preservation, and restoration of historically/architecturally significant structures and areas where economically feasible.
- Objective 10B. Ames seeks to integrate historically/architecturally significant structures and areas with new development in a compatible and unifying manner.

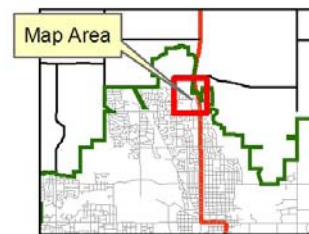
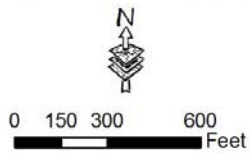
Attachment B

Location Map



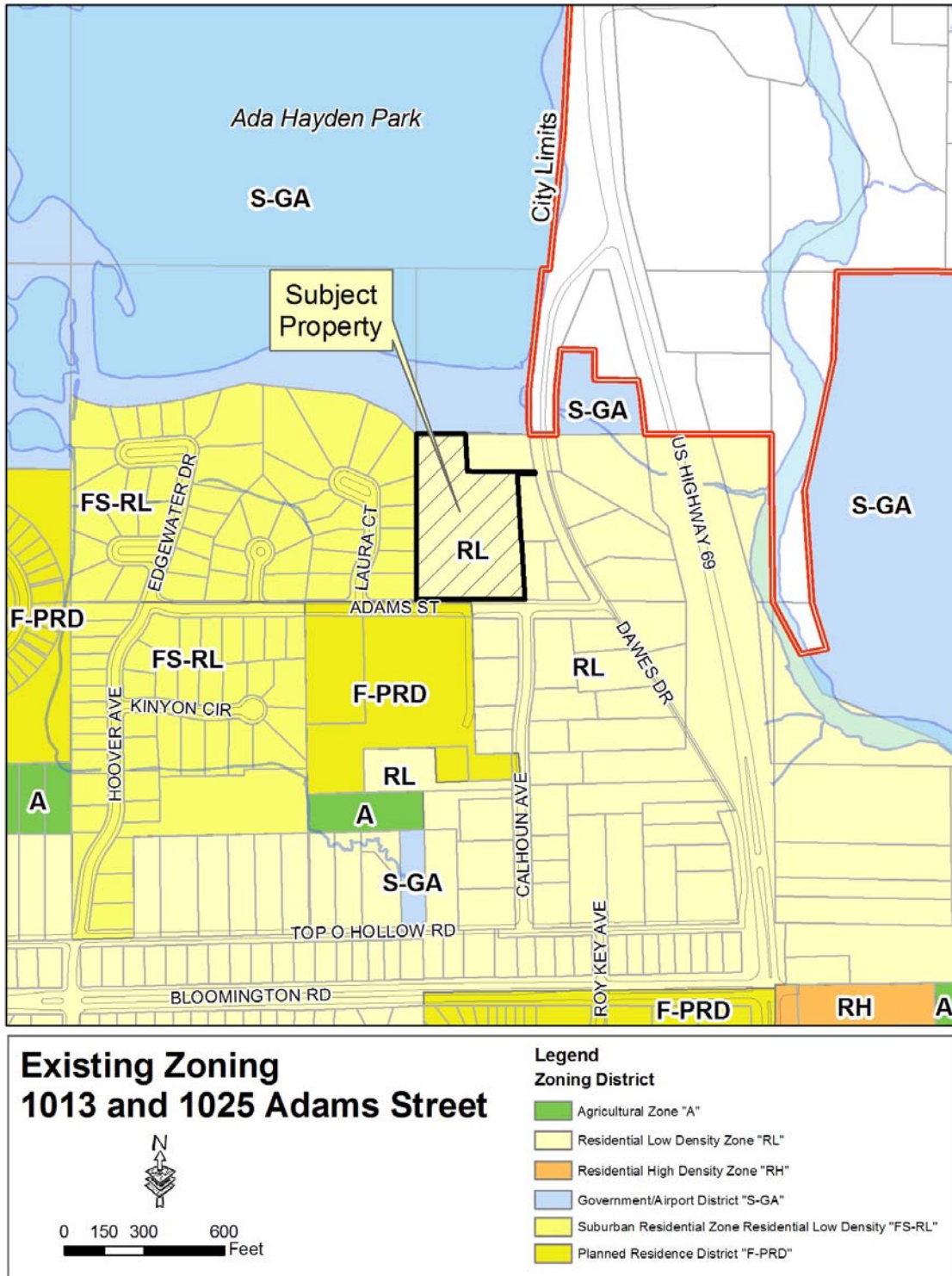
Location Map

1013 and 1025 Adams Street



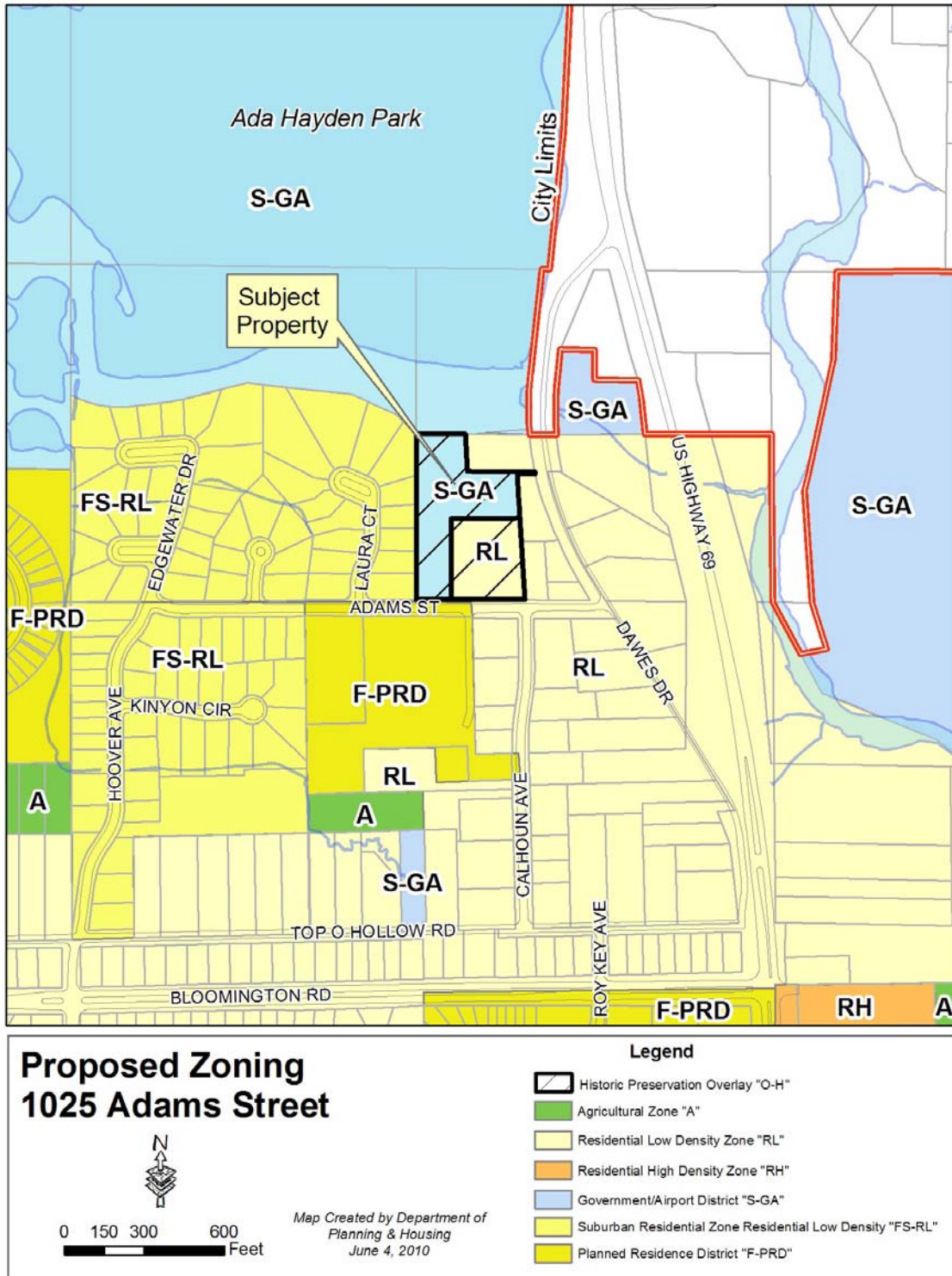
Attachment C

Existing Zoning



Attachment D

Proposed Zoning

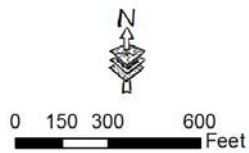


Attachment E

Future Land Use Map



Future Land Use Map Designations 1013 and 1025 Adams Street

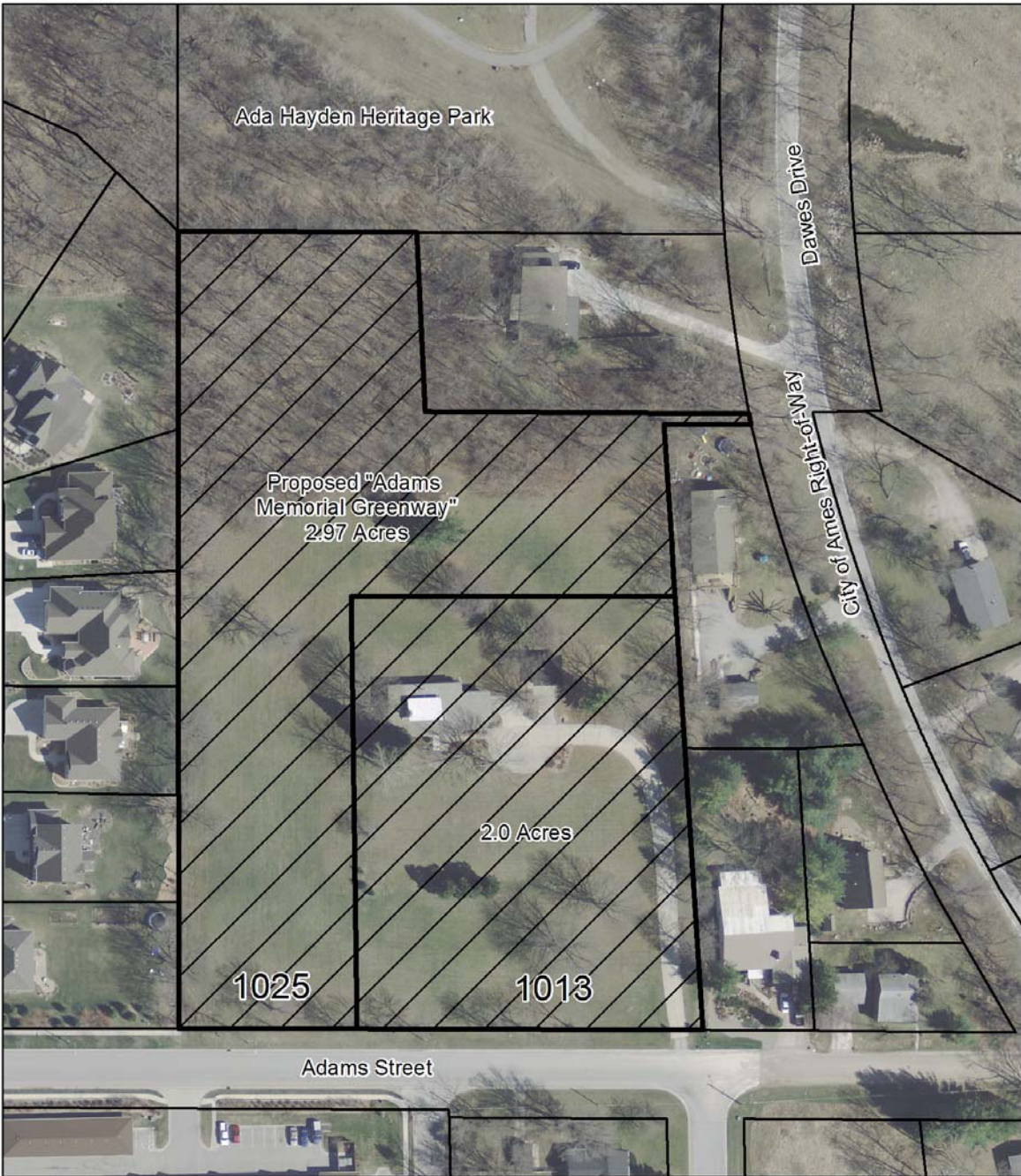


Map Created by Department of
Planning & Housing
June 4, 2010

Legend

- Low-Density Residential
- High-Density Residential
- Village/Suburban Residential
- Parks and Open Space

Attachment F
Aerial Photo



Map Created by the
Department of Planning & Housing
September 22, 2010

1013 and 1025 Adams Street
*Proposed Local Historic Landmark
and Rezoning*



0 75 150
Feet

2008 Color Aerial Imagery

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, located at 1025 Adams Street (proposed Adams Memorial Greenway), is rezoned from Residential Low-Density (RL) to Government/Airport (S-GA).

Real Estate Description: Part of Parcel T in the Northeast Quarter of the Northeast Quarter of Section 27, Township 84 North, Range 24 West of the 5th P.M., in the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Parcel T: thence S89°53'30"E, 139.27 feet along the south line of said Parcel T; thence N00°06'51"W, 337.38 feet; thence S89°53'30"E, 247.64 feet; thence N03°42'16"W, 135.05 feet; thence S89°38'41"E, 68.13 feet to a point on a curve concave to the east, having a radius of 1,195.92 feet, a central angle of 0°26'30", and being subtended by a chord which bears N11°53'10"W, 9.22 feet; thence northerly, 9.22 feet along said curve; thence N89°39'54"W, 252.14 feet; thence N02°51'19"W, 140.18 feet; thence N89°39'13"W, 185.86 feet to the Northwest Corner of said Parcel T; thence S00°06'51"E, 622.62 feet to the Point of Beginning, containing 2.97 acres.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, 2010.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor