

City of Ames Staff Report

Ames City Council & School Board Joint Meeting

September 17, 2012

Background:

The City Council will be meeting with the Ames Community School Board on Monday, September 17, 2012 to discuss future plans for properties that the School Board is considering selling. In response to a City Council request, staff has prepared the following background information:

In the fall of 2007, the City amended its Land Use Policy Plan (LUPP) map to identify land uses for government land that might potentially be sold to private parties in the future. The purpose of that amendment was (a) to identify an appropriate land use for those properties should they ever be sold to private individuals, and (b) to provide notice to potential buyers of those properties what they could expect in terms of their allowable uses.

Prior to the 2007 amendment, the LUPP map identified government owned land under the broad titles "Government/Airport" and "University/Affiliated". The City's zoning map identifies these areas as "Government/Airport District".

Occasionally, properties within the Government/Airport (S-G/A) district are sold off to private individuals. However, the S-G/A zoning is not automatically changed when property is sold. Prior to the 2007 amendments, the sale of government land to a private buyer resulted in an inconsistency between the land's ownership and the zoning designation of the district. That inconsistency in turn prompted consideration of an appropriate land use and zoning district designation for the property. The new owner had no way of knowing what land use was consistent with City policies because the LUPP and zoning map assumed that the land would always remain under government ownership. The owner was therefore forced to speculate on how the land might be developed under private ownership.

Since the new owner might have expended considerable time and money on their development plans, decision makers could feel pressured to support the private proposal. This situation had sometimes resulted in incremental decision-making, which did not always facilitate an analysis of the broader public good that effective long-range planning demands, and was inconsistent with stated goals of the City's Land Use Policy Plan. Specifically, Goal 2 of the plan is to "guide the character, location and compatibility of growth with the area's natural resources and rural areas", and to "seek a development process that achieves greater compatibility among new and existing development."

The staff developed a draft land use map that identified proposed land uses for government lands, should they ever be developed by private individuals. This map was presented to the City Council on February 20, 2007 along with a proposed process for considering the changes, which the Council agreed to. This process included a joint

meeting between the Ames City Council and the Ames Community School district, which was held on April 17, 2007, followed by an open house allowing full public review and discussion, which occurred on September 4, 2007. The staff also met with representatives of Iowa State University, which is the largest holder of government-owned land within Ames city limits.

There was a large turnout at the September 4th open house, and staff collected comments to determine if changes to the draft plan were needed. While there was considerable interest in the plan, there weren't too many errors identified or concerns expressed. The staff made minor amendments to the map in response to those comments, which were primarily to correct errors based upon ownership.

The draft plan map was then reviewed by the City Council on December 18, 2007. It included proposed land uses for all government lands. The proposed land uses reflected uses that immediately surrounded the subject site to ensure compatibility between uses. The map also specified an overlay that identified all government lands with a note in the legend stating that the government land overlay prevails over the underlying zoning designation so long as the property is owned by a government agency.

Applicable Goals & Policies from the adopted Land Use Policy Plan (LUPP)

Page 29 of the LUPP provides information on future land use allocations and future land use classifications for the City of Ames. Allocations are based on projected need through the growth year 2030. The proposed land use designations associated with the Government Lands potentially resulted in the allocation of more land than needed for the 2030 projection. However, it was deemed unlikely that most of the government land designated under the proposal would actually be available for development. The additional amount of developable land as a result of the proposed changes was therefore expected to be limited through the projected planning horizon.

Adoption of Map Amendments to LUPP:

The City Council adopted the amended LUPP map on December 18, 2007. (See attached map). **Input received from Ames Community School District officials at that time indicated a strong desire to facilitate single family housing within the District boundaries since most of the new residential subdivisions were developing in the Gilbert School District. It was emphasized that even though a different designation might yield more up-front monies to the District, a low density designation, where possible, would have more long-term financial value in terms of a broader goal to attract additional single-family residential development with families/students within the District.**

The potential effect of the adopted changes on Ames Community School District properties is explained in the attached table. This table lists nine school sites along with the adopted land use designation for each site, the zones that would be consistent with those land use designations, and the types of dwelling units that could potentially be built under those land use and zoning designations.

Land Use Data for Selected School Sites									
Site Name	Somerset (west side)	Old Middle School Field	Old Middle School	Middle School (East Portion)	Somerset (east side)	Roosevelt School	Facilities Building	Wilson-Beadshear School	Edwards School
Site Address	2714-2806 George Washington Carver Avenue	205 S. Wilmot Avenue	321 State Avenue	3915 Mortensen Road	2005 24th Street	1000 9th Street	1621 Wilson Avenue	900 Carroll Avenue	3622 Woodland Avenue
Current LUPP Designation	Village/Suburban Residential	Low Density Residential	Low Density Residential	Village/Suburban Residential	Village/Suburban Residential	One & Two Family Medium Density Residential	Low Density Residential	One & Two Family Medium Density Residential	Low Density Residential
Current Zoning	Floating Village Residential (F-VR)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)	Special-Government/Airport (SGA)
Zoning Compatible with LUPP	Floating Village Residential (F-VR); Floating Suburban Medium Density Residential (FS-RM); Floating Suburban Low Density Residential (FS-RL); Floating Planned Residential Development (F-PRD)	Low Density Residential (RL)	Low Density Residential (RL)	Floating Village Residential (F-VR); Floating Suburban Medium Density Residential (FS-RM); Floating Suburban Low Density Residential (FS-RL); Floating Planned Residential Development (F-PRD)	Floating Village Residential (F-VR); Floating Suburban Medium Density Residential (FS-RM); Floating Suburban Low Density Residential (FS-RL); Floating Planned Residential Development (F-PRD)	Medium Density Residential (RM); Urban Core Medium Density Residential (UCRM)	Low Density Residential (RL)	Medium Density Residential (RM); Urban Core Medium Density Residential (UCRM)	Low Density Residential (RL)
Uses Consistent with Compatible Zoning	F-VR: Single Family Detached; Single Family Attached; Apartments; Limited Commercial Uses; Religious Institutions	RL: Single Family Detached; Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Schools; Religious Institutions	RL: Single Family Detached; Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Schools; Religious Institutions	F-VR: Single Family Detached; Single Family Attached; Apartments; Limited Commercial Uses; Religious Institutions	F-VR: Single Family Detached; Single Family Attached; Apartments; Limited Commercial Uses; Religious Institutions	RM: Single Family Detached; Two Family; Single Family Attached; Apartments (12 units); Hospices; Assisted Living; Nursing Homes; Colleges and Universities; Community Facilities; Funeral Facilities; Child Day Care Facilities; Religious Institutions; Schools; Social Service Providers	RL: Single Family Detached; Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Schools; Religious Institutions	RM: Single Family Detached; Two Family; Single Family Attached; Apartments (12 units); Hospices; Assisted Living; Nursing Homes; Colleges and Universities; Community Facilities; Funeral Facilities; Child Day Care Facilities; Religious Institutions; Schools; Social Service Providers	RL: Single Family Detached; Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Schools; Religious Institutions
	FS-RM: Single Family Detached; Two Family; Single-Family Attached (12 units); Apartments (12 Units); Family Home; Independent Senior Living; Colleges and Universities; Child Day Care Facilities; Community Facilities; Funeral Facilities; Religious Institutions; Schools; Social Service Providers			FS-RM: Single Family Detached; Two Family; Single-Family Attached (12 units); Apartments (12 Units); Family Home; Independent Senior Living; Colleges and Universities; Child Day Care Facilities; Community Facilities; Funeral Facilities; Religious Institutions; Schools; Social Service Providers	FS-RM: Single Family Detached; Two Family; Single-Family Attached (12 units); Apartments (12 Units); Family Home; Independent Senior Living; Colleges and Universities; Child Day Care Facilities; Community Facilities; Funeral Facilities; Religious Institutions; Schools; Social Service Providers	UCRM: Single Family Detached; Family Home; Colleges and Universities; Community Facilities; Child Day Care Facilities; Religious Institutions; Schools		UCRM: Single Family Detached; Family Home; Colleges and Universities; Community Facilities; Child Day Care Facilities; Religious Institutions; Schools	
	FS-RL: Single Family Detached; Single Family Attached (12units); Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Religious Institutions; Schools			FS-RL: Single Family Detached; Single Family Attached (12units); Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Religious Institutions; Schools	FS-RL: Single Family Detached; Single Family Attached (12units); Family Home; Colleges and Universities; Child Day Care Facilities; Community Facilities; Religious Institutions; Schools				

Summary Text from Land Use Policy Plan

Residential Land Uses

Low-Density Residential - Single-family residential with a maximum net density of 7.26 dwelling units per net acre.

Medium-Density Residential - Single-family, two-family, and multi-family residential uses with a minimum net density of 7.26 dwelling units per net acre and a maximum density of 22.31 dwelling units per net acre.

Suburban Residential - All single-family, two-family, multi-family and manufactured residential uses involving a net density of more than 5.0 dwelling units per acre.

One- and Two-Family Medium-Density Residential - Single-family and two-family residential uses with a maximum net density 7.26 units per net acre and a minimum net density 6.22 dwelling units per net acre.

High-Density Residential - All multi-family residential uses that involve more than 11.20 dwelling units per net acre

Village Residential - All single-family, two-family, multi-family and manufactured residential uses that involve more than a net density of 8.0 units per acre with supporting convenience/neighborhood-scale commercial uses

Commercial Land Uses

Highway-Oriented Commercial - commercial uses that are associated with strip developments along major thoroughfares. Floor area ratios are between 0.25 and 0.50 depending on location

Convenience Commercial - clustered convenience commercial land uses in suburban residential areas, integrated aesthetically and physically with new suburban residential subdivisions; designed to accommodate the vehicular mobility associated with conventional residential development while maintaining pedestrian connectivity.

Regional Commercial - Regional-scale commercial uses that are associated with major retail and service centers near limited - access thoroughfares. Floor area ratios are 0.5 and higher.

Neighborhood Commercial - existing clustered commercial land uses that integrate aesthetically and physically with existing adjacent residential neighborhoods.

Community Commercial Node - Community-scale commercial uses that are associated with cluster developments and with more specific uses, shared parking and common design features than Highway-Oriented Commercial. Floor area ratios are between 0.50 and 0.75 depending on location

Downtown Service Center - Specialized business services, governmental services and retail commercial uses associated with highly intense activities and central location. Floor area ratios are 1.0 and higher.

Industrial Land Uses

Planned Industrial - Industrial uses that involve a clustered/industrial park setting in order to achieve greater integration of uses, access and appearance. Locations should be near limited-access thoroughfares.

General Industrial - Industrial uses that involve individual siting in designated areas where overall use and appearance requirements are less restrictive.

Other Land Uses

Government/Airport - Typical uses include public-owned facilities for administration and services, plus general aviation.

Medical - Typical uses include hospital, out-patient diagnostic and surgical centers and specialized treatment facilities that involve extended stay.

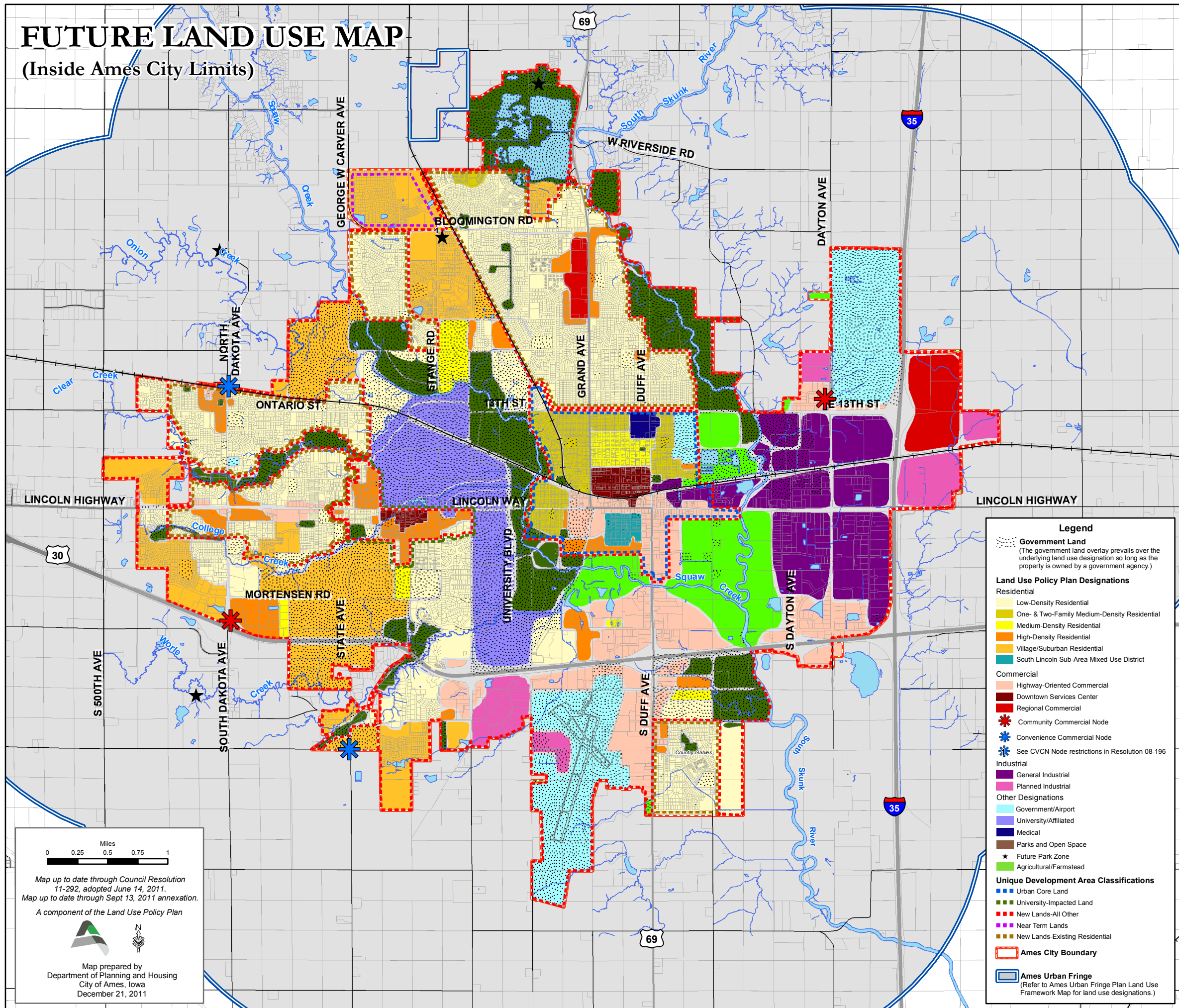
Future Park Zone - general areas (or zones) wherein future parks may be located.

University/Affiliated - Facilities associated with the Iowa State University campus and affiliated research and agricultural farms.

Parks and Open Space - public-controlled areas for recreation, involving facilities and/or structured programs for a variety of recreational opportunities. The term "Open Space" refers to primarily undeveloped areas (maintained and natural) - for passive recreational opportunities.

Agricultural/Farmstead - areas associated with crop production and animal husbandry; fallow areas are also included. The term "Farmstead" refers to the presence of a dwelling unit associated with a specific area for agriculture.

FUTURE LAND USE MAP (Inside Ames City Limits)



0 0.25 0.5 0.75 1
Miles

Map up to date through Council Resolution 11-292, adopted June 14, 2011.
Map up to date through Sept 13, 2011 annexation.
A component of the Land Use Policy Plan

Map prepared by
Department of Planning and Housing
City of Ames, Iowa
December 21, 2011

Legend

Government Land
(The government land overlay prevails over the underlying land use designation so long as the property is owned by a government agency.)

Land Use Policy Plan Designations

Residential

- Low-Density Residential
- One- & Two-Family Medium-Density Residential
- Medium-Density Residential
- High-Density Residential
- Village/Suburban Residential
- South Lincoln Sub-Area Mixed Use District

Commercial

- Highway-Oriented Commercial
- Downtown Services Center
- Regional Commercial
- Community Commercial Node
- Convenience Commercial Node
- See CVCN Node restrictions in Resolution 08-196

Industrial

- General Industrial
- Planned Industrial

Other Designations

- Government/Airport
- University/Affiliated
- Medical
- Parks and Open Space
- Future Park Zone
- Agricultural/Farmstead

Unique Development Area Classifications

- Urban Core Land
- University-Impacted Land
- New Lands-All Other
- Near Term Lands
- New Lands-Existing Residential

Ames City Boundary

Ames Urban Fringe
(Refer to Ames Urban Fringe Plan Land Use Framework Map for land use designations.)