

**COUNCIL ACTION FORM**

**SUBJECT:** LAND USE POLICY PLAN FUTURE LAND USE MAP AMENDMENT  
FOR PROPERTY LOCATED AT 2008 24<sup>TH</sup> STREET FROM LOW-  
DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL

**BACKGROUND:**

**Referral & Application.** On June 7, 2012, First Evangelical Free Church (property owner) and Northcrest Community (applicant) submitted a letter to the Ames City Council requesting a Land Use Policy Plan Map Change from “Low-Density Residential” to “High-Density Residential” for land located at 2008 24<sup>th</sup> Street. **(See Attachments B & C.**

On July 10, 2012, the City Council directed staff to process the requested Land Use Policy Plan Map Change as a “minor amendment.” On August 2, 2012, the applicant submitted a completed application for a Land Use Policy Plan (LUPP) Map Change on 4.80 acres of land at 2008 24<sup>th</sup> Street.

**Land Use Designation/Zoning.** The subject property and other surrounding properties are designated on the LUPP Map and on the Zoning Map as follows:

<b>Direction from Subject Property</b>	<b>LUPP Map Designation</b>	<b>Zoning Map Designation</b>
Subject Property	Low-Density Residential	“RL” (Residential Low-Density)
North	Village/Suburban Residential	“S-GA” (Government/Airport)
East	High-Density Residential	“RH” (Residential High-Density)
South	Low-Density Residential	“RL” (Residential Low-Density)
West	Low-Density Residential	“RL” (Residential Low-Density)

**Existing Land Use.** Land uses that occupy the subject property and other surrounding properties are described in the following table:

<b>Direction from Subject Property</b>	<b>Existing Land Uses/ Ownership of Properties</b>
Subject Property	Church/ First Evangelical Free Church
North	Vacant Land/ Ames Community Schools
East	Senior Housing/ Northcrest Community
South	Single-Family Homes/ Individual Home Owners
West	Single-Family & Two-Family Homes/ Individual Home Owners

**Information Provided by the Applicant.** The narrative, submitted with the application, describes Northcrest, as a “Continuing Care Retirement Community (CCRC)” located on 22 acres of land between 20<sup>th</sup> Street and 24<sup>th</sup> Street, and adjacent to the east property line of the subject property. It is the home of 176 residents in a mixed housing development consisting of townhomes, apartments, a health care center and a facility that specializes in Alzheimer care.

If the LUPP Map change to High-Density Residential, followed by rezoning of the property to “RH” is approved by the City Council, it is the intention of Northcrest to purchase the subject property and consolidate it with their existing property into a single parcel of land. Although no final decisions have been made, it is their vision to develop the property in a manner that is consistent with the architecture and outdoor environment of the existing senior housing development.

The applicant anticipates no adverse impacts on the surrounding properties, and envisions less traffic and noise than is presently the case with use of the property for church events. Northcrest believes this property provides the opportunity to continue the mission of service to older adults and broaden their range of senior living options.

The applicant asserts that redevelopment of the church site with single-family homes in an “RL” zoning district, would require the extension of public streets and utilities, as well as, the demolition of the existing church building and parking lots. They see Northcrest as uniquely positioned to redevelop the land because it is immediately adjacent to their existing senior housing development.

**Land Use Policy Plan Goals and Policies.** In reviewing the proposal to change the LUPP Future Land Use Map, staff has examined applicable goals and policies of the Land Use Policy Plan. Based upon this analysis, staff finds no inconsistencies between the Plan and the proposed amendment. The subject property is in a prime location as an infill site for high-density residential development given the access to 24th Street (a minor arterial).

**Moreover, existing development around the site provides for effective transitioning between the proposed high density land use and the abutting low density zone.** Prairie View subdivision abuts the subject site on both the south and west side. On the west side, it abuts eight duplex lots, which provide a good transition to the single family lots across the street from the duplexes. The only area where the site abuts single family homes is along the south side. There are only three homes abutting this property line and they have relatively deep back yards to help buffer them from the subject site.

It could be reasoned that existing use of the subject site as a church is more intense in terms of traffic and operation than the proposed senior housing facilities. The openness of the existing Northcrest Community development and the integration of landscaped spaces for pedestrian access and buffering are in sharp contrast to the large amount of impervious surface (buildings and parking lots) on the developed church site. **If the current development pattern of Northcrest were extended onto the subject site, it would significantly increase the on-site open space and landscaped areas, which would also provide areas for on-site storm water infiltration. This additional open space and landscaping, in combination with the existing landscaped back yards of the abutting single-family homes in Prairie View subdivision, would greatly enhance the transition between the two land uses.**

Public utility mains and streets are immediately adjacent to the subject property with capacity to serve an expansion of senior housing facilities. Sufficient land area for the future growth of senior housing sites is limited throughout the community. Other sites in the community suited for senior housing are also in high demand for development as apartment buildings to provide housing for students attending Iowa State University.

**In conclusion, staff believes that the requested land use change would be a logical extension of the high-density residential land use designation, and would transition well to surrounding low-density residential development, provided that the site is redeveloped for senior housing similar to the Northcrest development pattern.**

If the land use designation is changed to High-Density Residential but the subject property is not developed as senior housing, apartment buildings could be constructed on this land, provided the zoning designation is also changed to "RH" (Residential High-Density). **If this is a concern, the City Council could delay the LUPP change until a development agreement is prepared to address the Council's concerns. The Planning and Zoning Commission was also presented with this alternative to**

require a development agreement, but were confident that the future use of the subject property would be for an expansion of the Northcrest senior housing development. Therefore, they did not see a need for a development agreement associated with the amendment.

**Recommendation of the Planning & Zoning Commission.** At its meeting of September 5, 2012, with a vote of 6-0, the Planning and Zoning Commission recommended approval of the LUPP Future Land use Map to change the land use designation of the property at 2008 24<sup>th</sup> Street from Low-Density Residential to High-Density Residential, as recommended by staff.

**ALTERNATIVES:**

1. The City Council can approve an amendment to the LUPP Future Land Use Map to change the land use designation of the property at 2008 24<sup>th</sup> Street from Low-Density Residential to High-Density Residential.
2. The City Council can deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of the property at 2008 24<sup>th</sup> Street from Low-Density Residential to High-Density Residential.
3. The City Council can defer approval of the LUPP change until a development agreement is prepared to assure that the property is developed only for senior housing.
4. The City Council can refer this request back to staff or the applicant for more information.

**MANAGER'S RECOMMENDED ACTION:**

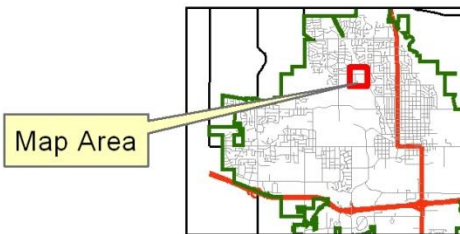
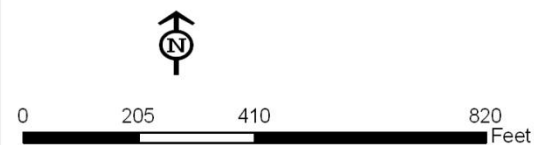
If the City Council believes that the proposed change to the LUPP Future Land Use Map is a logical extension of the high-density residential land use, Northcrest senior housing, then the City Council should approve Alternative #1.

However, if the City Council wants to ensure that the subject property will be redeveloped only as part of the Northcrest senior housing development, and not be redeveloped as an apartment complex as permitted by Residential High-Density zoning, then the City Council should approve Alternative #3.

# Attachment A

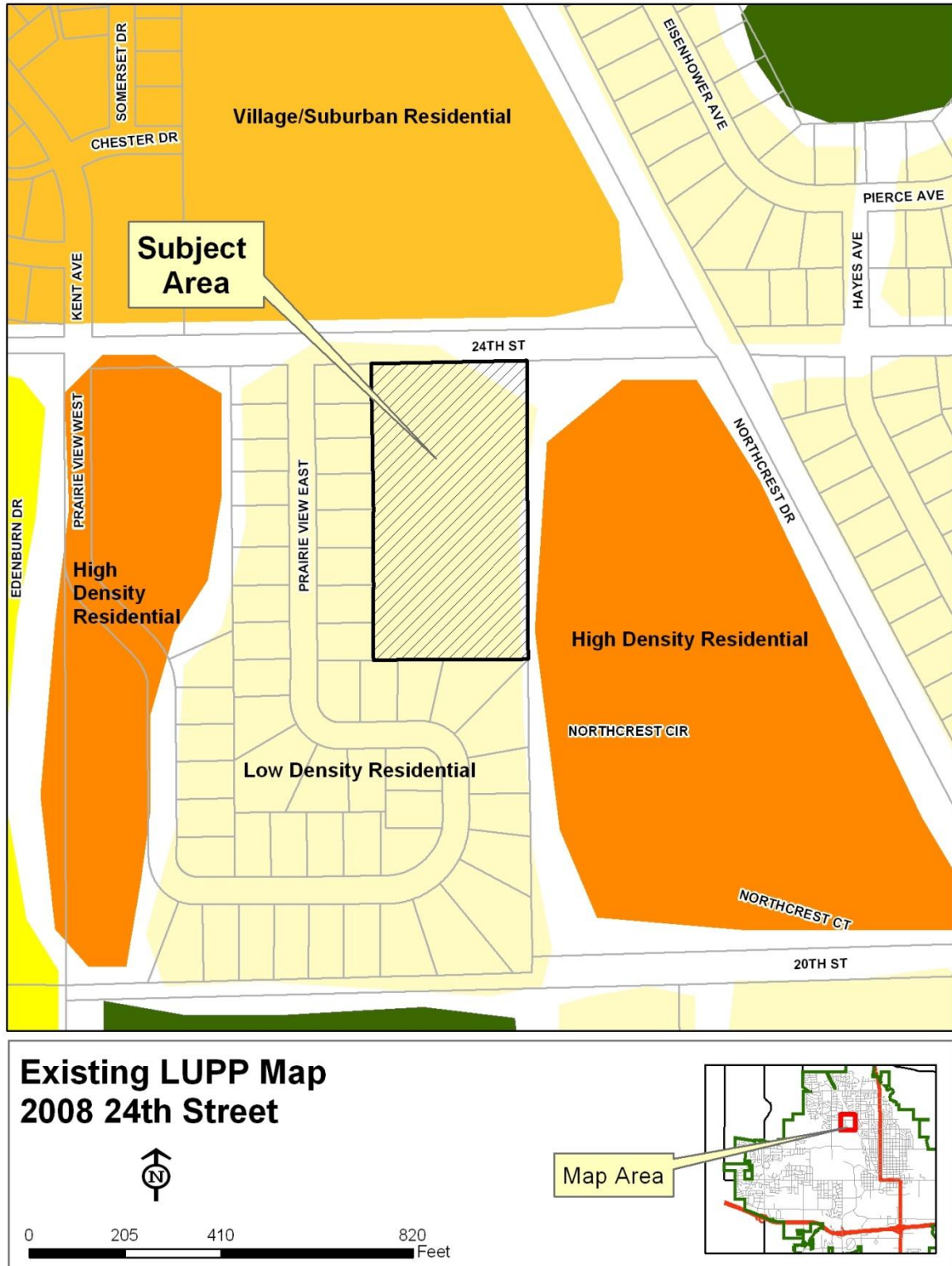


**Location Map  
2008 24th Street**

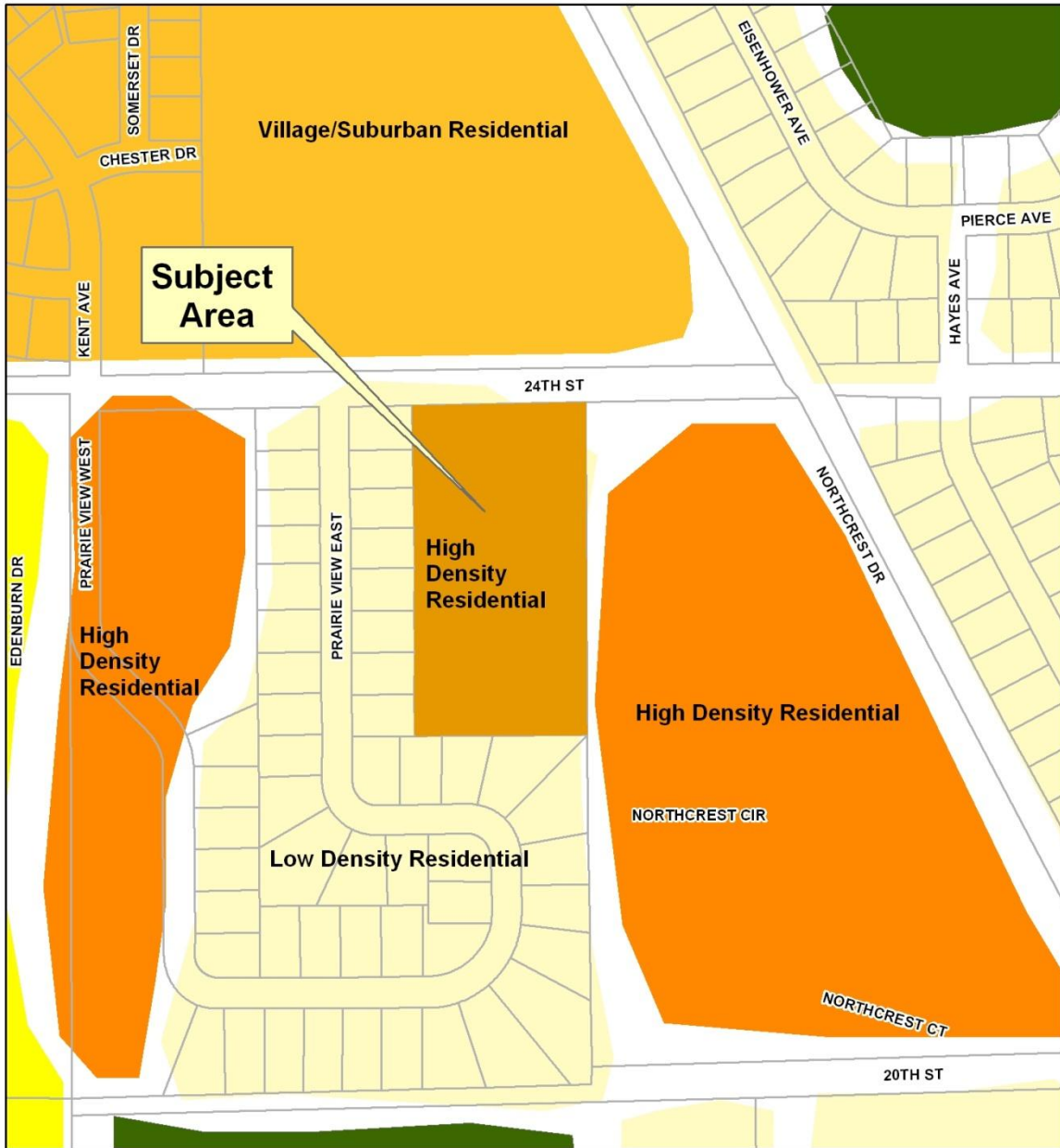




## Attachment B



# Attachment C

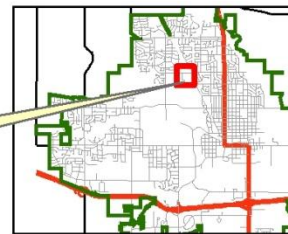


## Proposed LUPP Map 2008 24th Street

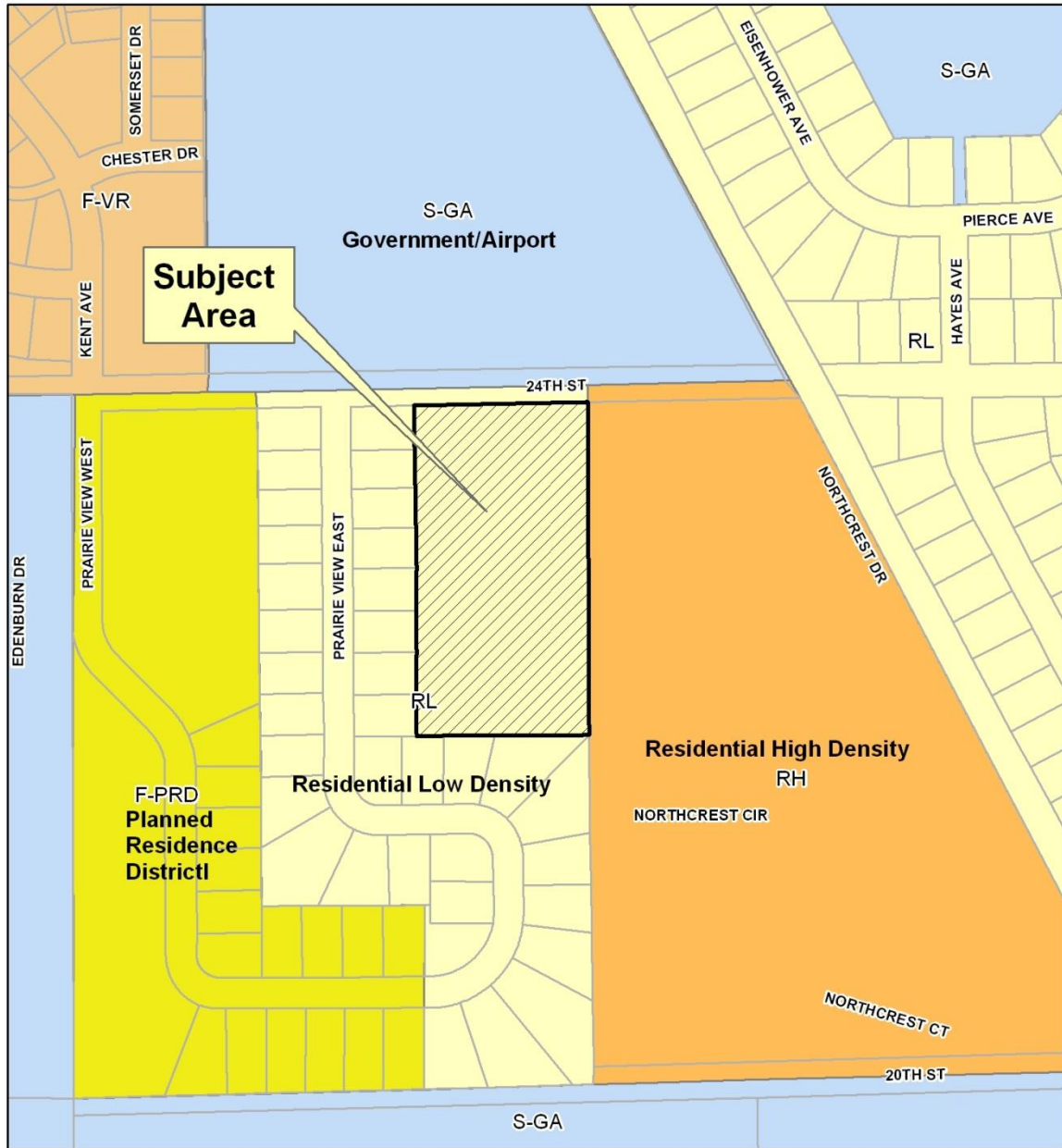


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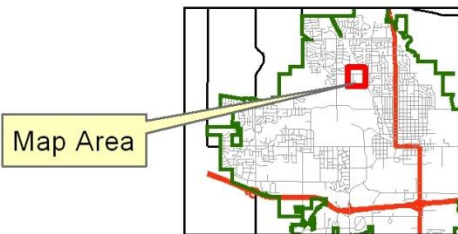
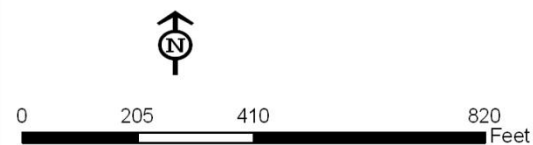
Map Area



# Attachment D



**Existing Zoning Map  
2008 24th Street**







June 7, 2012

Ames City Council  
Department of Planning and Housing  
Room 214 City Hall  
515 Clark Avenue  
Ames, IA 50010

TO: Ames City Council

As the property owner for land and improvements located at 2008 24<sup>th</sup> Street Ames, Iowa, please accept this letter as notification of our request that the City of Ames grant a Land Use Policy Plan (LUPP) Map Change and a Rezoning of the same property to the applicant, the Northcrest Community located at 1801 20<sup>th</sup> Street Ames, IA 50010. This request is for a change from low density residential to high density residential.

The council should be advised that First Evangelical Free Church Ames, Iowa and the Northcrest Community have entered into a contingency purchase agreement for the sale of church property to the Northcrest Community. One contingency of this agreement is the effective completion of Land Use and Rezoning processes with the City of Ames.

This letter to the Council is intended to fulfill the requirements of notification to the Council and to support the Land Use and Rezoning processes with confirmation from the property owner (seller), First Evangelical Free Church of Ames, that the applicant (buyer), Northcrest Community, would be authorized to pursue these processes as the owner's agent.

Formal applications and supporting documents will be submitted as required.

Sincerely,

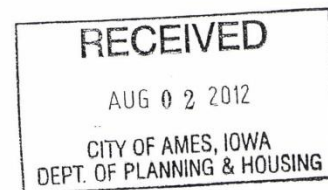
A handwritten signature in black ink, appearing to read "Terry DeZonia".

Terry DeZonia, Pastor of Missional Operations  
(On behalf of the First EFC Ames, Property Owner)

A handwritten signature in black ink, appearing to read "Linda Doyle".

Linda Doyle, CEO / Administrator  
(On behalf of the Northcrest Community, Applicant)

A handwritten signature in black ink, appearing to read "David J. Miller by [illegible]".



*Changing  
LIVES*

FIRST EVANGELICAL FREE CHURCH • 2008 24th Street, Ames, Iowa 50010 • (515) 232-2765 • [www.amesefc.org](http://www.amesefc.org)