

COUNCIL ACTION FORM

SUBJECT: **REZONING OF PROPERTY AT 921 9TH STREET – ROOSEVELT SCHOOL SITE**

BACKGROUND:

On June 7, 2013, RES Development, Inc. submitted an application requesting rezoning of approximately 1.90 acres of land located at 921 9th Street from “S-GA” (Government/Airport) to (UCRM) “Urban Core Residential Medium Density.” The former Roosevelt School is located on this property (***see Attachment G***). The rezoning is requested to accommodate reuse of the former school building as a multiple-family residential dwelling with 23 dwelling units.

Zoning text amendments are being processed concurrently with the rezoning request to allow the conversion of a former school building for use as an apartment dwelling in the UCRM zone through the approval of an Adaptive Reuse Plan by the City Council, and to allow a greater density of development as approved in an Adaptive Reuse Plan. The proposed UCRM zoning designation is the same as the zoning of the surrounding properties, and is also consistent with Future Land Use Map designation of One- and Two-Family Medium Density Residential in the Land Use Policy Plan.

The attached addendum provides background and analysis of the proposal and the requested action.

ALTERNATIVES:

1. The City Council can approve the request for rezoning of the land at 921 9th Street from “S-GA” (Government/Airport) to “UCRM” (Urban Core Residential Medium Density).
2. The City Council can deny the rezoning request for this land.

CITY MANAGER’S RECOMMENDED ACTION:

Staff has reviewed the proposed rezoning and finds that the proposed zoning change to Urban Core Medium-Density Residential is consistent with the One- & Two-Family Medium Density Residential designation of the Land Use Policy Plan. Further, there are no outstanding issues of utilities, traffic, or access that would preclude the use of this site for uses allowed in the district. Any specific impacts of the proposed development would be examined during the review of the Adaptive Reuse Plan. **Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the request for rezoning of land at 921 9th Street from “S-GA”**

(Government/Airport) to “UCRM” (Urban Core Residential Medium Density).

The land owner intends to ask the City Council to suspend the rules and waive readings for the rezoning and the proposed text amendments in order to facilitate timely development of this project. **It is important to note that the proposed rezoning should not be approved prior to approval of the text amendments that were previously passed on first reading. Those text amendments allow conversion of a former school building for use as an apartment dwelling, and will allow a higher density of residential units as specified in an Adaptive Reuse Plan.**

ADDENDUM

INTRODUCTION:

Dean Jensen, RES Development, Inc. is seeking approval of the rezoning of property at 921 9th Street from “S-GA” to “UCRM”, which includes the former Roosevelt School building and the land area between 9th Street on the south, 10th Street on the north, 1016 10th Street and 1009 9th Street to the west and the future City park on the east.

The Land Use Policy Plan Future Land Use Map designates this area as One- and Two-Family Medium Density Residential, which is consistent with the UCRM zoning.

Zoning text amendments are being processed concurrently with this rezoning request. One text amendment would add “*Former School Building Converted for Use as an Apartment Dwelling*” to the table of UCRM Zone Uses [Table 29.709(2)]. This would require approval of an Adaptive Reuse Plan by the City Council. The second text amendment [Section 29.700(3)] allows the City Council to approve a density for residential development that exceeds the density limits established for each residential base zone. The text amendment would require that the density approved by the City Council be specified in an Adaptive Reuse Plan approved by the City Council.

The zoning text amendments are necessary to allow conversion of the school building to an apartment dwelling with 23 units in the UCRM Zone, since presently the UCRM zone does not allow construction of a new apartment dwelling, and would only allow 17 units under the current maximum density standard of 7.26 dwelling units per net acre.

BACKGROUND:

Proposal. This property is the location of the former Roosevelt School and includes the building, paved parking areas, and landscaping surrounding the building. The former playground to the east of the building is not part of this rezoning request as the School is transferring ownership of this land to the City of Ames for use as a public park. The intent of the developer is to convert the former school building to a residential structure with 23 individual units for sale as condominiums.

The existing zoning is shown in **Attachment C**. If approved, the zoning map would be as shown in **Attachment D**. The applicant has purchased the land from the Ames Community School District and is seeking the required approval of the rezoning and subsequent approval of an Adaptive Reuse Plan to convert the former Roosevelt School building into a multiple-family residential structure with individual condominium units for sale.

Land Use Designation/Zoning. The LUPP designation is One- and Two-Family Medium Density Residential. The proposed rezoning is consistent with that designation. The following tables provide the future land use designation and zoning of the subject property and other surrounding properties.

Direction from Subject Property	LUPP Map Designation	Zoning Map Designation
Subject Property	One & Two Family Medium Density Residential	"S-GA" (Government/Airport)
North	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
East	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
South	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
West	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)

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

Direction from Subject Property	Existing Land Uses/ Ownership of Properties
Subject Property	Former Roosevelt School RES Development, Inc.
North	Single-Family Homes/ Individual Home Owners
East	Single-Family Homes/ Individual Home Owners
South	Single-Family Homes/ Individual Home Owners
West	Single-Family Homes/ Individual Home Owners

Infrastructure. The subject area is already a developed lot and served by all City infrastructure. Public utility mains and streets are immediately adjacent to the subject property with infrastructure to serve the site.

Access. The present configuration of the subject property's parking lot and access drive allows for access from 9th Street, 10th Street and Northwestern Avenue.

Impacts. The applicant intends to the utilize the existing school building, parking lots and open space as the location of 23 residential units for sale to individual owners. This use is not presently allowed in the UCRM zone; however, zoning text amendments to uses in UCRM and to maximum allowed residential densities are being processed concurrently with this rezoning request. Vehicular traffic will continue to access the site from 9th Street, 10th Street and Northwestern Avenue; however, the developer intends to close the access on 9th Street located east of the building. The 9th Street access west of the building will remain open.

Goals of the Land Use Policy Plan (LUPP). Several of the ten goal statements of the LUPP speak indirectly to this request for rezoning. However, Goal No. 5 seems to address the rezoning proposal most directly since it states that "it is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification." Objective 5.C.states: "Ames seeks continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits." The plans for this site already have the necessary infrastructure in place and will reuse the building mostly as is.

Applicable Laws and Policies. The City of Ames laws and policies that are applicable to this proposed rezoning are included in ***Attachment E***.

Applicant's Statements. The applicant has provided an explanation of the reasons for the rezoning (***see Attachment F***).

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

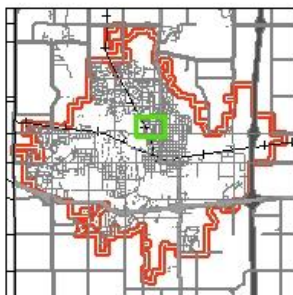
1. Ames *Municipal Code Section 29.1507(2)* allows owners of 50 percent or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The property represented by the applicant is entirely under one ownership representing 100 percent of the property requested for rezoning.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as "One- & Two-Family Medium-Density Residential."
3. The "One- and Two-Family Residential Medium Density" land use designation supports the "UCRM" (Urban Core Residential Medium Density) zoning designation. Under a "UCRM" zoning designation the proposed use will be permitted upon approval of a text amendment that allows a "former school building converted for use as an Apartment Dwelling, through the approval of an Adaptive Reuse Plan by the City Council.

Public Notice. Notice was mailed to property owners within 200 feet of the rezoning area and a sign was posted on the subject property. As of this writing, no comments have been received.

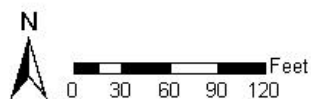
Conclusions. Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject property is consistent with the Future Land Use Map, as well as the Goals and Objectives of the City of Ames Land Use Policy Plan. Staff believes the rezoning of the subject land would be a logical extension of the "UCRM" (Urban Core Residential Medium Density) zoning surrounding this site.

Attachment A

Location Map

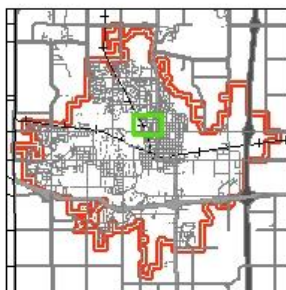
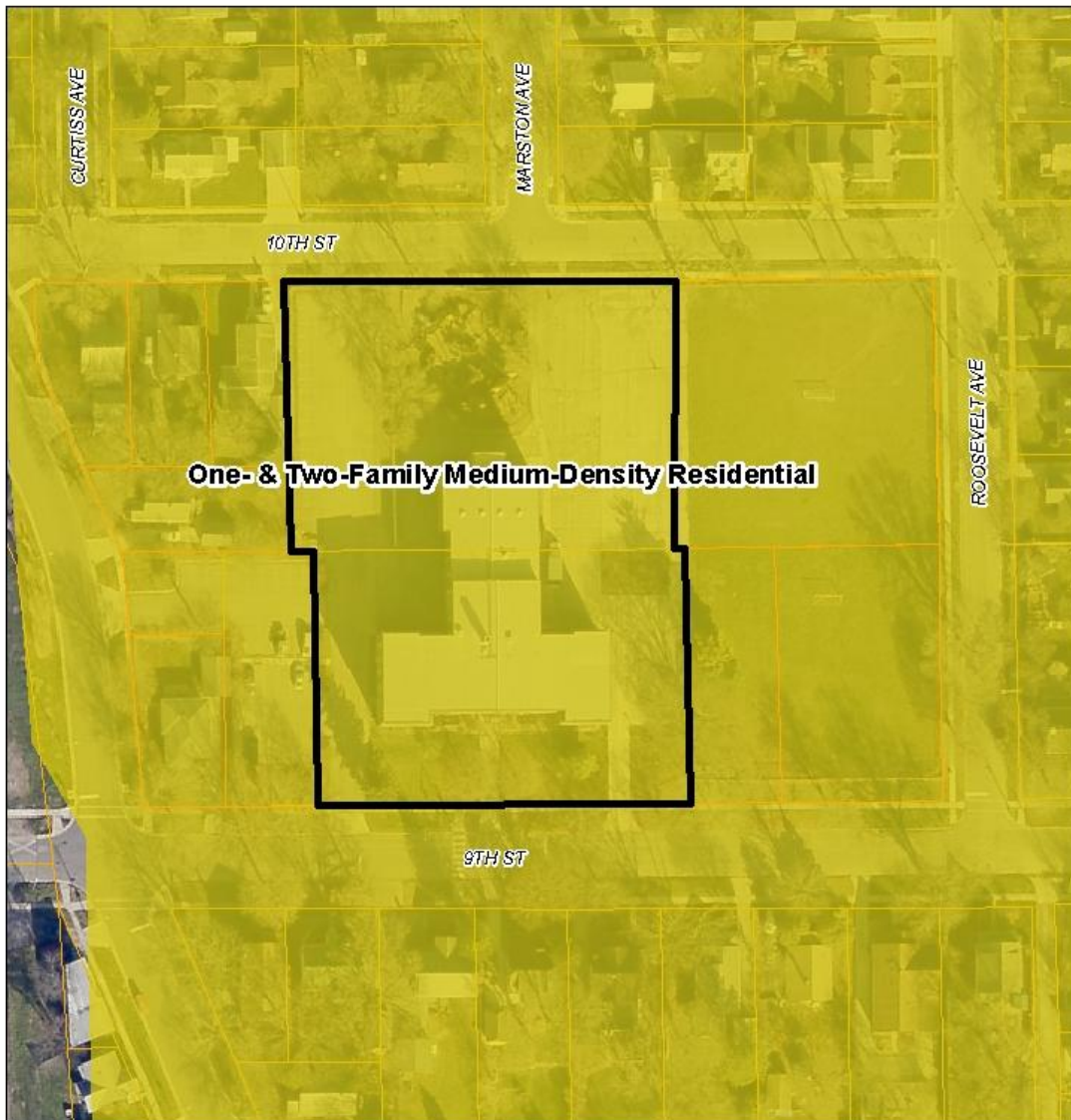


Location Map
921 9th Street

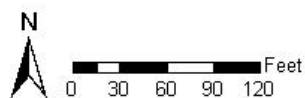


Attachment B

LUPP Future Land Use Map

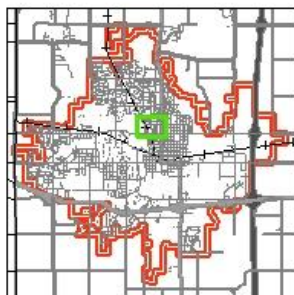
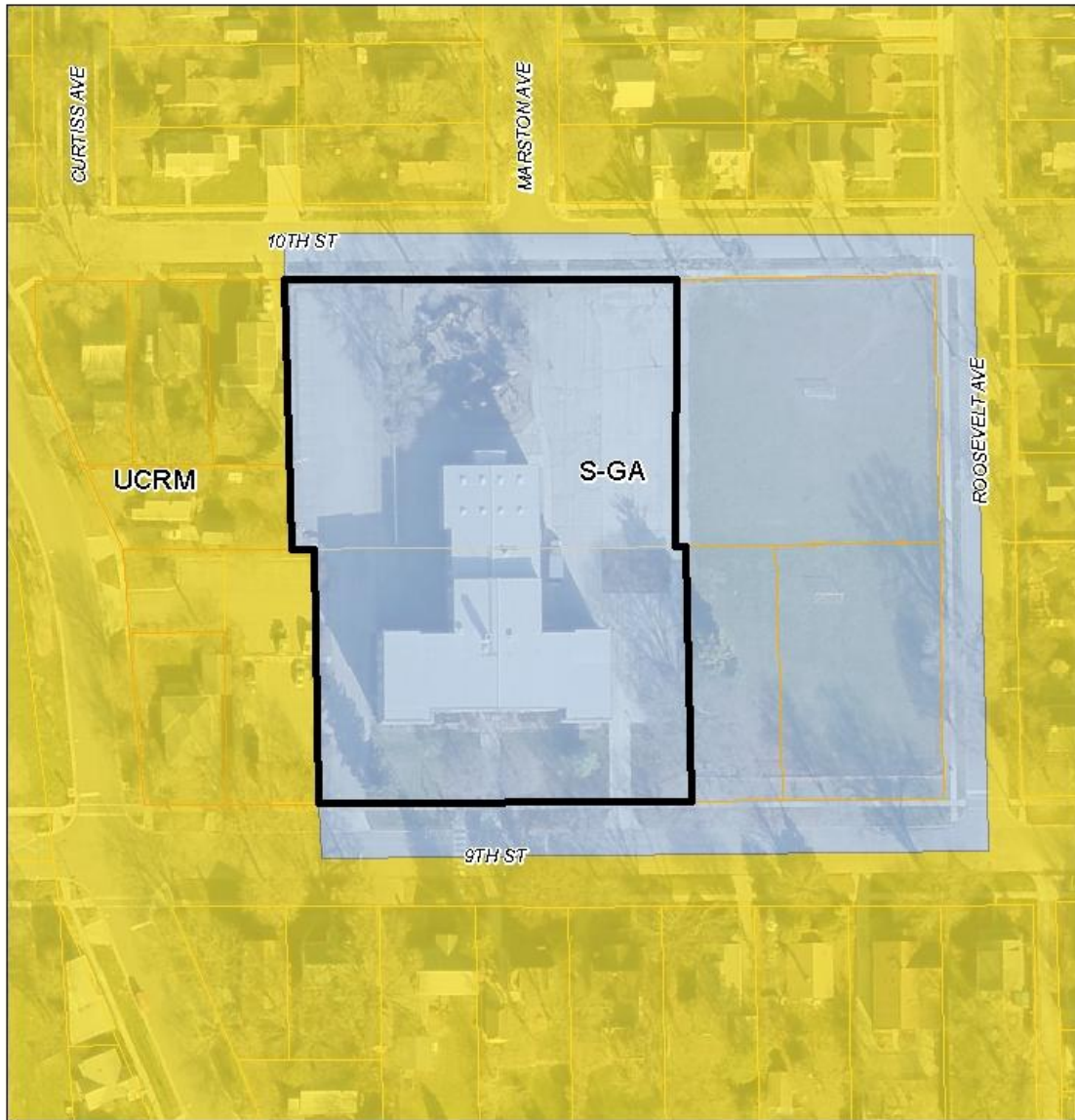


Land Use Policy Plan
Future Land Use Map
921 9th Street

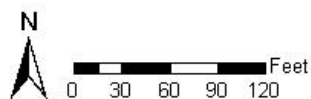


Attachment C

Existing Zoning

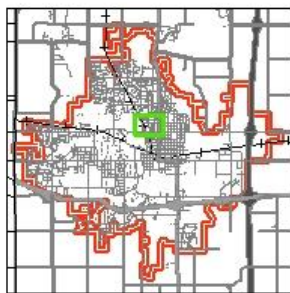
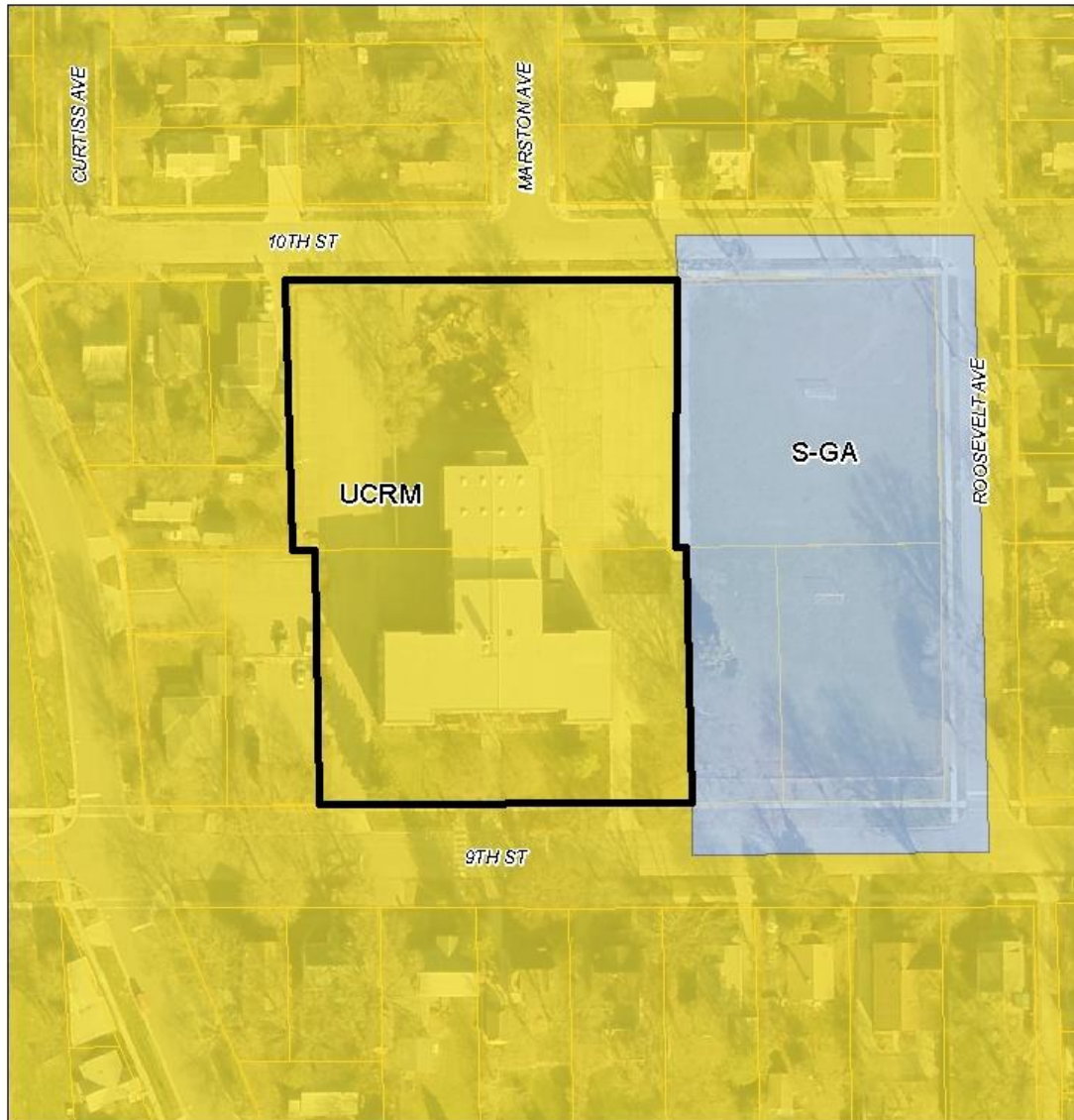


Existing Zoning (S-GA)
921 9th Street

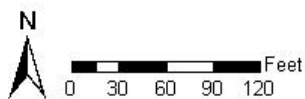


Attachment D

Proposed Zoning



Proposed Zoning (UCRM) 921 9th Street



Attachment E

Applicable Laws and Policies

The laws applicable to the proposed rezoning at 921 9th Street are as follows:

- 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 property proposed for rezoning.

- Ames *Municipal Code* Chapter 29, 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.
- Ames *Municipal Code* Chapter 29, Section 703, Urban Core Residential Medium Density, includes a list of uses that are permitted in the Urban Core Residential Medium Density (UCRM) zoning district and the zone development standards that apply to properties in that zone.

Attachment F

Applicant's Statement

Roosevelt Re-Imagined
921 9th Street
Ames, IA 50010

June 6, 2013

Reason for Rezoning

RES Development, Inc. has purchased the former Roosevelt School Building, located at 921 9th Street, Ames, Iowa. The building is currently zoned S-GA since it was used as a school building for many years. Part of the lot is currently UCRM. Our Roosevelt Re-Imagined project proposes 23 single family condominiums that cannot operate without a residential designation.

Land Use Policy Plan Consistency

The requested designation is consistent with surrounding zoning.

Current Zoning

The Roosevelt School Building is zoned S-GA.

Proposed Zoning

We are proposing a zoning ordinance text amendment to allow conversion of a former school building for use as an apartment dwelling in the UCRM zone as a permitted use and allow residential density as specified in an adaptive reuse plan approved by City Council.

Proposed Use

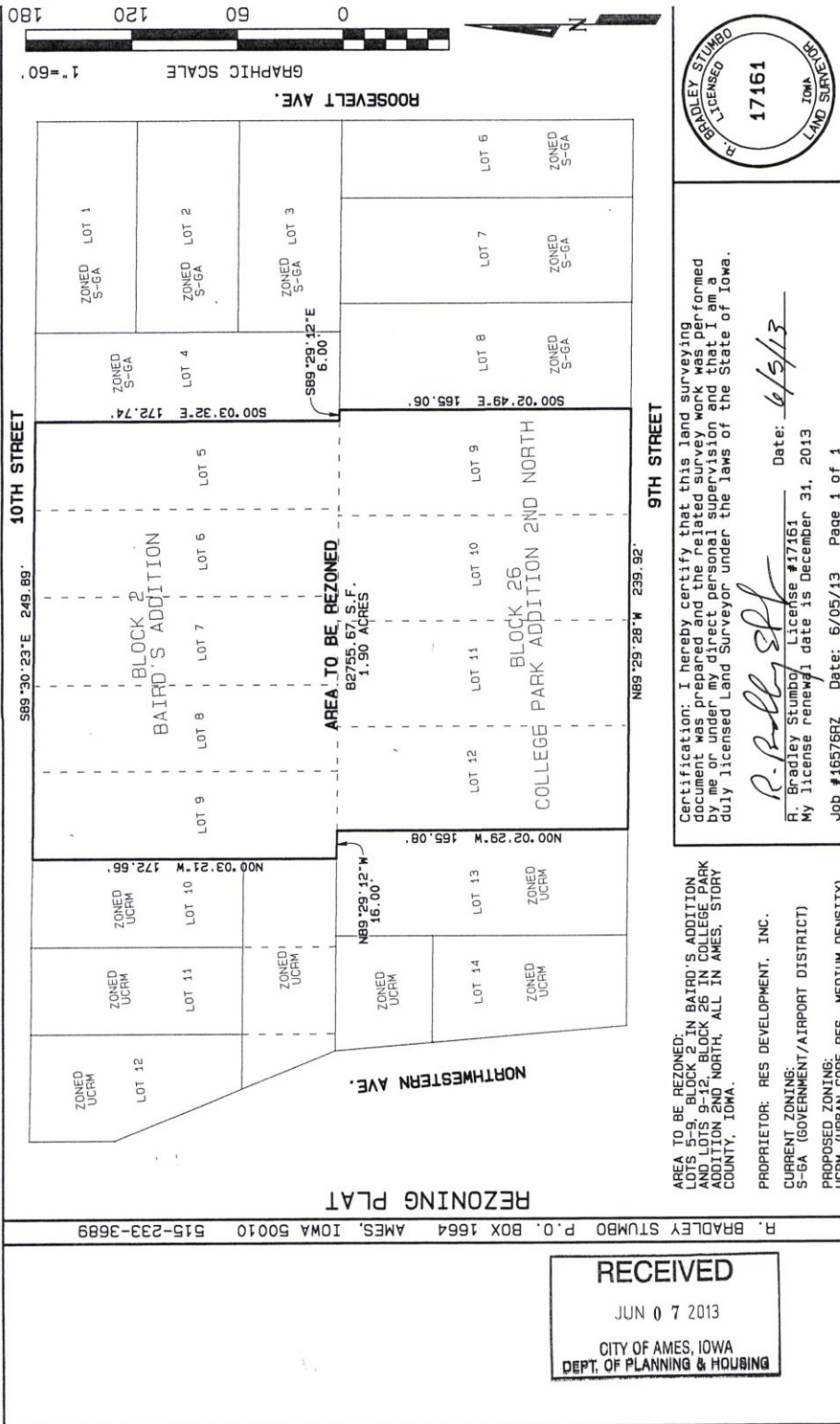
Through an adaptive reuse permit, we intend to convert the building into 23 single family condominiums.

Legal Description

LOTS 5-9, BLOCK 2 IN BAIRD'S ADDITION AND LOTS 9-12, BLOCK 26 IN COLLEGE PARK ADDITION
2ND NORTH, ALL IN AMES, STORY COUNTY, IOWA

Land area

1.90 Acres



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, generally located at 921 9th Street, is rezoned from Government/Airport (S-GA) to Urban Core Residential Medium Density (UCRM).

Real Estate Description: Lots 5-9, Block 2 in Baird's Addition and Lots 9-12, Block 26 in College Park Addition 2nd North, all in Ames, Story County, Iowa.

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 _____, 2011.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor