

To: Honorable Mayor and Ames City Council

From: Chuck Winkleblack, Hunziker Companies

Date: Aug 9, 2019

RE: Zoning change

To whom it may concern:

I respectfully request the zoning be changed for the properties located at 509 and 511 Lincoln Way from DGC (downtown Gateway commercial) to HOC (Highway oriented commercial). We are working with the Starbucks folks about relocating from their current location at 327 Lincoln Way to this location.

The need for the zoning change is regarding the parking and drive through facilities. See the attached exhibits to understand the need for the change. Exhibit "A" is very similar to the current configuration, Exhibit "B" is what the city of Ames staff proposed. Starbucks will not move if they are forced to use the design as shown in Exhibit "B".

We had a kick off meeting with the city staff and the planning director suggested the zoning change as the most efficient way to accommodate the development and one that he believed staff could support. Time is of the essence as this is the first step in the process to developing the 2 blocks to the East between Clark and Kellogg.

We are in the process of having the old KFC and Taco Time buildings removed from the properties and the lots combined into one lot. The goal would be start construction on the new facility in late September or early October so that the new Starbucks could be open by early next spring so that we can work on the bigger project next spring and summer.

Thanks in advance for your consideration



Chuck Winkleblack

Exhibit "A"

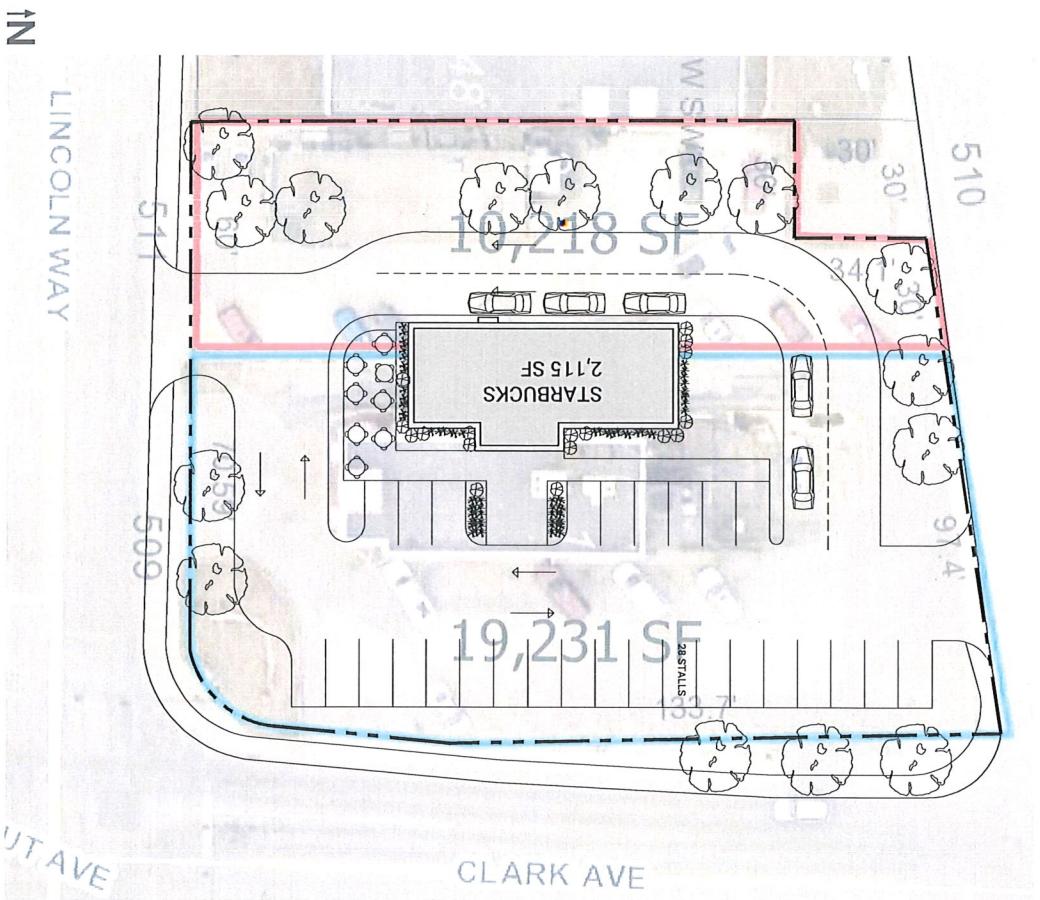
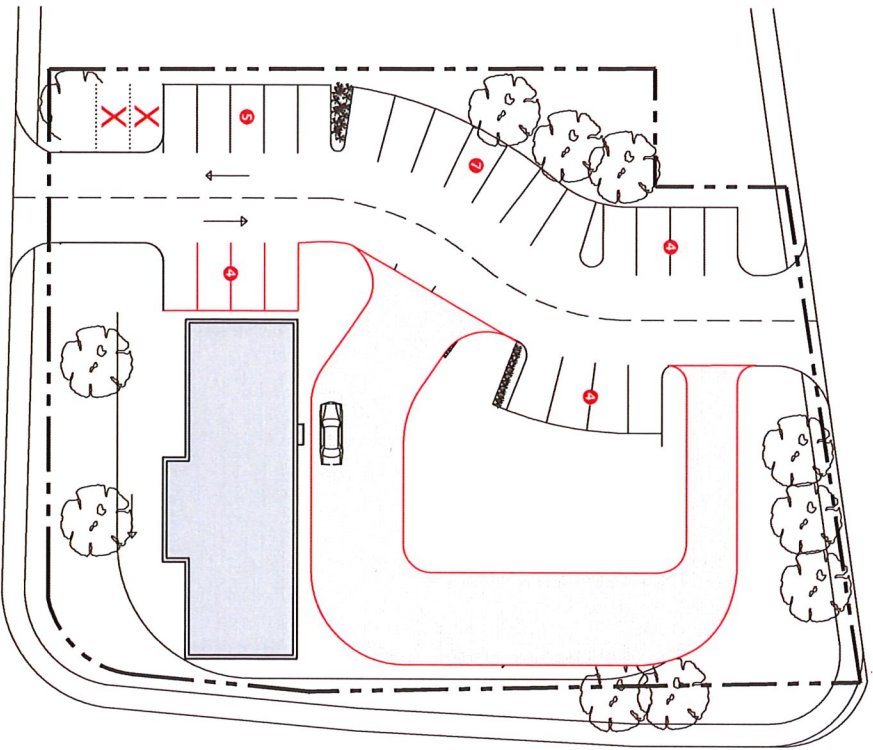


Exhibit "B"



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