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TO: Mayor and Ames City Council

FROM: Kelly Diekmann, Planning and Housing Director

DATE: February 6, 2020

SUBJECT: Request to Initiate a Land Use Policy Plan Amendment for Property Located At 802 Delaware Avenue

BACKGROUND:

At the January 28th City Council meeting Council referred to staff a request submitted by Justin Dodge with Hunziker Companies seeking to change the land use of the property at 802 Delaware Avenue from Low-Density Residential to Medium-Density Residential. The property is approximately 0.75 acres. The Land Use Policy Plan (LUPP) map shows this particular site as Low-Density Residential along with the immediately surrounding area. The property is currently zoned RL (Residential Low-Density) which allows for only single-family residential uses. Hunziker Companies wishes to change the underlying land use to Medium-Density Residential to accommodate a future rezoning of the property to construct a medium density residential use.

This site is situated directly between Delaware Avenue and North Dakota Avenue. Access to the site is from Delaware Avenue. The surrounding neighborhoods Land Use designation is Low-Density residential and is zoned primarily RL (Residential-Low Density).

The site is currently vacant with single-family homes surrounding it. The neighborhood has always had a single-family nature and there has been no significant expansion of multi-family in the area in the last 20 years. The nearest multi-family property is located approximately two blocks to the north. The current Low-Density designation reflects the existing pattern of use in the area.

OPTIONS:

A. Maintain Existing Land Use Designation

The City Council can choose to retain the existing LUPP designation of Low-density Residential. By retaining the Low Density designation, it is likely that the site would be marketed for one or possibly two new single-family homes consistent with current RL zoning.

If the City Council agrees that this is a viable site for reuse or redevelopment as currently zoned, there would be no need to take any further action on this referral request.

B. Initiate an LUPP Amendment To Change The Existing Land Use

The City Council can allow Hunziker Companies to submit an application for a Land Use Policy Plan map amendment as a Minor Amendment. Due to the size of the property, a Minor Amendment process would be appropriate. However, the overall size of the property is relatively small for an LUPP amendment that is isolated from other similar areas. Under this option the access to the site, surrounding land uses and types of residential zoning for the site would be evaluated in greater detail before making a formal recommendation. City Council could place this referral request on a future agenda for discussion of allowing for the initiation of a LUPP Amendment under this option and give direction on the amendment process.

STAFF COMMENTS:

Changing the land use on the site to a Medium-Density land use designation would cause for an island of contrasting land use to its surroundings. Typically, the City has not taken on small area changes of this type with an LUPP amendment. Ames Plan 2040 has not moved forward with a future land use map or housing policies to help guide a decision on an amendment of this type at this time.

Date: January 9, 2020

To: Honorable Mayor and Ames City Council

From: Justin Dodge, Hunziker Companies

Re: 802 Delaware Ave – Land Use and Rezoning Amendment for Infill project

Honorable Mayor and City Council,

The property at 802 Delaware Ave is in between Delaware and North Dakota Ave and is currently zoned residential – low density with many duplexes, apartment buildings, a power substation and single-family houses in the surrounding area. The property owners believe this site would be a great infill project for attached townhomes (brownstones) or separate duplexes – both would require a land use change and rezoning to residential – medium density.

If you agree this property would be a great infill project, please refer this letter to staff to initiate a land use amendment with rezoning to follow.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'Justin Dodge', with a long, sweeping horizontal line extending to the right.

Justin Dodge