

February 2021 Planning and Housing Department Workplan

Project	Status	Next Steps
Affordable Housing Development Baker Subdivision and LIHTC Project	Subdivision infrastructure under construction; Selected Prairie Fire as LIHTC Developer	LIHTC application due in March 2021, results August 2021. Development plan for low income single-family ownership Spring 2021
Downtown subarea planning	Parking text amendment for small apartment projects	City Council review of text amendment in February 2021
Increase Housing Diversity with Small Lot Zoning-City Council Goal	City Council directed creation of a Planned Unit Development Overlay.	City Council will review a new PUD Overlay Ordinance in March 2021
Ames Plan 2040	Staff is in administrative review of draft chapters.	City Council will receive draft Plan at the end of March 2021. The draft plan will be reviewed at a Council workshop with the consultant on April 20.
E 13 th Street Elwell Property Development	The original plan was for the developer to attract Fleet Farm to the site and utilize a TIF incentive on that building to pay for the sewer line extension from Dayton Road east through I-35. However, the developer was informed that Fleet Farm has delayed any expansion plans in the near future, leaving this project on hold.	The developer is attempting to attract alternative commercial uses or a potential industrial use further to the east of the regional commercial area for the purposes of generating TIF revenue.
Downtown Plaza Development-City Council Goal	Concept plan completed	On February 16 th City Council will approve the concept for the plaza as part of the Reinvestment District application.
Lincoln Way Redevelopment Project	Met with developer to discuss status, owners considering proposals	On February 16 th City Council will review the concept for the Lincoln Way redevelopment project for inclusion in the Reinvestment District application. Additional review and approvals to follow the Reinvestment District application process.
Sign Code Updates	This will be a two-part process as described to City Council in March 2020. Planning and Inspections staff are preparing first set of changes for review focused on definitions, fee structure, loopholes, and legal consistency.	The first phase of changes will be presented to Council in April 2021. The second set of changes addresses signage standards, such as size and height, and may require additional outreach efforts to prepare updates and will be addressed later in the Spring of 2021.
CARES Act funding for Rent, Mortgage, and Utility assistance	Ongoing	Begin administration of Cares Act Round 2 and 3 funding.
Ames Urban Fringe Plan extension and planning update with Story County	Council extended the Fringe Plan 28 E agreement by one year and directed staff to work with the County in 2021 on potential updates.	Bring list of preliminary issues to Council to discuss upon completion of draft Ames Plan 2040.

Annexation and Fringe Plan amendment for 580 th Street	Underway	Public Hearings in March 2021.
Xenia Rural Water service	Staff is working on a proposed agreement with Xenia concerning territory buyouts and provision of service within the City in select areas. This is in response to a referral request from Kurt Friedrich and his proposed annexation of the former "Dankbar" property.	Awaiting follow up from Xenia to finalize a proposal for City Council review.
Rental conversion incentives	Not started	TBD
Beautification and Gateway Plans -City Council Goal	Not started	Provide inventory and report to Council Spring 2021 to refine scope of this task
East University Impact Area URA	Completed	
Citywide URA review and changes	Completed	
General zoning text amendments	Completed	Administration and application procedures updates planned Spring 2021
FEMA Flood Plain Maps Updates	Completed	
Prairie View Industrial Zoning	Completed	
State mandated changes to Short Term Rentals (AirBNB)	Completed	

Non-Prioritized Project List

Date Referred	Description	Comments
1/12/2016	Review demolition criteria in the O-UIE in general, including hardship elements	
1/12/2016	Review demolition criteria in the O-UIE to add criteria for historic preservation and to evaluate sustainability (life cycle evaluation) of demolition vs. rehabilitation.	
1/2020	Review Downtown Façade Program Requirements	Initial request 2016, most recent request by Main Street for façade program changes January 2020
5/16/2017	Review outdoor sales standards for commercial areas. This includes fireworks and other outdoor display.	Would also address food truck locations.
Fall 2018	Review Subdivision Code standards for Complete Streets Policy consistency.	
10/16/2018	Begin working with neighborhood associations to develop recommendations for improving the Neighborhood Association program.	Staff has worked on this incrementally as time permits, no formal proposal at this time
12/11/2018	Request for a memo regarding David M's request to provide better sidewalk access from the Kmart renovation project and how to improve access from the buildings to the street in all future	Staff expects revised MSDP for the site and has requested additional sidewalk from Buckeye into the site.
2/12/2019	Referred to staff for a memo the letter from Chuck Winkleblack concerning two billboards on the two- block stretch on the north side of Lincoln Way between Clark and Kellogg	Awaiting Legal review of issues.
5/28/2019	Review zoning requirements for landscaping on private property to determine if they are compatible with CPTED principles.	

5/14/2019	Hold off any final decision regarding plaza in Campustown until final decision is made regarding relocating Fire Station #2 and completion of Welch improvements.	On hold
7/23/2019	Request to respond to Kurt Friedrich's letter for the Council to consider greater incentives for infrastructure for residential developments.	In review with City Manager
10/8/2019	Requested staff memo regarding zoning recommendation for the lot west of old KFC lot on Lincoln Way.	
2/25/2020	Letter from Justin Dodge on Champlin Property roadway improvement requirements and costs	Annexation is currently tabled by Council. Property has been sold by the Champlin family.