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MEMO

To: Mayor and City Council

From: Kelly Diekmann, Planning & Housing Director

Date: June 22, 2021

Subject: Request for a Text Amendment to the PRD Table of Allowed Uses for Office and Trade uses

Background:

Burgason Enterprises is in the process of developing its property at the end of Cedar Lane, south of Oakwood Road, to be called Ansley Ames. As the owners described in their letter, they desire to create a planned community with unique features and homes. The owners would like the project to have a small commercial component for a multi-functional commercial/event space at the northeast corner of the site, between the future extension of Aurora Avenue and the Tedesco Bike Trail (Attachment A).

The owners' stated intent is to have a "multi-functional 2 story facility" that would be privately owned and used as a combination of:

1. a small (less than 100-person) event center;
2. a food commissary for the event center, bike trail/Ansley pit stop and local deliverable food product; and
3. an Ansley Ames Sales and Design Office.

The applicant envisions the future residents of Ansley to be a large component of the revenue stream for the facility, but not the only source of income. It is anticipated that Ansley residents and users of the adjacent bike trail will be the primary patrons.

After several meetings, staff provided direction to the Burgason that the most appropriate zoning option for their project is "F-PRD" Planned Residence District. The new PUD Overlay ordinance did not directly address the issue of allowing or not allowing for commercial use within a development outside of when a base zone, such as RH, allows for it. The older PRD zone allows for flexibility in design and a

relatively wide range of use allowances, including some allowances for commercial use as described below:

The F-PRD Zoning District allows as a permitted accessory use (Table 29.1203(4)):
“Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project.”

The owner’s commercial use interest would fit with the Office and Trade Use categories of the Zoning Ordinance, examples include most types of retail, service, entertainment, and professional offices. **However, the applicant is concerned that their use would serve not only their residents, but that it would also be available for users throughout the community and therefore not be permitted within the PRD. Additionally, the applicant is concerned that the City’s commercial land use polices would not support creating a small site for a commercial use within their development.**

Options:

The applicant is requesting to have the City initiate a Text Amendment for the F-PRD Zoning District regarding commercial uses to clarify for what type of commercial uses would be allowed with a PRD.

Option 1: The City Council can allow for the applicant to apply for a text amendment to create a specific square footage allowance within a PRD for commercial uses, regardless of a market study.

The intent of the text amendment would be to define a small allowance of commercial use that does not rise to the level of a commercial node review and determination. The size and range of uses would need to be discussed to establish the parameters for the change.

Option 2: The City Council can decline to direct staff to write a report for a Text Amendment pertaining to changes to the F-PRD Zoning District that will allow the development as requested by the applicant.

With this option, the City Council’s decision would be to support no change in the current PRD language which would maintain the requirement that commercial use would need to be principally supported by the residents of the project.

Staff Comments:

The Ansley Ames property is still zoned “A” Agricultural and will need to be both rezoned and platted before development begins. Due to the time that a Text Amendment can take, staff advised the applicant to request this change now so that it would not inhibit development later.

The major issue before the City Council is whether to allow commercial entities within a PRD that will likely have customers from outside of the development. If

the City Council is comfortable with discussing Option 1 further, Staff believes it would be best to refer the item to a future agenda.

Voss, Diane

From: webnotification@cityofames.org on behalf of City of Ames, IA
<webnotification@cityofames.org>
Sent: Friday, June 4, 2021 3:06 PM
To: Voss, Diane
Subject: Text Amendment Submission Part 1

[[External Email]]

Message submitted from the <City of Ames, IA > website.

Site Visitor Name: Steve Burgason
Site Visitor Email: sburgason@yahoo.com

June 4, 2021

To the Attention of: Ames City Council

As an introduction to the following "Council Action Request", I would like to let the Ames City Council know of our desire to pursue a PRD Zoned Development in the approximately 60 plus acres of Burgason Enterprise owned land south of Oakwood Road that was recently annexed by the City of Ames. This plan for an "Ansley Ames" development consists of about 120 single residential homes on a range of lot sizes from approximately 4000 square feet to approximately 10,000 square feet. About half of those homes are in pocket neighborhood arrangements surrounded by shared green spaces and walkways. Another 50 plus additional homes are townhomes arranged in four clusters throughout the development that will appear very residential in design. This request for a Text Amendment would help us to service this development community and others in the area without the burden of specific HOA fees that would otherwise be needed to support this type of space.

We appreciate your consideration of this text amendment.

Sincerely,

Steve Burgason/Ansley Ames Development Group

--Please See second Message with Text Amendment

Message submitted from the <City of Ames, IA > website.

Site Visitor Name: Steve Burgason
Site Visitor Email: sburgason@yahoo.com

June 4, 2021

COUNCIL ACTION FORM

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SUBJECT: REQUEST FOR A TEXT AMENDMENT TO CLARIFY THE STATEMENT IN TABLE 29.1203(4) WHAT IS PERMISSIBLE AS OFFICE AND TRADE USE "SUPPORTED BY THE RESIDENTS OF THE PROJECT" TO ALLOW FOR OFFICE AND TRADE USES OF UP TO 18,000 SQUARE FEET.

BACKGROUND:

This text amendment request is made to allow for a future multi-functional 2 story facility on the northeast corner of the Ansley Ames development project on the east side of Aurora where Aurora enters the Ansley Development along the bike trail. This facility would be privately owned and used as a combination of 1) a small (less than 100 people) event center, 2) a food commissary for the event center, bike trail/development pit stop and local deliverable food product, and 3) an Ansley Ames Sales and Design Office. As such, the patronage of the residents (and future residents) of the project would be a critical but not the sole source of income to support the facility.

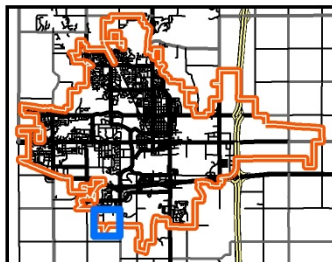
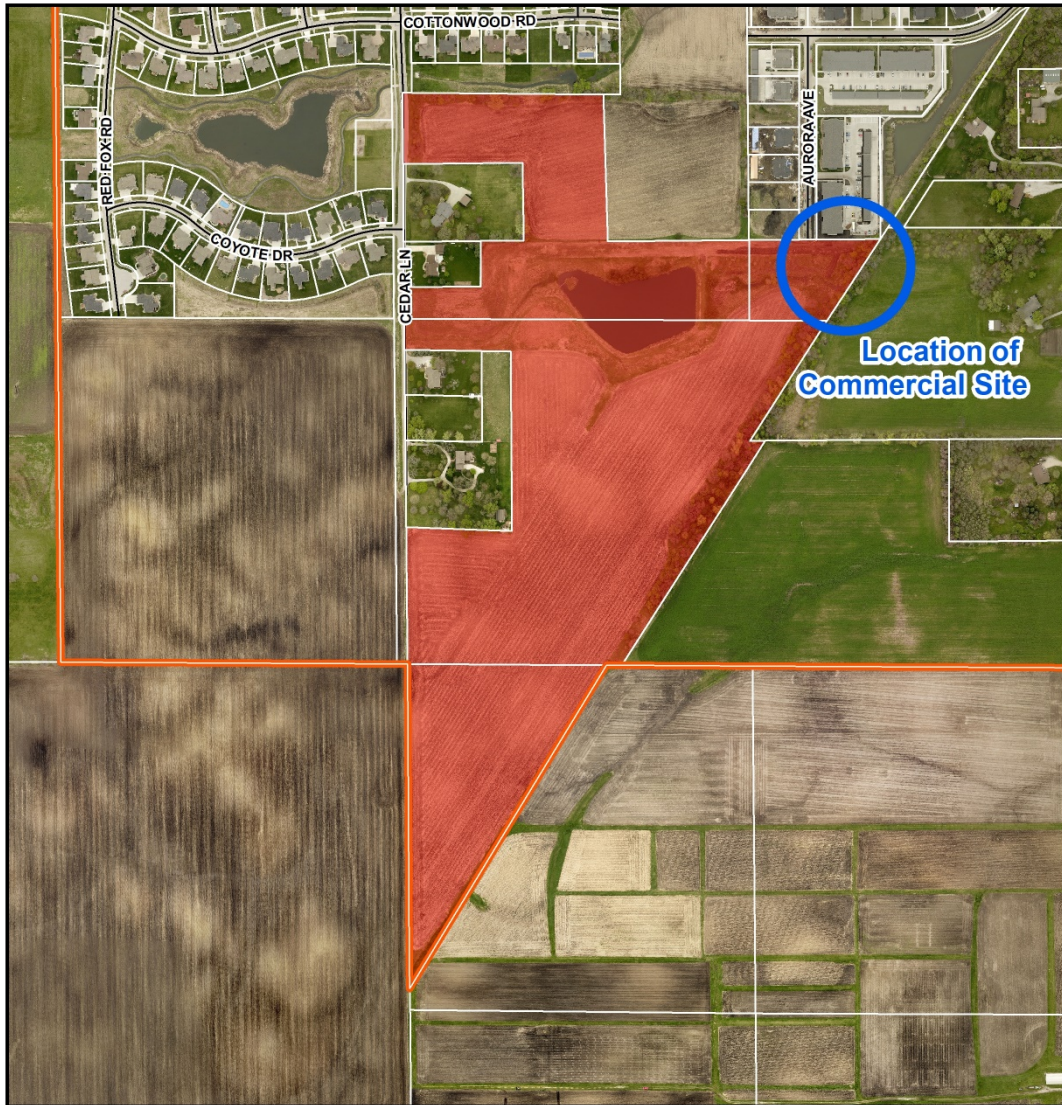
It is our judgement that this would allow for an event location and amenity available to the Ansley Ames Development and bike trail users (we would design this with a back patio area and pick up window for food/beverage) but also be supported by the other income streams of bike trail and area patronage, a design/sales office and a commissary kitchen for the event center and other deliverable foods.

Thank you for your consideration of this text amendment.

Steve Burgason

Ansley Ames Development Project

Attachment A – Location Map





**Ansley Ames
Development
-
Burgason Enterprises**



0 250 500 1,000
Feet

Legend

-  Ames City Limits
-  Ansley Ames