

## SB&A ARCHITECTS, LLC

1421 S. Bell Avenue, Suite 101

Ames, IA 50010

515.232.8447



June 9, 2021

Ames City Council and Mayor

515 Clark Avenue, Ames Iowa

50010

Re: LUPP Amendment Application Request

Honorable Mayor and Ames City Council,

We have been contacted by the new Owner of the property located at 1621 Wilson Avenue to assist in the design and development of a new residential project for our city. As a long time resident of Ames and a previous professional service provider to the Ames Community School District this site is a familiar one to me. It may also be familiar to you, or known to you, as the Ames Community School Districts old site for the Facilities Management and Planning building(s).

This site was used by the district to house their maintenance staff and service vehicles prior to relocating their operations to a more suitable location on Bell Avenue. It is an existing clay masonry building designed for an industrial use with offices, garages, and attached and detached metal buildings that house additional workshop spaces and garages.

This type of building is not what you expect or typically see when you drive the streets of our residential neighborhoods in Ames. The site is in an established single family neighborhood. With that we are keenly aware that any new or proposed use for this site needs to be sensitive and needs to respond to this environment.

Currently the primary site class is commercial and the primary zoning is shown as SGA – Government/Airport District. The existing Land Use Policy Plan (LUPP) future designation for this site would be RL (Residential Low Density).

Under the RL designation, the number of units would be limited to 7.26 per net acre. This site is larger than a typical single-family lot at 1.2001 acres. The current RL density ratio would allow for 8.713 units or 8 units on this site, however, the RL designation does not allow for the development of attached units.

In looking at how we can pursue an adaptive reuse development of this property, we believe the existing building can be renovated, remodeled or added on to, to support a multifamily use while still being sensitive to the existing neighborhood fabric.

To consider any development of this kind, we first need an approval from you. The approval is not for the actual map change request, nor for the project concept, nor for actual rezoning. All of those are steps in the future process that we would like to be able to look at together.

We are seeking your approval **to apply** for a LUPP map change.

To date we have discussed a few options with staff, including the need for a medium density residential zoning (RM) for this site. An RM designation would allow attached units. We have discussed initial ideas looking at anywhere from developing 8 to 14 units on the site.

With your approval to apply we can move forward and develop a concept design and direction for the project. We can continue conversations with staff about the site, existing building, current zoning designations and future development that is most desirable and most feasible for this neighborhood going forward.

Thank You,



Natalie C. Carran, AIA, NCARB, LEED AP BD+C  
Project Architect