

ITEM #: 23
DATE: 08-10-21

COUNCIL ACTION FORM

SUBJECT: REZONE PARCEL AT 525 6TH STREET FROM “RM” (RESIDENTIAL MEDIUM DENSITY) TO “S-GA” (SPECIAL PURPOSE GOVERNMENT/AIRPORT DISTRICT)

BACKGROUND:

In July 2014, the City purchased three properties at 525 6th Street (*see Attachment A- Location Map*) totaling 0.63 acres. The site was the former location of Ames Community Preschool Center, but the site is currently vacant. The City originally acquired the land for the purpose of constructing affordable housing. The City used part of its federal Housing and Urban Development (HUD) Community Development Block Grant (CDBG) money to purchase the properties.

Subsequently, the City Council determined that development of affordable housing at the site was not feasible with available resources and decided that the land should be sold and the funds returned to HUD to be utilized for affordable housing at another location in the City, the Baker Subdivision. City Council approved this action on July 13, 2021.

With the proposed development of a public plaza east of City Hall in place of Parking Lot N, the City Council determined that this 6th Street property should be retained by the City for use as parking rather than sold for private development purposes. City Council first discussed this option of parking on 6th Street as part of the January 26th City Council meeting when reviewing the Downtown Plaza concept proposed for Lot N. City Council determined to move forward with this plan at its July 13th meeting. **The change of zoning for the property at 525 6th Street [from Residential Medium Density Zone (RM) to Special Purpose Government/Airport District (S-GA)] will facilitate the development of the property as a City-owned parking lot.**

City staff is in the process of designing the parking lot. Preliminary designs for the parking lot include access from 6th Street only; there will be no access from the alley. Final design and approval by the City Council is expected to occur later this summer or fall once the rezoning is completed. Construction is anticipated in 2022.

The LUPP Future Land Use Map designates the subject property and the surrounding properties along 6th Street, as “Downtown Service Center” (*see Attachment D- LUPP Land Use Map*). Rezoning the subject property to “S-GA” (Special Purpose Governmental/Airport District) complies with the LUPP as a zoning district for implementation of the Downtown Services Center designation related to providing for parking in support of the Downtown area and City Hall.

Planning and Zoning Commission. The Planning and Zoning Commission reviewed the request on July 21, 2021 and voted 5-0 to recommend the City Council approve the rezoning for the property at 525 6th Street Avenue to “S-GA.”

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property in accordance with the notification requirements of Chapter 29.

ALTERNATIVES:

1. Approve the rezoning of the 0.63 acres of the property at 525 6th Street from “RM” Residential Medium Density to “S-GA” Special Purpose Governmental/Airport District.
2. Do not approve a rezoning of the property at 525 6th Street.
3. Refer this report back to City staff for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed rezoning is consistent with the Land Use Policy Plan Future Land Use Map as described in the addendum. Rezoning will have no impacts on current infrastructure and City services for this parcel.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ADDENDUM

REZONING BACKGROUND:

A Plat of Survey boundary line adjustment was approved on July 2, 2021, consolidating the three lots into one parcel, described as 'Parcel A' and addressed as 525 6th Street. The property includes 0.63 acres.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Vacant
North	Single Family Detached Residential
East	First Christian Church
South	City Hall & City Hall Parking Lot
West	Two Family Residential

Land Use Policy Plan Future Land Use Map. The Land Use Policy Plan (LUPP) Future Land Use Map designates the extent of generalized land uses throughout the City. The intent of the LUPP Map is to illustrate relationships among uses in order to create an efficient, compatible and viable development pattern for the community and to serve as a policy guide in decision making for zoning.

The Land Use Policy Plan (LUPP) Future Land Use Map designates this area as "Downtown Services Center" (see *Attachment D*). The Downtown Service Center designation is one of six commercial designations in the LUPP. The designation is intended for "specialized business services, governmental services and retail commercial uses that are associated with highly intense activities and central location..." Rezoning of the subject property to "S-GA" (Special Purpose Governmental/Airport District) is compliant with the LUPP as a zoning district for implementation of the Downtown Services Center designation recognizing the unique condition of government services at this location in Downtown.

Staff believes the rezoning request is consistent with the goals and policies of the LUPP.

Existing/Proposed Zoning. The property is currently zoned "RM" Residential Medium Density (see *Attachment B- Existing Zoning Map*). Properties to the north, west, and east are zoned RM with the Single-Family Conservation Overlay.

The proposed zoning is "S-GA" Special Purpose Governmental/Airport District (see *Attachment C- Proposed Zoning Map*). The "S-GA" district is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal governmental authorities. The property is owned by the City of Ames and will

be utilized for municipal use as a parking lot. Although properties within this district enjoy a legal exemption from local zoning requirements, it is expected that the development will utilize standards which are compatible with the general character of the area.

Public Infrastructure. The property is currently vacant but was previously developed and is fully served by City infrastructure.

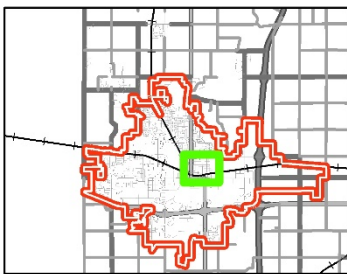
Applicant's Statement. The applicant has provided an explanation of the reasons for the rezoning request in *Attachment F*.

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by the City of Ames. The rezoning request and statement of justification is included as *Attachment E*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of "Downtown Services Center" as identified on the Land Use Policy Plan (LUPP) Future Land Use Map included as *Attachment D*.
4. The proposed rezoning to "S-GA" (Special Purpose Governmental/Airport District) zoning is appropriate since the City owns the property and intends to develop it for a parking lot.
5. Development of the parking lot will utilize standards which are compatible with the general character of the area.
6. Rezoning will have no impacts on current infrastructure and City services for this parcel.

Public Notice. The City provided mailed notice to all property owners within 200 feet of the subject property in accordance with the notification requirements of Chapter 29.

ATTACHMENT A: LOCATION

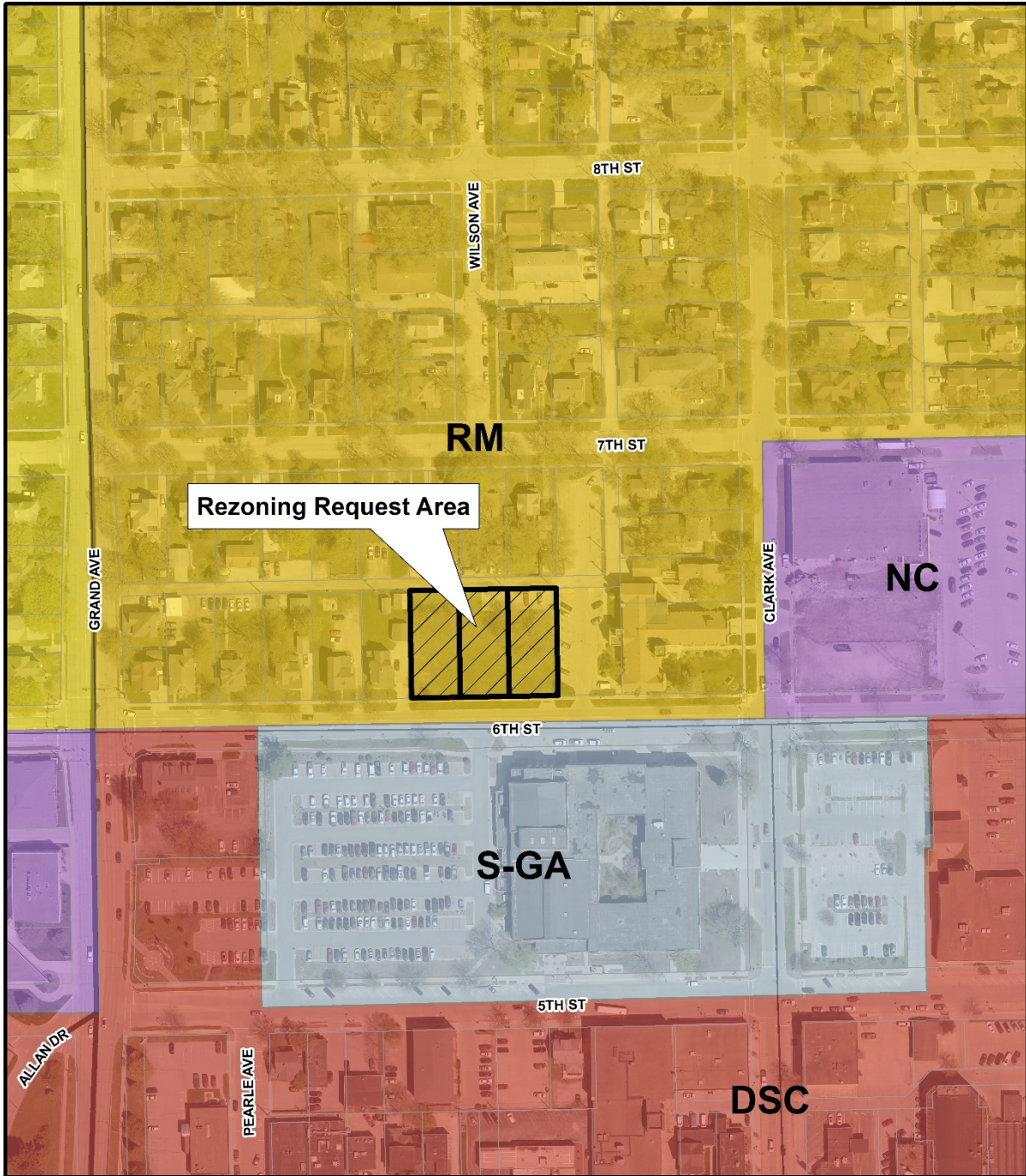


LOCATION MAP 525 6th Street

0 50 100 200 Feet



ATTACHMENT B: EXISTING ZONING

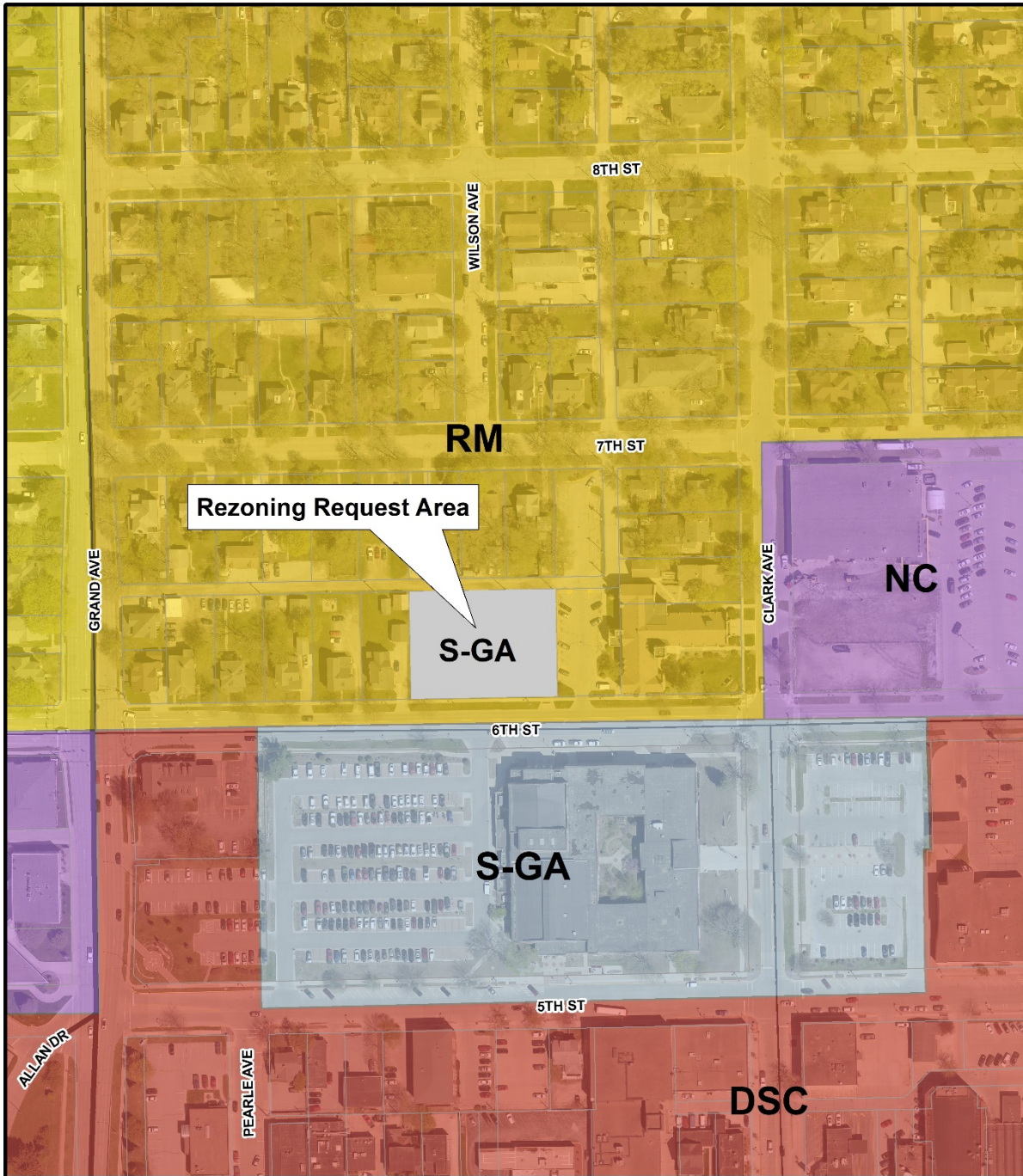


**525 6th Street Rezoning Request
EXISTING ZONING**

Prepared by City of Ames, Planning Division, July 2021



ATTACHMENT C: PROPOSED ZONING

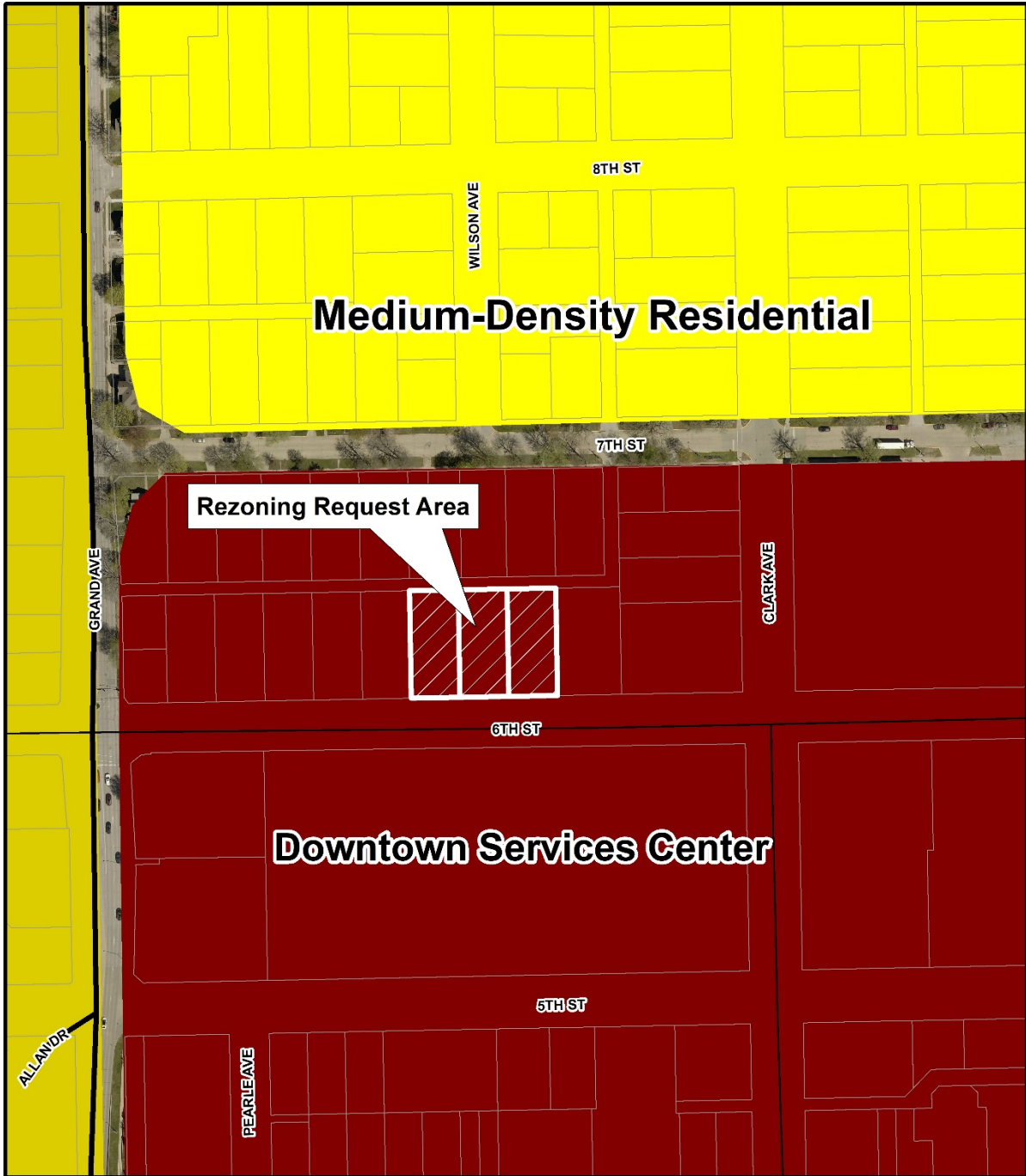


**525 6th Street Rezoning Request
PROPOSED ZONING**

Prepared by City of Ames, Planning Division, July 2021



ATTACHMENT D: LUPP LAND USE MAP



525 6th Street Rezoning Request LUPP LAND USE MAP

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ATTACHMENT E: APPLICANT'S STATEMENT

REZONING APPLICATION

The following text is intended to supplement the Rezoning Application packet as required.

1. **Reasons for Requesting Rezoning.** The City of Ames acquired the three parcels of land at 519, 525, and 601 6th Street in July of 2014 for the purpose of constructing affordable housing. Subsequently, the City Council determined that it was not feasible to develop affordable housing as originally envisioned. The City's Consolidated Plan for Housing and its Annual Action Plan have contemplated the sale of the property and reuse of the funds for other affordable housing purposes for the past 2-3 years.

Upon review of Downtown parking needs and the loss of Parking Lot N in from City Hall with development of a plaza, the City Council determined that this property should be retained by the City and developed for use as parking. City Council authorized on July 13th acquisition of the site and returning funds to the CDBG program in order to develop parking at this site.

The change of zoning for the property at 525 6th Street [from Residential Medium Density Zone (RM) to Special Purpose Government/Airport District (S-GA)] will facilitate the development of the property as a city-owned parking lot.

2. **Consistency of this Rezoning with the Land Use Policy Plan.** The rezoning request matches what is set forth in the Land Use Policy Plan (LUPP). The LUPP designation is Commercial - Downtown Services Center.
3. **Current Zoning.** Residential Medium Density Zone (RM)
4. **Proposed Zoning.** Special Purpose Government/Airport District (S-GA)
5. **Proposed Use.** Downtown Parking. The parking lot will have access from 6th Street.
6. **Legal Description.** Parcel 'A' composed of Lots 17, 18, & 19 of Wells Subdivision of Block 43 in Blair's Third Addition, City of Ames, Story County, Iowa.
7. **Land Area.** 27,714.5 Sq. Ft. or 0.63 Acres.
8. **Map.** See attachment.