

January 2022 Planning and Housing Department Workplan

Project	Status	Next Steps
Affordable Housing Development Baker Subdivision and LIHTC Project	Selected Prairie Fire as LIHTC Developer, Homebuyer program initiated, infrastructure substantially complete	Awaiting word on State assistance for Prairie Fire LIHTC project Beginning homebuyer education classes, preparing for modular home construction and other lot sales.
Downtown subarea planning (parking)	Parking text amendment for small apartment projects complete.	Consider off street and remote parking changes for residential parking.
Increase Housing Diversity with Small Lot Zoning-City Council Goal	City Council directed creation of a Planned Unit Development Overlay.	Done
Ames Plan 2040	City Council approval December 14, 2022	City Council to prioritize implementation program March 2022. See separate list of implementation priorities.
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.	No activity at this time.
Downtown Plaza Development	Completing bid documents.	February 8 th City Council will approve plans and specifications.
Downtown Signature Art Piece RFQ	Selection committee reviewing responses.	Present committee recommendation March 2022.
Reinvestment District and Lincoln Way Mixed Use (The Linc)	Urban Renewal Area approved fall 2021. Preparing final application and fiscal analysis with City consultant (Design Innovations) City Council reviewed preliminary concept of Lincoln Way Mixed Use Development November 2021.	City Council approval of Reinvestment District application February 22, 2022. Continue to review Mixed Use Development and negotiate development agreement, Spring 2022.
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.	Not initiated.
East University Impact Area URA	Completed	Done
Citywide URA review and changes	Completed	Done
General zoning text amendments	Completed	Administration and application procedures updates planned Spring 2022, includes changes to Zoning Enforcement Officer and ZBA support.
FEMA Flood Plain Maps Updates	Completed	Done
Prairie View Industrial Zoning	Completed	Done

State mandated changes to Short Term Rentals (AirBNB)	Completed	Done
Rental conversion incentives	Not started	TBD
Beautification and Gateway Plans - City Council Goal	Not started	Provide inventory and report to Council to refine scope of this task. TBD
CARES Act funding for Rent, Mortgage, and Utility assistance, other ARP funds	Ongoing	Begin administration of Cares Act Round 2 and 3 funding, plan for future use of ARP funds.
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.	City Council review proposed scope of update and schedule on January 25, 2022. Anticipate new Fringe Plan approval summer 2022. Desires to engage with Boone County as well with the Fringe Plan update.
Annexation and Fringe Plan amendment for 580 th Street	Complete	Complete
Xenia Rural Water service	Completed.	Awaiting receipt of final signed contracts.
Industrial Small Lot TIF Subdivision RFP	Reviewed industrial land assessment, RFPs due January 10th. (One RFP received)	City Council to review proposal and development agreement as soon as February 22, 2022.
Grove Avenue Rezoning/Redirection Area	City Council initiated rezoning to RM.	Staff hold property owner outreach meeting, begin rezoning process spring 2022.
PUD Overlay amendment to allow limited commercial uses	City Council Public Hearing January 25 th	
Accessory Building and Garage Setback Zoning Text Amendment	Completed	Done
Historic Preservation Plan Update	City Council approved amendments.	HPC reviewing recommendation for implementation priorities.
Climate Action Plan	Provide support on technical committee.	
Discuss zoning of West Towne Apartments to allow apartments on ground floor in CCR Zoning.	Highlighted an issue by property owner with Plan 2040 in October 2021.	Council directed staff report for future agenda. Planned for January 25 th .

OVERVIEW: INITIATIVES

INFRASTRUCTURE PLANS

- Use the Capital Improvements Program (CIP) to include Growth Area investment strategies for major roadways, trails, water, parks, and sanitary sewer.

Develop a Project Planning guide for 1-5 year and 5-10 year infrastructure needs.

- Continue to address future water service needs within growth areas through agreements with Xenia Rural Water and Iowa Regional Utility Association (formerly Central Iowa Water).

PLANS AND SUB-AREAS

- Coordinate an Ames Urban Fringe Plan update with Boone County and Story County.
- Prepare a Bicycle and Pedestrian Master Plan (Transportation Division).
- Prepare a Parks Master Plan Update (Parks and Recreation Department).
- Create city gateway and beautification plan for rights of way.

- Evaluate redirection areas and needs for sub-area plans.
 - Initiate new South Lincoln Mixed Use Sub-Area Plan from Cherry Street to Walnut Avenue.
 - Initiate redirection area planning and zoning changes for University Overlay areas along Hunt Avenue and Sheldon Avenue.
 - On a biannual basis identify redirection and sub-area planning priorities.

DEVELOPMENT STANDARDS FOR ZONING AND SUBDIVISIONS

- Update Subdivision Code to include Complete Streets typologies and standards for public improvements.
- Update Zoning Ordinance to include references to new design requirements/guidelines and relationships to street typologies of the Complete Streets Plan.
- Prepare an ordinance for parkland dedication requirements with subdivisions.
- Amend FS-RL and FS-RM zoning to address broader housing options, such as mix of housing types, allowances for two-family dwellings and density ranges matching intended uses for growth area land use patterns.

- Citywide assessment of potentially allowing for Accessory Dwelling Units, including review of issues related to lot sizes, occupancy limitations, covenant restrictions, design standards, size limitations, and parking requirements.
- Analyze University Impact Area Overlay parking and design standards in order to reduce parking requirements and update design requirements.

- Review zoning districts and general standards for conformity with new land use designations and described uses, including but not limited to:
 - F-VR zoning to address neighborhood and village land use descriptions for future growth areas.
 - Update of commercial zoning districts along with creation of new general commercial zoning district.

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.	Plan 2040 Implementation Measure
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 developments.	Amended plan approved with sidewalk connection.
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.	Staff researching comparable City and reviewing with City Manager
10/8/2019	Requested staff memo regarding zoning recommendation for the lot west of old KFC lot on LW.	
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. Not relevant any longer.
5/11/2021	Request by CAA to consider changes to façade grant program for Campustown	Staff met to discuss with CAA and highlight priorities, no additional feedback from CAA
1/11/2022	Request for text amendment to flag lots for industrial zoned properties.	