

ITEM #: 33  
DATE: 07-09-24  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: MAJOR SITE DEVELOPMENT PLAN FOR ALTERATION OF EXISTING SITE AND BUILDING AT 209 LINCOLN WAY**

**BACKGROUND:**

The property owner and Dunkin' Donuts franchisee is proposing to partially redevelop 209 Lincoln Way as a drive-through coffee shop (see Attachment A - Location and Zoning Map). The site is the former location of a drive-through Burger King restaurant originally developed in 1976. **The majority of the existing building will be reused and include an indoor seating area. The play structure on the south side of the building will be removed and replaced with a new façade and patio. The parking area, including the drive-through, will be reconstructed.**

The site development plan, elevation drawings, and floor plans are included in Attachments B, C, and D, respectively. The site has frontage on Lincoln Way to the south and Sherman Avenue to the east. It also abuts an alley to the north.

The property is zoned Downtown Gateway Commercial (DGC). This zoning district was created in 2018 to implement the Lincoln Way Corridor Plan and facilitate redevelopment of the area north of Lincoln Way between Grand and Duff Avenues, which serves as a gateway to Downtown Ames.

Many of the existing site improvements are nonconforming per current zoning standards and require waiver or modification of current requirements. **The proposed project includes requests for the following waivers and alternative design features:**

- A 10% reduction in required parking spaces, from 27 to 24, which is permitted in the DGC Zoning District subject to City Council approval.
- A 20% reduction, from 5 feet to 4 feet, of the setback of the drive-through from the north property line (alley) as an alternative design to allow for reconfiguration of the current drive-through in support of other site enhancements. This reduction is also subject to City Council approval under the recently adopted Ordinance for 20% Alternative Design Adjustments to General and Base Zone Development Standards.
- A waiver of the sidewalk construction shown on the Site Plan along Sherman Avenue. Council may waive the requirement due to the difficulties of constructing a compliant sidewalk as allowed with the recently adopted Ordinance that amended Missing Infrastructure Requirements. The sidewalk requires an accessible receiving end across the alley on the adjacent property under different ownership to the north. Should construction of the sidewalk on the subject property be feasible in the future, a condition of the waiver is that an easement be provided for the portions of the sidewalk located on private property to avoid power poles.

As a redevelopment, the site is required to come into conformance with current zoning standards as practicable. Several parking dimension and building design nonconformities are permitted to remain, as reusing the existing building precludes full conformance. The south frontage will be improved with a

new front yard landscaping, a patio, and a new building façade. The north side of the site will be modified along the alley to update the drive-through lane and ordering area. The west side of the site will remain mostly as-is in terms of dimensions and landscaping. The east side of the site is being fully reconstructed and will conform to parking lot and landscaping requirements. The trees along Sherman will be removed and replaced with new landscaping. The site will fully conform with front yard landscaping and the required number of parking lot trees upon completion. All new portions of the façade will meet DGC glazing requirements for percentage of the facade area and use brick as primary building material.

The alternative approvals, nonconformities, and the proposal's compliance with architectural and site design standards prescribed by the DGC zoning and other general development standards are more fully discussed in the Addendum.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission reviewed the Major Site Development Plan at its June 19, 2024, meeting. The Commission asked staff to explain how their recommendation on reducing the drive-through setback by 20% would be affected if Council did not approve the Ordinance allowing the reduction. Council approved the Ordinance on third reading at its June 26, 2024, meeting and it took effect July 1.

**The Commission voted (6-0) to recommend the City Council approve the Major Site Development Plan for 209 Lincoln Way for redevelopment of the site as Dunkin Donuts subject to the alternative approvals and conditions.**

### **ALTERNATIVES:**

1. Approve the Major Site Development Plan for 209 Lincoln Way for redevelopment of the site as Dunkin Donuts subject to the following conditions:
  - a. Prior to issuance of a building permit, record an approved Plat of Survey for the current conveyance parcel.
  - b. Prior to occupancy, the applicant shall submit for review and approval by the Planning Division an outdoor lighting plan that conforms to the Zoning Ordinance.
  - c. The requirement for constructing a sidewalk along Sherman Avenue is waived, provided that prior to occupancy, the applicant obtain a sidewalk easement along Sherman Avenue for the future construction of and the public use of a sidewalk that is located on the site.
2. Approve the Major Site Development Plan for 209 Lincoln Way for redevelopment of the site as Dunkin Donuts with modified conditions or alternative approvals.
3. Deny the Major Site Development Plan for the Major Site Development Plan for 209 Lincoln Way for redevelopment of the site as Dunkin Donuts on the basis that the proposed project does not conform to the standards of the DGC zone and Major Site Development Plan criteria.
4. Defer action on this item and request more information from staff.

**CITY MANAGER'S RECOMMENDED ACTION:**

The proposal represents the first redevelopment of a property in the DGC Zone. The applicant has made great efforts to substantially conform with landscaping requirements, building design requirements, and included a new sidewalk on the site's Sherman Avenue frontage.

The building's façade along Lincoln Way will meet glazing requirements and includes architectural details such as a new parapet to create a higher-quality commercial space that better interfaces with adjacent streets. These improvements will enhance the building and site conditions in accordance with goals of the Lincoln Way Corridor Plan.

The site is the location of the one allowed drive-through business permitted along the block face of Lincoln Way between Sherman and Kellogg. Approving the redevelopment does not change the allowance of drive-throughs with the Downtown Gateway Commercial area.

While some existing nonconformities remain such as parking dimensions, the majority are either brought into compliance with current standards or proposed to remain to accommodate improvements in landscaping and other site enhancements.

**All of the incremental improvement reflected in the site plan are essential to the goals of DGC and the Lincoln Way Corridor Plan. The development is also consistent with the Major Site Development Plan criteria.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

**The City Council should note that approval of the major site plan incorporates the requested waivers and alternative design features listed above.**

**ATTACHMENT(S):**

[ADDENDUM.pdf](#)

[Attachments\\_A\\_-\\_D.pdf](#)