



MEMO

To: Mayor and City Council
From: Jeramy Neefus, Principal Clerk, City Manager's Office
Date: July 3, 2025
Subject: Packet of Communications to Council

Listed below are the communications to the City Council known to staff as of July 3, 2025:

1. Rick Sanders, Iowa State University Research Park President – June 27, 2025
RE: Request for Zoning Text Amendment to RI Zoning District
2. Mindy Bryngelson, Municipal Engineer – July 8, 2025
RE: Maple Grove Mobile Home Park Request for Sanitary Sewer Connection
3. Kelly Diekmann, Planning and Housing Director – July 8, 2025
RE: Property Owner Request for Zoning Text Amendment for Regulations in the South Lincoln Sub Area Mixed-Use District (S-SMD)
4. Kelly Diekmann, Planning and Housing Director – July 8, 2025
RE: Request for Zoning Text Amendment to Hospital/Medical Design District (S-HM)
5. Kelly Diekmann, Planning and Housing Director – July 8, 2025
RE: Monthly Planning Work Plan Status Updates

Hall, Renee

From: Sanders, Rick [ISRP] <rsanders@iastate.edu>
Sent: Friday, June 27, 2025 2:09 PM
To: Hall, Renee
Cc: Diekmann, Kelly
Subject: FW: Zone Text Amendment

[External Email]

Hi Renee,

The Iowa State University Research Park would like to request that Council refer study of a potential zone text amendment to RI to allow for gravel in large ag machinery uses adjoining ag (testing) ground here at the Research Park.

As we continue to grow our partnerships with ISU and ag equipment manufacturers, we have a large project in development that requires more clarity on this as the project scope is refined.

Let me know if you need any additional information for this request.

Thank you.

R

Rick Sanders

President
Iowa State University Research Park

From: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Sent: Friday, June 27, 2025 1:58 PM
To: Sanders, Rick [ISRP] <rsanders@iastate.edu>
Subject: RE: Zone Text Amendment

Hi Rick, it would be a standard referral request. At this point just has to cover what you need it to do. Send it to the City Clerk by next Wednesday the 2nd if you want it with the non-agenda packet for July 8th.

Once it is referred staff will recommend to Council if it should be narrow or broad in its application.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kelly.diekmann@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



From: Sanders, Rick [ISRP] <rsanders@iastate.edu>
Sent: Friday, June 27, 2025 12:22 PM
To: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Subject: RE: Zone Text Amendment

[External Email]

Hi Kelly,

Just digging into this (FYI - Kyle left the RP for a great opportunity at Casey's).

We would like to proceed with this request. We can make it as narrow as you would like to simply cover the proposed new facility as well as the way that the Deere Spray Lab and ISU Digital Ag have evolved to operate in practice.

Let me know what you need from me or if you would like to discuss further. As an FYI, I have Steve and Brian today at 4pm if you want to stop up. I will mention this to them as well.

Best,

R

From: Martin, Kyle [ISRP] <kmartin5@IASTATE.EDU>
Sent: Monday, June 23, 2025 11:01 AM
To: Sanders, Rick [ISRP] <rsanders@iastate.edu>; Doyle, Alison M [ISRP] <adoyle@iastate.edu>
Subject: FW: Zone Text Amendment

My communication with Kelly regarding edit to RI zone. A email to council and mayor with Kelly cc'd is all that is needed to initiate process.

The text amendment just needs to add gravel for large ag machinery.

Kyle

From: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Sent: Monday, June 9, 2025 8:37 AM
To: Martin, Kyle [ISRP] <kmartin5@IASTATE.EDU>
Subject: RE: Zone Text Amendment

Is there confirmation by John Deere of proceeding with the project? I think you indicated ISURP would know more the first week of June?

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
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From: Martin, Kyle [ISRP] <kmartin5@IASTATE.EDU>
Sent: Monday, June 9, 2025 8:29 AM
To: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Subject: RE: Zone Text Amendment

[External Email]

Hi Kelly-

I'll talk to Rick about when he wants to submit this. Thanks for the reminder.

Kyle

From: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Sent: Thursday, June 5, 2025 7:44 AM
To: Martin, Kyle [ISRP] <kmartin5@IASTATE.EDU>
Subject: RE: Zone Text Amendment

Hi Kyle, I don't think this ever was submitted to Council. I would recommend getting it in this week if you can.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kelly.diekmann@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



From: Diekmann, Kelly
Sent: Friday, April 11, 2025 9:35 AM
To: Martin, Kyle [ISRP] <kmartin5@IASTATE.EDU>
Subject: RE: Zone Text Amendment

It is a letter/email to the Mayor and City Council. CC the city clerk and me when you send it.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kelly.diekmann@cityofames.org | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



From: Martin, Kyle [ISRP] <kmartin5@IASTATE.EDU>
Sent: Thursday, April 10, 2025 3:31 PM
To: Diekmann, Kelly <kelly.diekmann@cityofames.org>
Subject: Zone Text Amendment

[External Email]

Kelly-

I'd like to being the process to submit a zone text amendment to RI to allow for gravel in large ag machinery uses. What do you need from me to submit?

I didn't see a formal document online. Let me know next steps.

Kyle

Kyle Martin
Operations Manager
1805 Collaboration Place, Suite 1250
Ames, IA 50010

P 515-296-0735

C 515-231-3770

kmartin5@iastate.edu



IOWA STATE UNIVERSITY
ResearchPARK

MEMO



To: Mayor and Ames City Council

From: Mindy Bryngelson, PE, Municipal Engineer

Date: July 8, 2025

Subject: **Maple Grove Mobile Home Park – Request for Sanitary Sewer Connection**

BACKGROUND:

On April 22, 2025, City Council directed staff to prepare a memo regarding a formal request from Horizon Land Management, on behalf of Maple Grove MHC, LLC, to connect the Maple Grove Mobile Home Park (6100 W. Lincoln Way) to the City of Ames sanitary sewer system. This 8.3-acre property lies outside City limits in Boone County, but is located within a designated Priority Growth Area under Ames Plan 2040.

A history of complaints and investigations by the Iowa DNR has documented ongoing concerns about the mobile home park's existing septic system, including citations for illicit discharges that pose environmental risks. To comply with Iowa DNR requirements while exploring alternatives, the park currently pumps wastewater from its private collection system and hauls it offsite for treatment.

If the system becomes overloaded between pumping intervals, excess sewage would be discharged into a Boone County drainage district tile that empties directly into College Creek. Under current City policy, properties located outside the City limits are not eligible for sanitary sewer service, regardless of their land use designation.

The City's FY 2023/24 Ames Plan 2040 Sanitary Sewer Extension project, now complete, extended a public sanitary sewer main from the west end of Norris Street to approximately 500 feet south of Lincoln Way, along the west edge of the S. 500th Avenue right-of-way (see attached map). This sewer main was constructed to support future annexation and development contemplated by Ames Plan 2040. The main lies entirely outside the current City limits, within Story and Boone Counties.

During and after construction of the sewer main, staff received inquiries from the Iowa DNR and three nearby property owners located outside the City limits (including Maple Grove) regarding abandoning their existing septic systems and connecting to the new public sewer. These properties are identified in Table 1, below. Sewer flowline elevations have been reviewed and can adequately serve this area with the City's new sanitary sewer main.

Within City limits, sanitary sewer charges are based on metered water usage and are billed monthly through the customer's water bill. For properties outside the City that are not served by City water, an alternative method of determining usage would be required. This could involve coordination with Xenia Rural Water, the area's primary rural water provider, or the establishment of a standard usage assumption for properties on private wells. **Either approach would require creation of a new "rural sewer" rate, similar to the rural water rate outlined in Municipal Code Section 28.201(5).**

Although the City has not historically provided sewer service outside of the corporate limits, there are a few examples of the City providing water service outside of Ames. There are eight properties located outside the City limits where the City has agreed to provide water service, either because the rural water provider was unable to do so or because the City intended to eventually annex into that area. These customers paid for the costs of extending the water infrastructure, and their accounts are metered and billed at a higher rate than those within the corporate limits. However, none of these out-of-city properties are connected to the City's sanitary sewer system and, therefore, do not pay sewer charges.

AREA PROPERTIES:

Table 1 reflects the properties that have been identified as likely beneficiaries of a public sanitary sewer connection in this area. Among these, the properties marked with an asterisk are those that have inquired with staff about a connection.

Table 1.

Property Address	Owner	Acres	% of Total Area	Water Source
5820 Lincoln Way **	LDR Iowa I LLC	12.38	47.3%	City of Ames
5910 W Lincoln Way *	West End Apartment L C	3.55	13.6%	Xenia
6008 W Lincoln Way	Watkins, Graham	1.14	4.4%	Well
6014 W Lincoln Way	Sporrer, Jeff & Stacey	0.38	1.4%	Xenia
6018 W Lincoln Way	Joan Pfeffer	0.42	1.6%	Xenia
6100 W Lincoln Way* ^x	Maple Grove MHC LLC	8.30	31.7%	Xenia
Total	-	26.17	100.0%	-
^x Formal Request Letter +Receives City water and is now requesting to connect to the City's sewer service.				

OPTIONS:

The City Council is not obligated to authorize the extension of sanitary sewer service to properties outside city limits. Extending sewer outside of the City limits can perpetuate uses that may not be consistent with the City's long term growth planning and utilize some utility capacity that is intended as a benefit for properties within the City. However, Council may determine that there is a benefit to considering the request and staff has outlined three options in response.

Option 1: Annexation of All Six Properties

Under this option, the property owners would initiate annexation of the six parcels listed in Table 1 and petition the City for approval. As part of annexation, the property owners would enter into a development agreement requiring them to extend the sanitary sewer main west to their properties, in accordance with City specifications and easement requirements, and to install individual service connections at their own expense.

In this option, unless all six properties agree to be annexed, it will not be possible to develop a contiguous annexation area including Maple Grove.

Advantages:

- Removes non-compliant septic systems along with the risk of environmental contamination in the College Creek watershed.
- Ensures that future re-development of the affected properties will be consistent with City zoning, land use regulation, and development standards.
- Enables sanitary sewer billing through the City's existing water utility system for properties served by City or Xenia water.
- Annexation is consistent with the Ames Plan 2040 vision for growth in this area.

Challenges:

- The existing land uses in the subject area do not fully align with the City's adopted Future Land Use Map, which envisions higher-density residential along Lincoln Way.
- Some existing properties may encounter challenges complying with the City's standards (e.g., rental housing regulations).
- Requires cooperation from multiple property owners to create a voluntary annexation.
- Commits the City to providing other municipal services (e.g., street maintenance, police, fire).
- The time necessary to organize the annexation may delay the correction of immediate septic problems.

Additional Consideration:

With annexation, the City would not automatically assume jurisdictional responsibility for maintenance and repair of W. Lincoln Way between S. 500th Street and X Avenue in Boone County. **However, the City would assume responsibility for the Boone and Story County right-of-way adjacent to the annexed area on S. 500th Street. Additionally, the annexed area contains some drainage district infrastructure. The City would become a party to the maintenance of that infrastructure if annexed.**

Option 2: "Rural Sewer" Service Agreement Without Annexation

This option would allow sanitary sewer service to be provided without annexation. Maple Grove Mobile Home Park would still be responsible for extending the public sewer main to its property and constructing a service connection per City standards.

A formal agreement would be required with each participating property owner. Such agreements would include: 1) conditions addressing future annexation timing, 2) use restrictions, 3) modification limitations without City consent, and 4) rates for a new "rural sewer" service class.

Advantages:

- Removes non-compliant septic systems from the College Creek watershed.
- Allows for faster implementation compared to annexation, particularly for Maple Grove, which faces urgent environmental compliance issues.
- May be more acceptable to property owners not ready or willing to annex at this time, but would establish annexation agreements for the future.
- Limits City obligations strictly to sanitary sewer (and excludes intersection improvements, road maintenance, police, fire, etc.).

Challenges:

- A method would need to be established by the City to determine sewer usage to allow for billing for those properties that use unmetered well water.
- Adds significant staff time to administer and manage custom agreements and enforcement.
- This approach creates a mechanism for properties to receive both City water and sewer utilities without annexing. Historically, access to these utilities has been tied to annexation, facilitating the growth of the City. Additionally, these properties will remain exempt from City land use, zoning, and code enforcement jurisdiction.

Option 3: Decline the request to provide sanitary sewer service outside the City limits for the subject properties

Advantages:

- The environmental impacts posed by the existing septic infrastructure will continue to be managed by the County Sanitarian and Iowa DNR.
- City staff time remains reserved for established Council priorities.
- Does not perpetuate legacy/nonconforming County approved uses.

Challenges:

- The properties may have to resolve their septic issues in a piece-meal approach rather than at one time in a comprehensive manner.

STAFF COMMENTS:

While drought conditions in recent years have complicated water quality testing, sampling at College Creek near Wilder Boulevard has consistently shown elevated levels of E. coli bacteria. Prairie Rivers of Iowa, the City's water quality consultant, attributes these levels in part to failing septic systems and lagoon overflows discharging into the Boone County Drainage District 93B and Story County Drainage District 4 tile, which empty directly into College Creek. However, more testing may be necessary to identify the specific cause.

Extension of a public sanitary sewer main to serve Maple Grove and adjacent properties at their sole cost appears to be the best path to ensuring these septic issues do not continue to threaten the quality of water in College Creek. The key question to resolve is whether connection should be made contingent on either

Option 1. Annexation of the properties into the City of Ames; or

Option 2. Execution of a detailed "Rural Sewer" agreement for billing, maintenance, use limitations, and property owners' commitment to support annexation any time in the future when determined by the City.




Staff believes a "Rural Sewer" agreement, Option 2, with future annexation conditions, would be the best approach in this situation. It provides for the affected properties to eventually become part of the City while resolving environmental issues as quickly as possible.



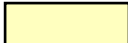
The challenge with this approach is the staff time that will be necessary to prepare the agreements for annexation and sewer service. Although this area is within a future growth area, it is not an immediate priority due to Xenia water service improvement and other infrastructure improvement needs. In addition, this option requires an agreement similar to the one utilized for the Irons subdivision which has proven to be contentious when the City moved later to implement the agreement.



Attachments:

Map - West Ames Sanitary Sewer Connection.pdf
N. Flippen – Connection to COA Sewer Line.pdf



-  CITY OF AMES WATER
-  XENIA WATER
-  WELL WATER

-  MAPLE GROVE MOBILE HOME PARK
-  ADDITIONAL PROPERTIES WHO HAVE INQUIRED ABOUT CONNECTION TO THE CITY'S SANITARY SEWER
-  ADDITIONAL PROPERTIES WHO MAY BENEFIT FROM SANITARY SEWER CONNECTION

-  AMES CORPORATE LIMITS
-  DRAINAGE DISTRICT TILE



Hall, Renee

From: Nichole Flippen <nflippen@horizonlandco.com>
Sent: Wednesday, April 16, 2025 3:18 PM
To: City Council and Mayor
Cc: Kate Costello; Sara Strenk; David Hoyle; Tammy Joseph; Emmet Conneely
Subject: PROPOSED CONNECTION TO CITY OF AMES PUBLIC SEWER LINE EXTENSION - 6100 W. LINCOLN WAY, AMES, IA 50014
Attachments: CES-PP2501 Maple Grove MHP Preliminary Sanitary Sewer Plan 3-17-2025.pdf; Maple Grove MHC_WW LTR_02-25-25.pdf; REQUEST FOR SEWER CONNECTION (MAPLE GROVE)(04-2025).pdf

[External Email]

Good afternoon Mayor Haila & Council Members:

Please see the attached correspondence requesting submitted on behalf of Maple Grove MHC, LLC. Should you have any questions or concerns regarding this correspondence, please feel free to contact me directly.

Nichole D. Flippen, Esq.

General Counsel

Horizon Land Co., LLC

2151 Priest Bridge Drive, Suite 7

Crofton, MD 21114

Office: (410)721-3374 x23 || Fax: (443)332-0055

nflippen@horizonlandco.com || www.horizonlandco.com





April 16, 2025

VIA E-MAIL ONLY TO: mayorcouncil@amescitycouncil.org

**RE: PROPOSED CONNECTION TO CITY OF AMES PUBLIC SEWER LINE EXTENSION
6100 W. LINCOLN WAY, AMES, IA 50014**

Dear Mayor Haila & Council Members:

Horizon Land Management, LLC serves as the management agent for an 8.3 acre parcel located at 6100 W. Lincoln Way, Ames, IA 50014, which is commonly known as the Maple Grove Mobile Home Park ("Park"). The Park, which is just beyond the City of Ames's ("City") limits, operates on a private wastewater treatment system ("System"), but with the expansion of the City's public sewer line, the Park's owner, Maple Grove MHC, LLC ("Maple Grove"), would like to look into alternative options, including the potential to connect to the City's public sewer system.

As you may be aware, the Park's System, which serves fifty-nine (59) mobile home lots, has suffered significant wastewater treatment issues since 2014. The System was rehabilitated after a 2018 notice from the Iowa Department of Natural Resources ("IDNR"), but in 2021 the System was found to be inadequate in treatment capacity; therefore, a new treatment facility was designed in 2023 which, due to enlargement of the System beyond its existing location, required waivers from the owners of two nearby properties. Notwithstanding several attempts to contact these owners to obtain the requisite waivers to enlarge the System, our efforts have been unsuccessful. So, our ability to move forward with the enlargement of the Park's System has been in a holding pattern.

Based on current development plans, it appears that the City is in the process of extending its public sanitary sewer collection system ("Public Sewer Line Extension") to an area near the Park. It is our understanding that the Public Sewer Line Extension will cross S. 500th Avenue (Y Ave.) and will then head north in the west right-of-way ("ROW") of 500th Ave. This extension will create an opportunity for the Park to connect to the Public Sewer Line, which would eliminate the need for the Park's System to be enlarged, provide for more efficient wastewater treatment and resolve the concerns raised by IDNR. In fact, a letter from Brenda L. Smith of the IDNR to Mindy Bryngelson of the City of Ames specifically noted that "The IDNR fully supports the City of



Ames providing wastewater collection and conveyance of wastewater from the Maple Grove MHP to the City's publicly owned treatment works." As such, we feel that this solution would be beneficial to all.

While the current plans for the Public Sewer Line Extension would be near the Park, it would not extend far enough north to allow sensible connection and extension to the Park itself; therefore, modifications to the existing Public Sewer Line Extension plans would be required. Specifically, the proposed Public Sewer Line Extension would need to be modified (i) to extended 92' further north along the west ROW and (ii) to install a manhole at that location. This slight modification would only add 80' of sanitary sewer, since there is a 12' stub being proposed north of the manhole; and the relocation of the manhole would not cause the plan to exceed the maximum manhole spacing requirement of 400 feet. For ease of reference, I have attached a plan showing the desired extension of the sanitary sewer to the Park.

Per discussions with our engineer, reasons and benefits for the relocation of the proposed manhole and additional 92' of sewer include the following:

- Sanitary sewer is designed to minimize the total number of manholes to reduce infiltration and inflow of stormwater and ground water into the treatment system, thereby reducing treatment costs.
- The proposed design modification for the sewer manhole placement would allow a connection and extension to run parallel and 15' south of the south line of the properties lying west of 500th Ave.
- If the manhole were not relocated, the connection would run diagonally across the undeveloped property lying to the south, which would reduce the development potential. Design relocation of the proposed manhole would allow said vacant property to be developed economically and productively.

Considering the foregoing, we are curious to know whether the City would consider permitting the Park to connect to the City's sewer lines by agreement. If the City of Ames is willing to make this modification to its Public Sewer Line Extension plans to benefit the Park, Maple Grove would be willing to pay for all costs associated with the proposed design modification and installation of the additional sanitary sewer main, as a sign of good faith and Maple Grove's appreciation for the City's accommodation.



Might the City be willing to consider this accommodation? If so, please contact me at your earliest convenience. I may be reached by telephone at (410)721-3374 ext. 23 or via e-mail to nflippen@horizonlandco.com.

On behalf of Maple Grove, we appreciate your time and consideration and look forward to your prompt response.

Best regards,

Nichole D. Flippen
General Counsel

Enclosure

Cc: *Kate Costello*
Sara Strenk
David Hoyle
Tammy Joseph
Emmett Conneely

Sent Via Electronic Mail
Receipt Confirmation Requested

February 25, 2025

MINDY BRYNGELSON
CITY OF AMES
515 CLARK AVE.
AMES IA 50010
mindy.bryngelson@cityofames.org

SUBJECT: Maple Grove MHC LLC

The Iowa DNR fully supports the City of Ames providing wastewater collection and conveyance of wastewater from the Maple Grove MHP to the City's publicly owned treatment works. Providing such a connection and service is expected to alleviate the wastewater treatment disposal challenges experienced at the mobile home park.

A history of complaints and investigations by the Iowa DNR demonstrates ongoing concerns about the wastewater facility. The existing wastewater treatment system at Maple Grove MHP has endured persistent problems, including hydraulic overloading and mound failures (2011/2014/2018). These failures led to the necessity of pumping and hauling wastewater offsite, which is not a sustainable long-term solution. The system is designed as a non-discharging system, but there have been instances of illicit discharges, posing environmental risks.

The most recent operational concerns were detailed in the last two inspection reports for the Maple Grove MHC. In 2017, the site maintenance manager was reported to be unsure of the wastewater flow direction and endpoint. The same inspection noted a lack of familiarity with the operation and maintenance of the pumps and flow meter. A 2012 inspection noted that the telemetry system for remote monitoring was not functional, hindering timely detection of problems. These operational issues raise concerns about the consistent and effective management of the wastewater treatment process.

In late 2023, Maple Grove MHC did attempt to address the Iowa DNR's concerns by requesting approval to remove the old mounds and construct new mounds. However, due to separation distance requirements they were required to obtain waivers of separation from the two commercial building owner(s) and file with the county recorder. Maple Grove MHC has been unable to obtain these waivers which has put their project at a standstill.

As the City of Ames is well aware of the Iowa DNR's role ensuring environmental and regulatory compliance, it's important to raise awareness of the facility's past illicit discharges and the risk of continued environmental contamination they pose. Connecting to the City's wastewater collection system would eliminate the potential for such incidents, ensure regulatory compliance, and provide a reliable, long-term solution for wastewater treatment at Maple Grove MHC. It would also eliminate the need for the mobile home park to manage and maintain its own complex wastewater treatment system, assist in the reduction or elimination of potential environmental hazards related to the current system, and protect human health by providing consistent and reliable wastewater treatment.

I'm confident that the City of Ames will continue to be an invaluable asset to its residents and partner in environmental stewardship. If the City has any questions or would like to discuss this matter further, please feel free to give me a call at 515-250-4094 or you can email me directly at brenda.smith@dnr.iowa.gov.

Sincerely,

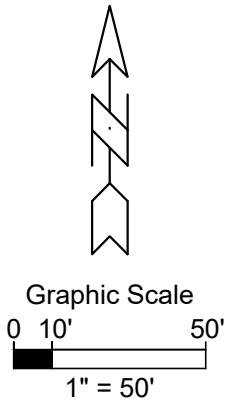
Brenda L. Smith Digitally signed by Brenda L. Smith
Date: 2025.02.25 11:18:00 -06'00'

Brenda Smith, Environmental Specialist
Field Services and Compliance Bureau
Field Office# 5, 515-725-0628

c: Emmett Conneely, econneely@horizonlm.com



MAPLE GROVE MOBILE HOME PARK
PRELIMINARY PLAN - SANITARY
SEWER EXTENSION/CONNECTION
3/17/2025





Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

To: Mayor and City Council

From: Kelly Diekmann, Planning & Housing Director

Date: July 8, 2025

Subject: Property Owner Request for Zoning Text Amendment for Regulations in the South Lincoln Sub Area Mixed-Use District (S-SMD)

Background:

On May 27, 2025, the City Council referred to staff a zoning text amendment request from Jim Gregory and Joan Stein, residents of 129 Washington Avenue (See Attachment). (Mr. Gregory is the owner.) **Mr. Gregory and Ms. Stein are seeking to demolish the existing house and construct a new expanded home. The property is at the northwest corner of Washington Avenue and S. 2nd Street.-The lot is 60 x170 feet.**

Mr. Gregory's property is zoned South Lincoln Sub-Area Mixed-Use District (S-SMD). This district was created in 2003, when the neighborhood was rezoned from Highway-Oriented Commercial (HOC), Residential High Density (RH), and Government/Airport (S-GA) and allows for single family, medium density apartments, and commercial uses. The unique zoning implements specific design requirements intended to make newer larger buildings compatible with older homes in the area.

Note that the owner indicates the zoning used to be UCRM, but that is not the case as this property had commercial zoning before 2003.

REQUEST:

Mr. Gregory desires to build a new home that does not meet all setbacks and design requirements. Staff has had extensive discussions with the owner about the property and the zoning standards. Mr. Gregory's proposal would exceed the allowable 20% alternative design flexibility allowances. **Mr. Gregory's issues primarily stem from the fact the property is a corner lot with a requirement for two 25-foot front yard setbacks, specifically along S 2nd Street.**

He also does not wish to comply with the building form requirements for width and roofs as they would apply to the façade along S. 2nd Street. To build his desired house, Mr. Gregory is requesting the following specific Zoning Code text changes for S-SMD:

1. Adding a line in Table 29.1003(3) allowing for street side yard setbacks to be 15 feet.
2. Changing Sec. 29.402(4) (in conjunction with the #1) to add S-SMD to the list of exempted zoning districts that are not required to provide the same minimum front yard and street side yard setbacks.
3. Changing the 40-foot façade maximum to 48 feet.
4. Removing the requirement that roofs have at least one or more gable end sections, or at least two or more dormers, facing a street.

SETBACKS:

The front building setback (along Washington Avenue) in S-SMD is 25 feet (Table 29.1003(3)). The street side setback (along S. 2nd Street) is not stated in the table, defaults to a corner lot standard of providing the same front setback on all streets.

The 25-foot minimum front setback is a standard in residential zoning districts in Ames and in cities nationwide. **A number of residential districts in Ames, including Residential Low Density (RL), Residential Medium Density (RM), and Urban Core Residential Medium Density (UCRM) have the same front yard setback requirement, but have 15-foot minimum setbacks for side yards abutting public rights-of-way.** Notably, the S-SMD requires reduced setbacks along S 3rd Street of 10-15 feet to implement plans for intensifying development along the collector street.

BUILDING FORM:

S-SMD (also Table 29.1003(3)) contains requirements for building form intended to replicate forms of historic homes in the area, including for façade width and roofs.

Width: Width of a primary facade shall be no greater than 40 ft. Width of the secondary facade(s) closest to the street shall be no greater than 40 ft. Recessed facades must be set back at least 8 feet from the primary or secondary facade. A second primary facade or secondary facade is permitted but must be separated from other primary or secondary facades along that building face by a recessed facade of at least 24 ft. in length.

Roofs: All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run.

All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street. These features match those of older existing homes in the area.

OPTIONS:

City Council could respond to the request with a variety of options.

1. ***Reduce the street side minimum setbacks, modify the building form – width requirement, and modify the roof requirement for S-SMD as requested.***

Council could amend the existing zoning standards in response to Mr. Gregory's request. This would most closely align with the changes sought. **These changes would then apply to all properties within the mixed-use district, which allows for a wide range of uses, including multifamily, restaurants, retail, and social service providers.** The impact would be most noticeable along corner lots or when multiple lots are consolidated into larger lots compared to the existing standard interior lots.

This change would provide a way for Mr. Gregory to construct his new home on his lot as desired.

2. ***Reduce the street side minimum setbacks, modify the building form – width requirement, and modify the roof requirement for S-SMD for single- and two-family homes only.***

This would change the code for only single- and two-family homes, leaving the existing regulations in place for all other uses within S-SMD.

3. ***Create a new Exception for a Minor Area Modification to allow for minor deviations from the S-SMD requirements.***

Council could create an additional new exception for a Minor Area Modification to allow for certain deviations from the S-SMD requirement. Such a new process would enable Mr. Gregory to apply for the Modification from the Zoning Board of Adjustment, in line with criteria that would need to be created.

These modifications could include some or all of Mr. Gregory's requests: street side setbacks, building width, and building roofs.

4. *Take no action.*

The owner could choose to pursue approval of a practical difficulties variance with the ZBA, if they can make a finding of a unique conditions attributable to the lot along with other findings needed to approve the variance.

If no variance is approved, Mr. Gregory could construct a new home in conformance with the existing regulations. He also would be able to take advantage of the 20% alternative design flexibility of setbacks.

5. *Defer Review to a future Redirection Area Sub-area Plan.*

Plan 2040 has this area labeled as a Redirection Area to revisit the redevelopment options for the larger area between Walnut to S Duff and S 4th to S 2nd. A sub-area plan to implement the Redirection Area designation has not been prioritized by Council at this time. Studying the larger area would involve substantial outreach and evaluation of redevelopment options for the area and may or may not address the interests of Mr. Gregory.

STAFF COMMENTS:

The S-SMD requirements in the Zoning Ordinance were created in 2003 to create a unique district that allowed for a mix of uses and responded to the historic character of the neighborhood. If Council decides to continue deliberation of this request it should be put on a future agenda.

Staff does not believe there is a need to revisit the S-SMD at this time as Mr. Gregory's concerns are specific to a single family home and not the broader area. If Council decides to move forward with changes, the level of public engagement needed for the changes would also have to be determined.

If Council does not have an interest in committing time to proposed change at this time, then no further action is needed. The owner could choose to pursue a variance or construct a house that conforms to the existing standards.



Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

To: Mayor and City Council

From: Kelly Diekmann, Planning & Housing Director

Date: July 8, 2025

Subject: Request for Zoning Text Amendment to the Hospital/Medical Design District (S-HM)

BACKGROUND:

On June 24, 2025, City Council referred a residential use and setback zoning text amendment request from Gary Botine, Mary Greeley Medical Center (MGMC), to staff. The request relates to a project that includes two planned buildings:

1. A Nursing Simulation and Medical Training Facility, including expanded skills labs for nursing staff and overnight rooms that may be used for staff on-call.
2. Four townhomes for long-term housing of staff, potentially those in a new medical residency program.

Conceptual plans for the project are attached, including a site plan that shows the relationship of the project to the residential homes to the south.

The two buildings will be located in the southwest portion of the MGMC Campus with the buildings located adjacent to Kellogg Avenue. **The MGMC Campus is zoned Hospital/Medical Design District (S-HM). The adjacent neighborhood is zoned Residential Medium Density (RM), and most properties are within the Single-Family Conservation Overlay District (O-SFC).** See attached zoning and location map.

MGMC requests a zoning text amendment to allow for household living as a permitted use in order to construct the four townhome-style apartment dwellings. Overnight and short-term stay accommodations are a permitted use, but household living as apartment dwellings units is not allowed in the S-HM.

Secondly, MGMC requests a change to setbacks for buildings abutting residential zoning that exceed 50 feet in height. The setback change affects the 60-foot-tall training facility along the south edge of the site where a 12-foot setback is requested in lieu of the current 50-foot setback requirement. If the

building were 50 feet tall, it would be allowed at a 12-foot setback with no text amendments. An eight-foot high landscape buffer is also required within the setback area abutting residential, regardless of setbacks.

S-HM zoning uniquely applies to this area of the City. It was designed to accommodate medical services desired by the community, but also to balance the compatibility of modern office buildings located within the historic fabric of the neighborhoods around the area. This is primarily accomplished through landscaping/buffering standards and setback requirements. There are no specific design or architectural standards.

The subject area for the new buildings has been owned by MGMC for three decades, but it was not rezoned to S-HM until 2011 when MGMC was completing its expansion plans. It was in 2011 that the increased setback for buildings exceeding 50 feet adjacent to residential zoning was approved.

There are two significant policy issues to be addressed by the requested zoning text amendment:

1. Reducing the required side setbacks in S-HM abutting residential

The two-story townhome building meets minimum setbacks, but the taller training facility does not meet setbacks along the south property line. The requested setback from the south property line is 12 feet, which would apply to a 4-story building that does not abut residential or is less than 50 feet in height. **However, since the building is 60 feet tall, the current required setback is 50 feet.**

Although this requested change in the setback standard would pertain to the MGMC proposal, it also would apply to other properties zoned S-HM that are adjacent to residential zoning. There are multiple properties east of Duff Avenue with this situation as well.

For comparison, staff reviewed other zoning districts for required setbacks of taller buildings and commercial buildings abutting residential areas:

- A 20-foot setback is required for a four-story/50-foot structure in the RM Zoning District. FS-RM also requires a 10-foot high screen landscape buffer within the setback.
- A 12 to 16-foot setback is required, depending on actual physical height, for a four-story building in Residential High Density (RH).
- A 20-foot setback is required in Highway Oriented Commercial (HOC) when abutting residential, regardless of height.

- Other commercial zones, such as Neighborhood Commercial (NC) or Convenience General Service (CGS) that may commonly be adjacent to residential areas, do not allow for buildings greater than 35 feet in height.

2. Allowing household living within S-HM

Currently, S-HM allows housing facilities as an accessory use. Housing facilities are short-term or overnight options for staff. They may not be a complete dwelling unit (e.g., a unit with bedroom, kitchen, and bathroom facilities). **The proposed overnight rooms in the training facility would fall under this allowance and do not require a text amendment.**

However, the allowance for housing facilities does not apply to the townhomes. They fall under the use category of household living where stays exceed 60 days. They are also independent, principal uses as complete dwelling units rather than accessory uses. **A text amendment would be required to allow household living in S-HM as a principal use to facilitate the townhome development.**

The townhome-style apartments are an allowable building type within the RM and O-SFC zoning districts that abut the MGMC site. MGMC has indicated they are willing to consider architectural design requirements similar to those of the O-SFC to enhance compatibility along Kellogg Avenue.

STAFF COMMENTS:

MGMC will hold a public neighborhood meeting on July 7th to review their plans. Staff will attend the meeting to observe the proceedings. If Council has an interest in this issue, it could refer the request to the upcoming July 22nd meeting for discussion and direction on whether to initiate a zoning text amendment and its scope. The July 22nd staff report would also include a summary of feedback from the July 7th neighborhood meeting hosted by MGMC.

Council could consider several options in response to the two text amendment requests:

Option 1. Approve amendments as requested to allow both household living and reduced setbacks in S-HM as a “by-right” allowance with staff approval.

Option 2. Approve amendments to partially reduce the setback by eliminating the extra 30 feet of setback, but still require the minimum setback of 20 feet based on a height of 60 feet, and allow for townhomes.

Option 3. Deny the setback reduction and only allow for the townhomes.

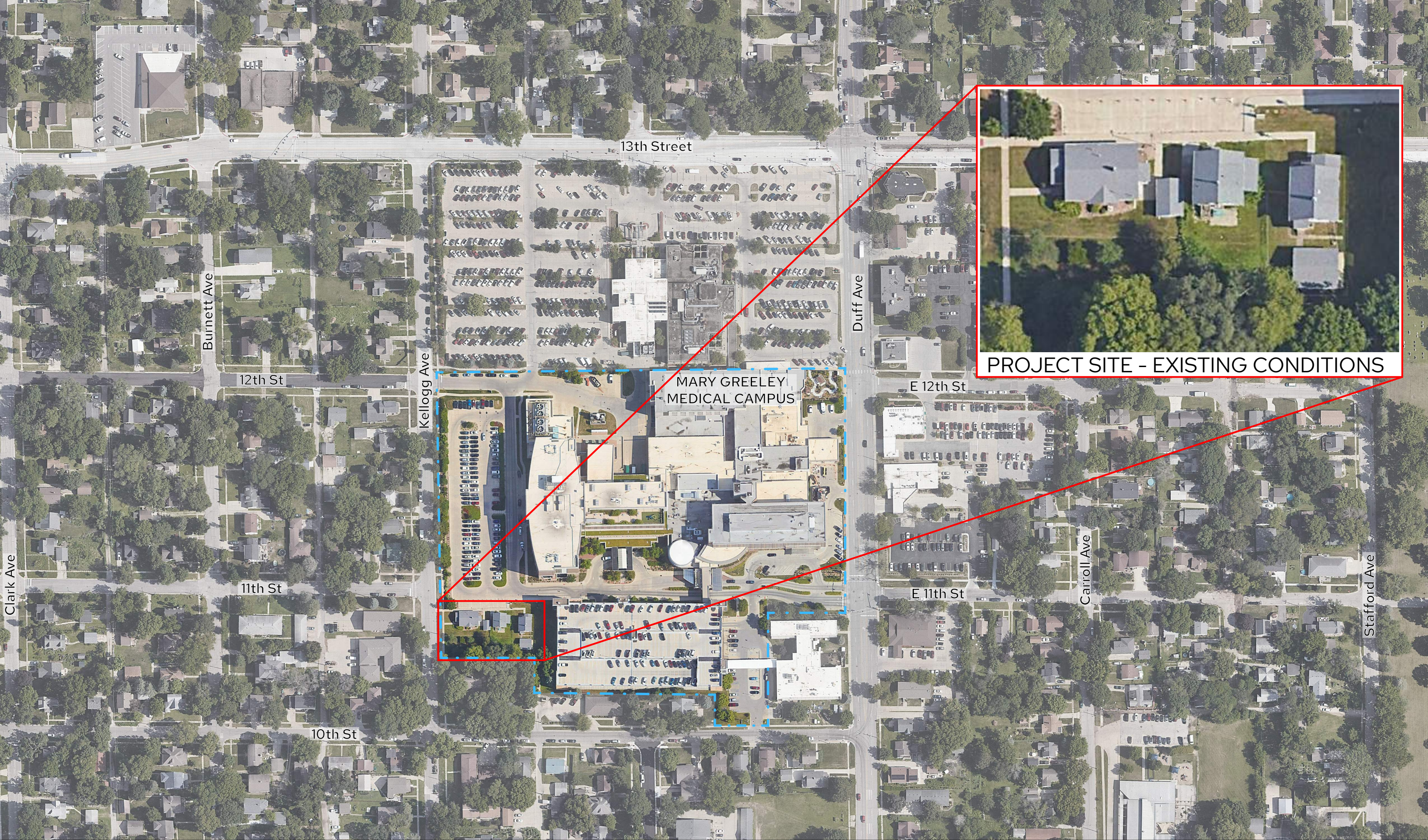
Option 4. Deny the request for townhomes and allow the setback reduction.

Option 5. No amendments at this time and construct the training facility within current setbacks.

If Council desires to further explore a zoning text amendment, staff will recommend including a provision that both allowing household living and a reduced setback require approval through a Major Site Development Plan process. This ensures public participation in the design review process.

Staff notes that if no setback reduction is granted, one option would be to build a 3-story training facility less than 50 feet in height in lieu of the townhomes. A larger area per floor would allow the height to be reduced and, thus, no text amendment would be required if the facility is less than 50 feet in height.

With any scenario, a high screen or a high wall plus a landscaped buffer 8 feet in width will be required along the side property line shared with residential.



MGMC Simulation Lab + Residency

PROJECT SITE
MGMC PROPERTY



10FOLD

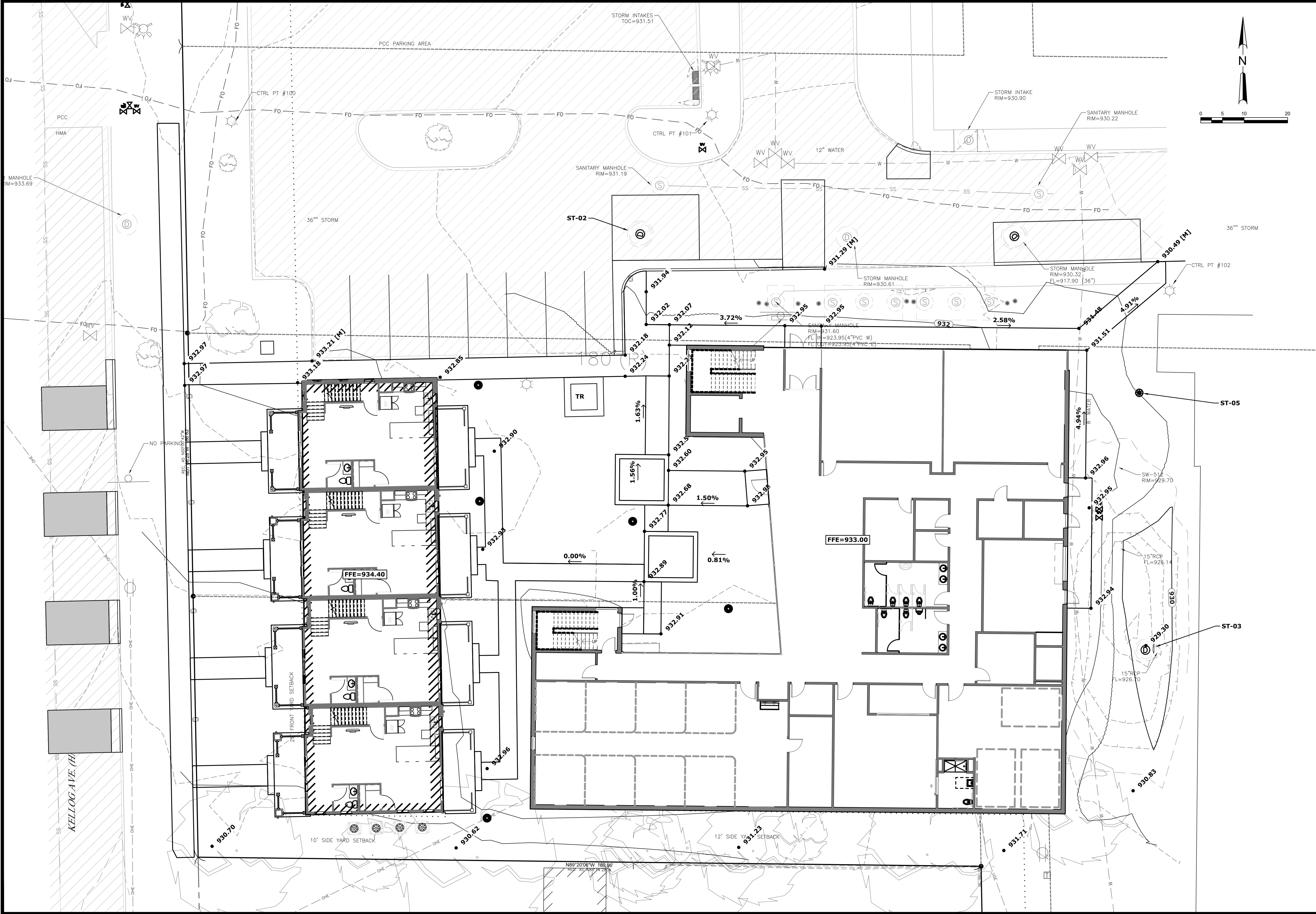


11th St

Kellogg Ave

10th St





NO.	REVISIONS				DATE

SITE GRADING PLAN
MARY GREELY MEDICAL CENTER
MEDICAL TRAINING/SIMULATION LAB
AMES, IOWA

JOB NO.
7001.008
PROJECT MGR.
ERIC THOMPSON



SHEET
3
C300





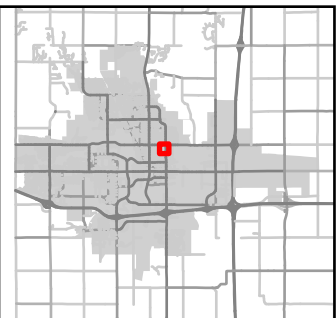
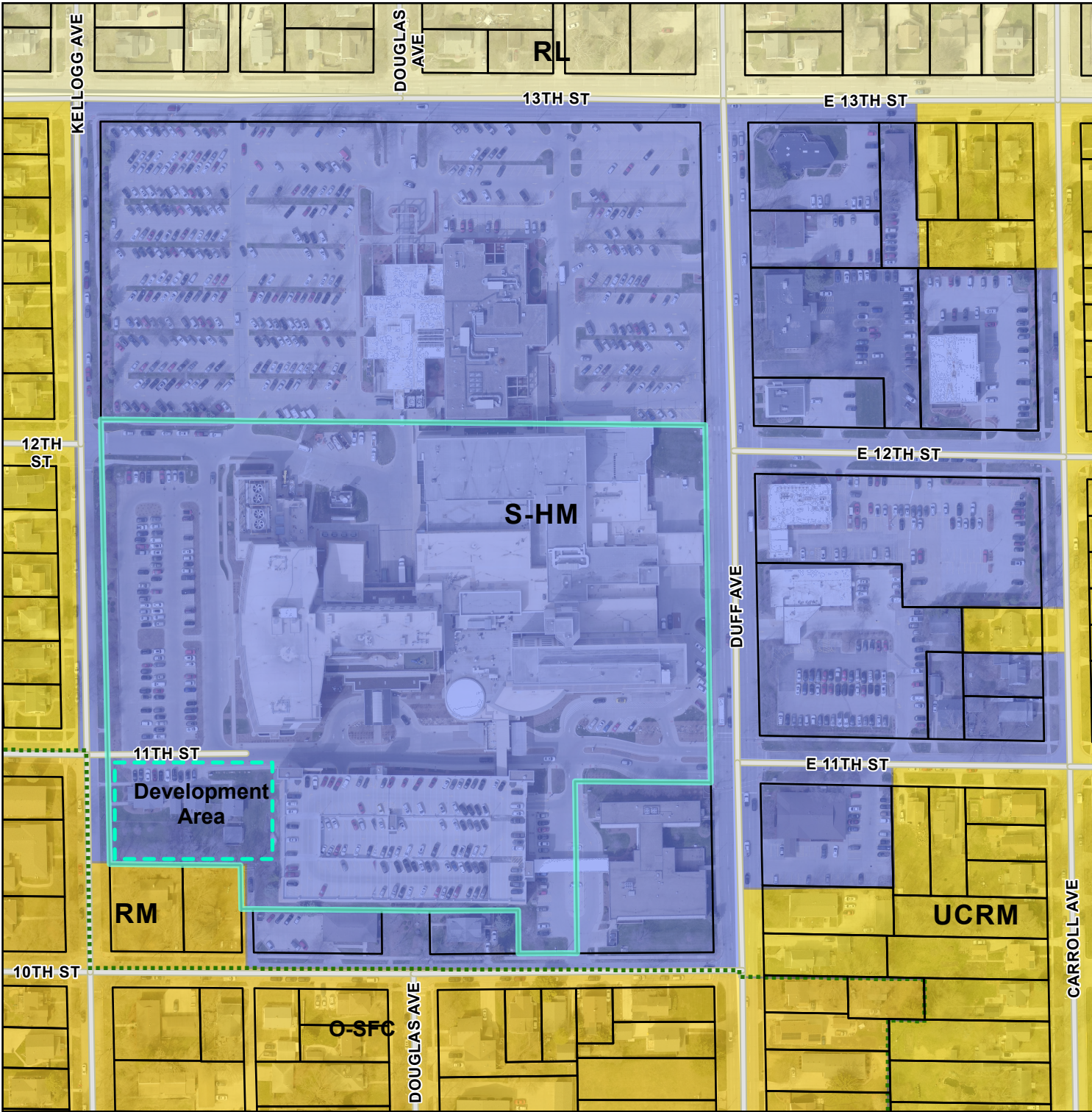








Location and Zoning Map



Legend

Subject Property

Parcels

Overlay Zones

Single Family Conservation Overlay "O-SFC" (sec 29.1101) (1)

Residential

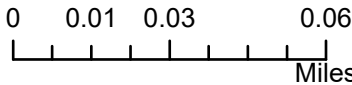
Residential Low Density Zone "RL" (sec 29.701)

Residential Medium Density Zone "RM" (sec 29.702)

Urban Core Residential Medium Density Zone "UCRM" (sec 29.703)

Special Purpose

Hospital-Medical District "S-HM" (sec 29.1001)



Memo

Department of Planning & Housing

TO: Mayor and City Council

FROM: Kelly Diekmann, Planning & Housing Director

DATE: July 8, 2025

SUBJECT: Monthly Work Plan Status Updates

City Council requested monthly updates of the approved Planning and Housing Division Work Plan. Items noted as completed with a previous update have been deleted. In addition to Work Plan projects, there is follow-up for major projects and other Council initiated referrals that are also listed below.

May 14, 2024- Work Plan Approved List	Status
<i>Zoning Ordinance Update</i>	Workshop held on April 15 th , Council directed staff to proceed with Unified Dev. Code approach and provide a formal scope of work for Council approval. Council also asked for a proposal to form an Advisory Committee for the update to work with staff. Scope of work discussion has been delayed to later this summer.
<i>Downtown Plan Partnership with Ames Main Street</i>	Completed: Council accepted the Vision document as complete. Requested Ames Main Street provide recommendations of priorities for both Main Street/Alliance and City action. First committee mtg will occur in July.
<i>The Linc Development- Lincoln Way</i>	Developer has identified a new partner entity and is in the process of updating feasibility studies with a focus on the hotel component and convention space.
<i>Reinvestment District Final Application</i>	Completed: IEDA denied the final application at the June 20 th meeting.
<i>Rezoning process for West Towne mixed use and affordable housing units</i>	Awaiting developer response to proceed
<i>Burgason Cedar Lane Paving Waiver Request and Pioneer Infrastructure Definition</i>	Council approved waiver of Cedar Lane paving with development agreement at a future date. On June 10 th , the 3 rd Addition approval set a timeline for this summer/fall to complete an agreement.
<i>Housing Task Force development review and incentives letter (Three</i>	Completed: Citywide URA Completed: Conservation Ordinance Changes

<i>Referrals, URA, Conservation Subdivision, Pioneer Infrastructure)</i>	Outline of Developer incentive requests provided at the May 27 th meeting. Council requested additional information and present the item again at a future meeting, potentially August 12 th
<i>Chautauqua Ridgewood Neighborhood National Register Historic District Application</i>	State nomination review committee planned for October 10 th . Extension of Grant and Contract until December 31, 2025.
<i>Harrison Road Surplus Land Infill Development Option Report</i>	Completed: Council approved a purchase option agreement and resolution of support for a 12 unit project to be developed by Keystone Equity Group LLC. Awaiting workforce housing tax credit notification.
<i>Identify Priority Infill Area-Redirection Area South of Campus</i>	Area around Knapp, Hunt, Hayward selected by Council in June 2024 for outreach and study of updated zoning standards to encourage redevelopment. Outreach to owners and others has begun Spring 2025. Work will continue in the fall to formulate a draft proposal.
<i>Elwell Request E 13th Street Commercial Zoning- O-GNE Revisions</i>	Draft standards provided to Elwell Company representatives to discuss moving forward. Awaiting response and comments.
<i>Partner with ISU on projects, deferred to fall 2024 (Council Goals 2024)</i>	Staff received no interest related to planning projects in the fall 2024, staff is discussing options with ISU administration for use of land. <i>Note that ISU has made School Road and Ontario Road Properties available at auction with bids due by July 31st. The intent is to sell for residential development.</i>
<i>Development Application Tracking</i>	Provide quarterly summary of development applications with the May memo.

Other Council Referrals/Major Projects starting January 1, 2025

Topic	Status
<i>Driveway standards changes requested by AHBA</i>	Text amendment public hearing planned for Council on July 8 th . Separate request from the public also recommended by P&Z to consider waiving paving for long driveways.
<i>Digital Billboard Lease and Zoning Text Amendment</i>	Completed: Text Amendment Return for lease approval subsequent to adoption of ordinance.
<i>Create "Legal Notice/Project" Website for Public Awareness</i>	Completed. Directed staff to create a Major Project multi-department webpage. Working with City Manager's office to coordinate with multiple departments to create and update the new webpage. Planning Division Development Projects List webpage is live at www.cityofames.org/planning . Citywide page yet to be initiated.
<i>Zoning Text Amendment for Hyland/Oakland to modify density and parking for new overlay</i>	Initiated on March 11 th and application filed by developer at the end of April. Developer requested that staff delay the item while they work on a feasible design for the corner of Hyland/Oakland. On Hold plan to target text amendment late

	summer to enable construction of project occurring in 2026, not fall 2025.
<i>Borgmeyer Annexation Process</i>	Completed-Ame approval June 10 th , State hearing August 13 and September 10,2025, final approval by mid-October.
<i>AGCC and Irons Subdivision Annexation</i>	Council initiated an 80/20 annexation with an offer of a three year transition of imposition of taxes at their May 13 th meeting. The actual annexation process will not begin until the Borgmeyer annexation is approved by the State, likely begin in the winter 25-26.
<i>Irons Subdivision Sanitary Sewer Extension Planning</i>	March 25 th Council directed staff to investigate the timing and cost for options to extend the required sewer main through the Irons as a special assessment project. Planning and Public Works will respond later in the summer after learning more about the Borgmeyer (Greenbriar) development plans and timing.
<i>Borgmeyer (Greenbriar) Development planning proposals with developer team</i>	Staff reviewing infrastructure needs, incentive requests, and conceptual details at request of developers, report provided on May 27 th . Council requested additional information, potentially for August 12th.
<i>Hayden's Preserve Development Agreement Amendments</i>	Staff reviewing proposed changes to development plan and incentive requests, report provided on May 27 th . Council requested additional information, potentially for August 12th.
<i>Romero House Special Use Permit</i>	ZBA Hearing March 26 th , approved by ZBA with conditions. Next step is code enforcement and transition of uses from 709 Clark property to 702 Clark. Tentative plan to open at the end of July.
<i>Subdivision of former Animal Shelter Land along Billy Sunday and Hwy 30</i>	City hired a surveyor for Minor Final Plat, approval of Plat anticipated in July. Plotting the lot facilitates the billboard lease proposal as well.
<i>Furniture Mart Council Request for pedestrian easement to access CyRide stop on Target property</i>	Staff shared a concept sidewalk alignment with Furniture Mart representative and reached out to Target. No agreement or easement at this time. No new update at this time.
<i>Request from Mr. Gregory for changes to South Lincoln Mixed Use Zoning setbacks.</i>	Council requested a memo that is part of the July 8 th nonagenda packet.
<i>Text Amendment for Accessory Dwelling Units.</i>	Completed. Council held a public hearing for amendments on June 24 th .
<i>New Variance Law</i>	Completed. Council held a public hearing for amendments on June 24 th .
<i>Mary Greeley Medical Center (MGMC) Housing and Training Facility Zoning Text Amendments</i>	MGMC requested Council allow for stand alone residential uses and for reduced setbacks for 60-foot tall buildings within the Hospital Medical Zoning District. A neighborhood meeting is planned for July 7 th . Memo to Council for July 8 th .
<i>PUD Overlay requested change to eliminate Open Space requirement for Infill.</i>	Completed. Council discussed a requested text amendment on June 24 th to facilitate infill development without on-site 10% open space set asides. The text amendment request will

	be reviewed concurrently with the S. 4 th Street PUD project in July and August.
<i>Manatt's Rock Crushing Annexation Agreement-Story County Board of Supervisors</i>	The Board of Supervisors put a condition on Manatt's rezoning of their rock crushing site at the Dayton/HWY 30 interchange to approach the City with a proposal to annex. Manatt's has reached out to have an initial meeting that has yet to be scheduled.