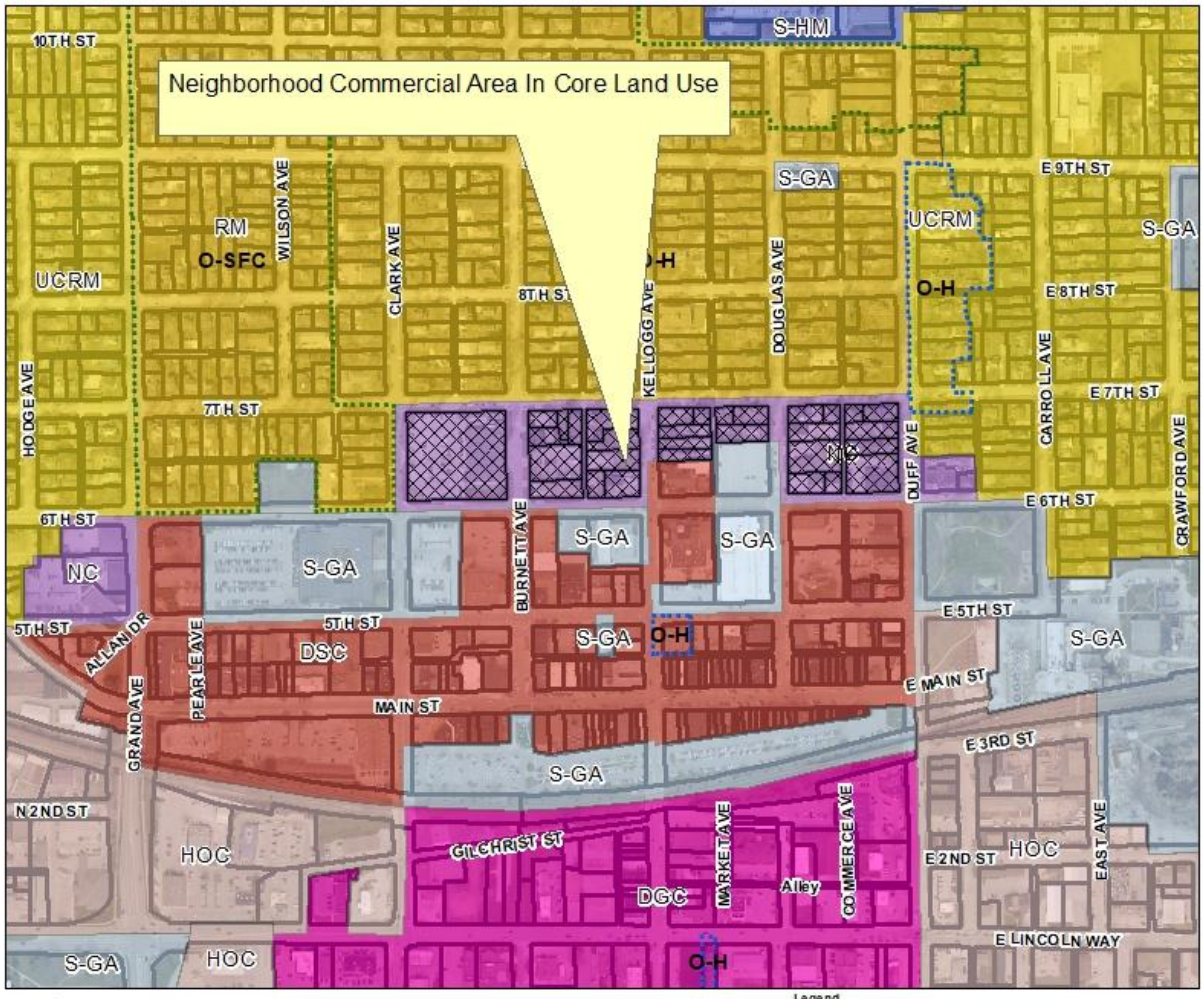
Attachment A- Zoning Map of Affected Area



N

Zoning Map NC Zone
Shaded Properties Affected

Legend

Overlay District

Overlay Zones

- Single Family Conservation Overlay "O-SFC" (sec 29.1101)
- Historic Preservation Overlay "O-H", Historic Preservation Overlay "O-H" (sec 29.1102)

Zoning District

Residential

- Residential Medium Density Zone "RM" (sec 29.702)
- Urban Core Residential Medium Density Zone "UCRM" (sec 29.703)

Commercial

- Neighborhood Commercial Zone "NC" (sec 29.801)
- Highway-Oriented Commercial Zone "HOC" (sec 29.804)
- Downtown Service Center "DSC" (sec 29.808)
- Downtown Gateway Commercial Area

Special Purpose

- Hospital-Medical District "S-HM" (sec 29.1001)
- Government/Airport District "S-GA" (sec 29.1002)
- PARCELS

48876E344203N.sid

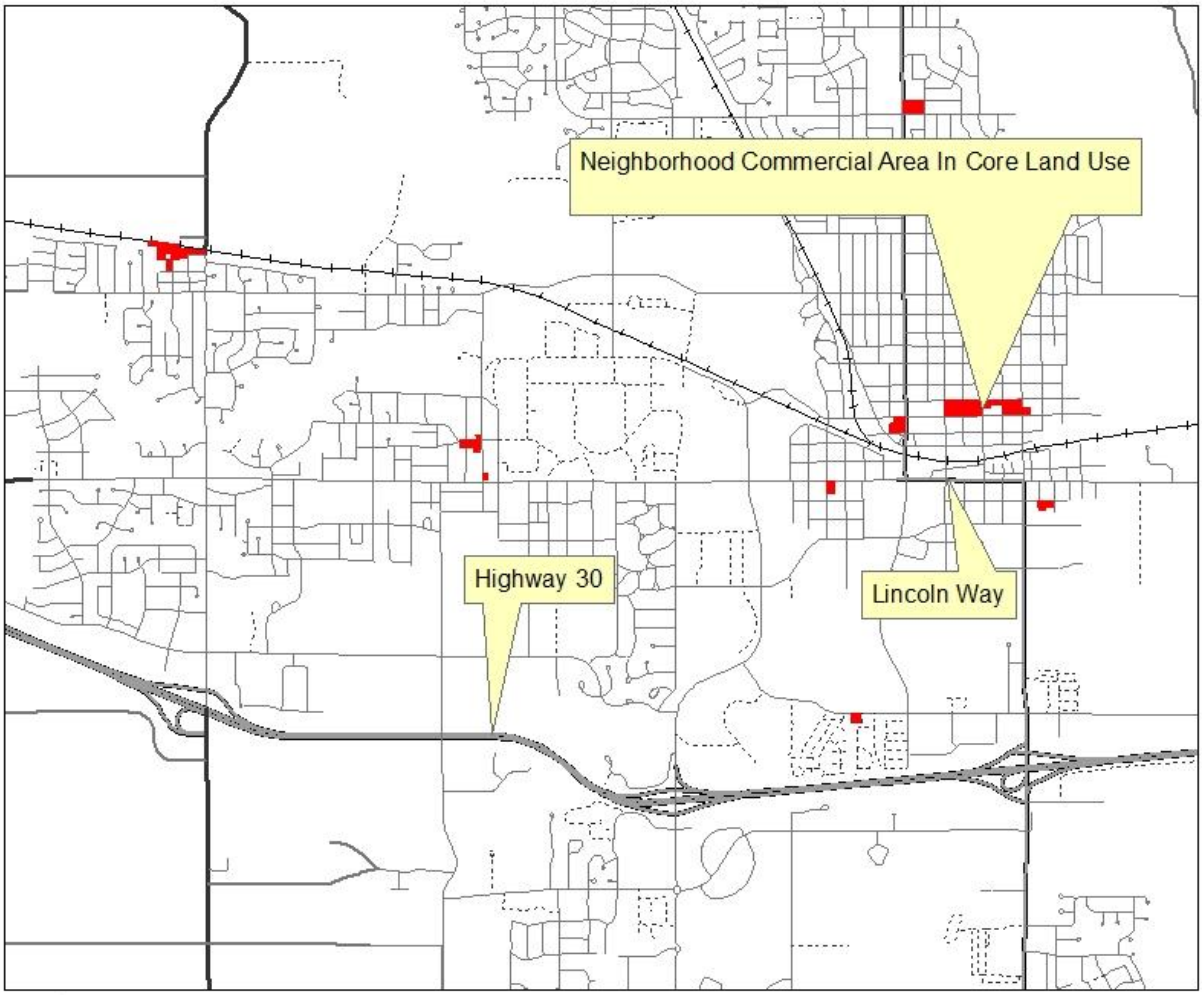
RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

STREETLABELS - ALL @ 50000FT

- Private
- ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy

Attachment B- Citywide NC Zone Locations



N

NC Zoned Sites City Wide
(In Red)

Legend

- Zoning District selection
- Private
- ISU Road
- City Road
- County Secondary
- County Hwy
- State Hwy
- US Hwy
- US Interstate Hwy

Attachment C- Core Land Use Excerpt & Map

LAND USE: CATEGORIES

Core

- Principal mixed-use central districts and identifiable image centers for Ames: Downtown and Campustown.
- Variety of uses, with a focus on street-oriented "main street" retail, food and beverage establishments, civic and public facilities, offices, services, medium and high-density residential.
- Pedestrian orientation, with well-developed sidewalk environments, often with enhanced streetscapes.
- Parking provided on-street or in public lots or structures, rather than by individual businesses.
- Major transit centers.
- Often includes locations that host special events, festivals, or other civic activities for the district or larger community.

APPLICABLE EXISTING ZONING CATEGORIES

- DSC Downtown Service Center
- S-GA Government
- CSC Campustown Service Center
- DGC Downtown Gateway Commercial

GOALS

- Maintain status as significant centers of public life and community.
- Continue to provide opportunities for business innovation and small business.
- Expand with a variety of new uses, including living environments, into underutilized surrounding areas, while reinforcing adjacent neighborhoods.



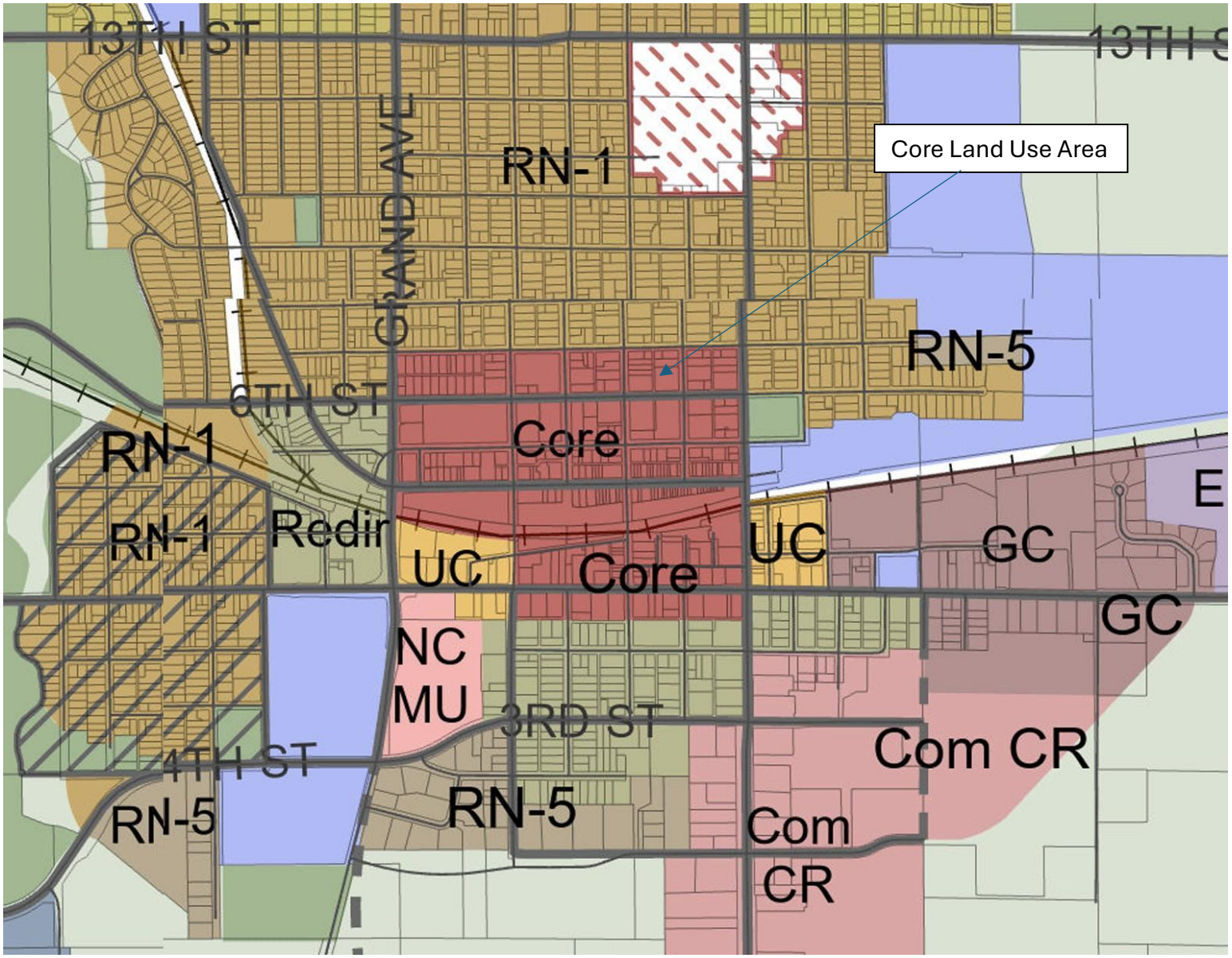
DEVELOPMENT GUIDELINES

- Continued investment and updating of the public environment as community destinations.
- Recognize areas as employment and activity areas, including support for nightlife.
- Reinforce design standards and goals with enhanced building materials, large windows, pedestrian orientation, and design articulation.
- Improvement of routes and facilities for alternative transportation, including bicycle infrastructure and parking; and comfortable and direct connections to the city shared use path system.
- Support for continued urban commercial and mixed-use development.
- Support high intensity floor area ratios and minimum development intensity standards.
- Avoid prominent surface parking lots and plan for structured parking with new development and redevelopment.

PUBLIC ACTIONS

- Support marketing and management programs for maintenance, event programming, and district promotion.
- Update specific district development plans and design guidelines.
- Evaluate street sections to retain customer convenience including on-street parking availability to serve the broader community. Emphasize use by pedestrians and plan for bicyclists and users of micro-mobility modes.
- Allow high intensity infill development options that meet street level design objectives.
- Support Historic District design character for Downtown.
- Consider district expansion opportunities south of Main Street in Downtown and in carefully designated areas adjacent to Campustown. Establish a sharp edge to this redevelopment activity.
- Evaluate commercial options in light of changing online retail environment.
- Review existing ordinances and right-of-way use to maximize potential for outdoor dining as appropriate.

Attachment D- Land Use Map- Core Land Use Area



Attachment D- Applicants Text Amendment Request Letter and Project Rendering

Hall, Renee

From:	Diekmann, Kelly
Sent:	Friday, April 10, 2026 2:11 PM
To:	Hall, Renee
Subject:	Non-Agenda Luke Jensen Burnett Site Referral

Renee, please include in the Non-Agenda Packet this week.

On Wed, Apr 8, 2026 at 2:49 PM Luke Jensen <luke@resgi.com> wrote:

Mayor and Council,

I'm reaching out regarding the Downtown Ames vision plan presented and CC (maybe) adopted last year. I'm interested in bringing forward a high-density, urban multifamily project that supports the goal of creating a true "18-hour downtown." Increasing downtown residents to support retail, restaurants, and activity makes total sense. We need more people living downtown to build on the current energy.

I have identified a development site at 608 Burnett which is currently a .5 acre parking lot. My plan includes roughly 38 modern rental units comprising studios, 1 beds and 2 bed units. There would be some amenity space for residents along with both structured and surface parking. The property would be geared towards urban dwellers who appreciate and value the location and proximity to the urban core area along with employment and entrepreneurial opportunities. Additionally, the draw is strong towards cultural and civic opportunities in the area.

The property is located in the Neighborhood Commercial zoning district. This zoning needs some modernization to meet the goals of the Downtown Ames vision plan. Specifically, we need to look at the following (I think can be achieved in a text amendment):

- Building height/stories-I need to go taller to create some density given the scarcity of the available land. I am proposing a 4 story building with a flat roof. Roughly 42'-45' tall.
- Parking: parking ratios are outdated and far too automobile dependent. As the parking requirements stand today I am ~20 spaces short of meeting the standard. I'm trying to supply adequate parking of 1 space per unit. Many of the residents will choose this area as there are far more multimodal transportation opportunities being in the urban core.

- Updated and competitive Development Toolkit
    - Urban Revitalization Tax Abatement
        - At today's land and construction costs and market rents, a project that meets the City's urban design expectations does not financially pencil without meaningful economic tools in place.
        - I am proposing a 10 year 75% tax abatement program. This would get some immediate revenue to the city and not wait 7-10 years like some of the other communities programs.

I believe Ames is ready to see downtown momentum and I believe we need one project to "go" to give courage and confidence in market support and viability.
I'm ready to move a high quality project forward. I request the council and staff support on zoning modifications as well as tax incentives and support for the Iowa Workforce Housing Tax Credit Application.

Lastly, timing-I have a 120 day due diligence timeline from March 1st. I need to move quickly and decisively to get confidence in the project's viability. The Workforce Housing Tax Credit application due date is June 10, 2026.

Thanks,
Luke

Kelly Diekmann
Planning and Housing Director

main
kelly.diekmann@cityofames.org
www.CityofAmes.org

Attachment E- Project Rendering

