

ITEM #: 6
DATE: 07-01-09

COMMISSION ACTION FORM

DATE PREPARED: June 25, 2009

REQUEST: Rezone the western 5 acres of Outlot B, Aspen Ridge Subdivision from F-PRD (Floating-Planned Residence District) to HOC (Highway-Oriented Commercial)

PROPERTY OWNER: Randall Corporation
Scott Randall, Matt Randall
420 S. 17th Street
Ames, IA 50010

APPLICANT: Fairway Suites
Mark Anderson
3011 Justin Drive
Urbandale, IA 50322

CONTACT: Fox Engineering
Scott Renaud, P.E.
601 Golden Aspen Drive, Suite 103
Ames, IA 50010

LOCATION: 601 South 16th Street, just east of the driveway to Coldwater Golf Links and west of the Aspen Ridge homes. (See attached Location Map).

ACREAGE: 5.14 acres

LUPP DESIGNATION: Highway-Oriented Commercial

CURRENT ZONING: "F-PRD" (Floating, Planned Residence District) (See attached map)

PROPOSED ZONING: "HOC" (Highway-Oriented Commercial) (See attached map)

CURRENT SITE PLAN / PLAT: Aspen Ridge Town Home PRD (2004), Approved by City Council, July 13, 2004 (See attached)

BACKGROUND INFORMATION:

The Randall Corporation an opportunity to sell land at 601 South 16th Street to a developer of an upscale, extended stay hotel. The property is zoned residential for the Aspen Ridge Town Home PRD and therefore a hotel could not be built on it. The Randalls completed the procedure of amending the Future Land Use Map of the Land Use Policy Plan (LUPP) so that the rezone request could be supported. They have therefore submitted an application to rezone 5.14 acres of the existing PRD zone, which would eliminate approximately one

third to one half of the Aspen Ridge site. The request is consistent with the LUPP map amendment made by City Council on April 28, 2009, which now designates the area as HOC. The Planning & Zoning Commission reviewed the request on April 15, 2009, and made the recommendation to City Council for approval.

Mr. Scott Renaud, who serves as the engineer for this request, stated that he will not be submitting a revision to the layout of the Aspen Ridge PRD at this time. The city will therefore not be able to issue any building permits beyond phase one of the Aspen Ridge PRD. Eight of the 22 units in phase one have not yet been built. Fourteen (seven buildings) have been built. This means that permits for four more bi-attached buildings can be issued before a revision to the plan is needed. The original plan allowed 14 more units between phase one and the new proposed zoning boundary. **Permits for those 14 units cannot be issued if the proposed rezone is approved until a revision to the PRD plan is submitted and approved by the City Council.**

Mr. Renaud has submitted drawings and calculations to demonstrate that the location of the zoning boundary could allow for continued construction in Aspen Ridge that could still meet the minimum open space and density standards listed within the supplemental development standards for PRDs. However, there are some discretionary supplemental development standards and development principles with which compliance cannot be determined without submittal of the revised PRD plan.

The rezoning request is consistent with the Future Land Use Map of the LUPP and the applicant has demonstrated that the minimum open space and density standards could be met. Further, the applicant is aware that PRD and plat approval is needed before any building permits beyond phase one are issued.

At the time of this writing, there has been one inquiry as a result of the mailing of the 200 foot notification letter. The phone call inquiry was regarding whether this rezoning would affect the property value of any of the home lots. City staff was unable to answer the question, but did refer them to the City Assessor to assist with any general information about abutting residential and commercial land uses.

ALTERNATIVES:

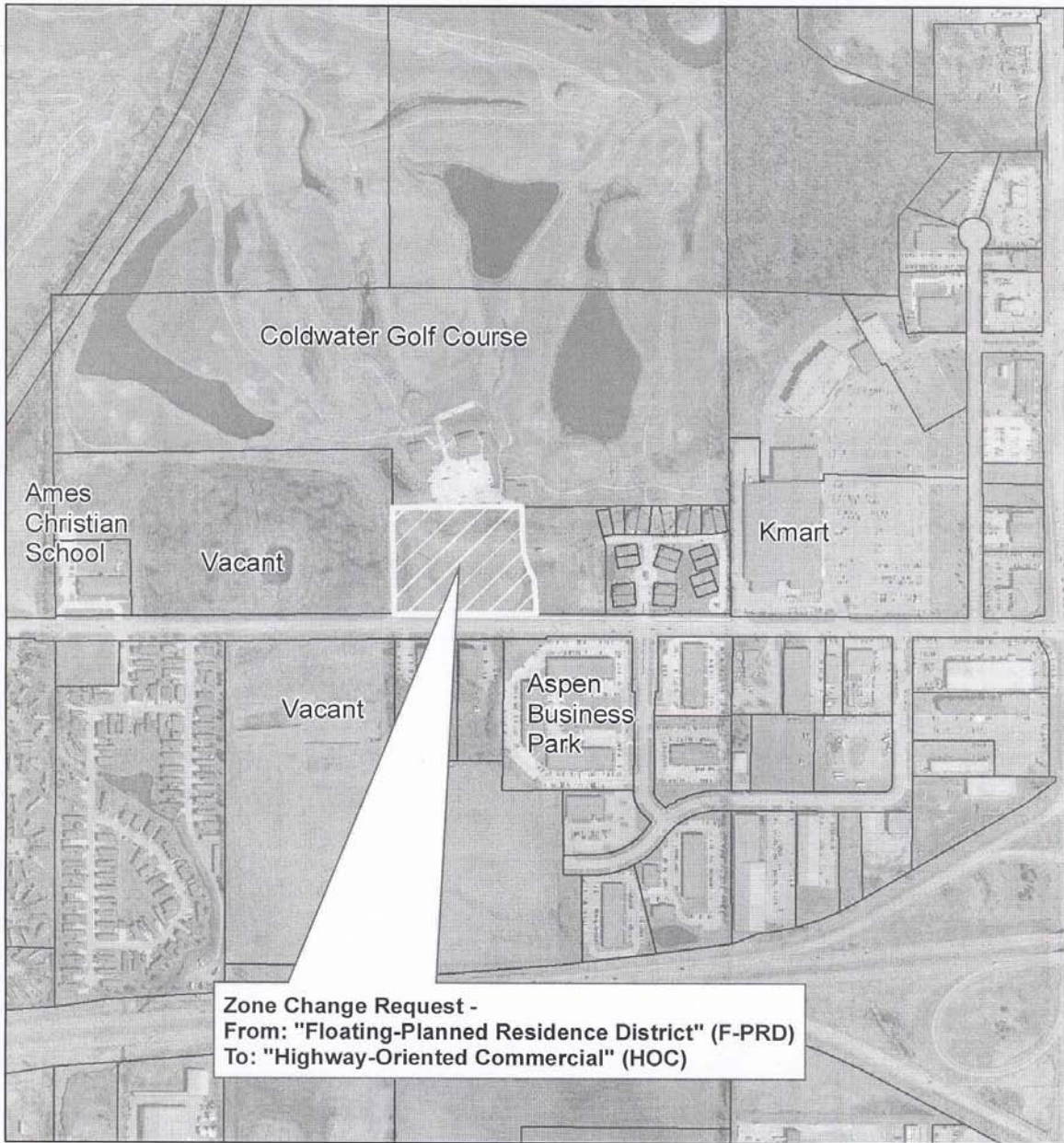
1. The Planning and Zoning Commission can recommend that the City Council approve the proposed rezone of 5.14 acres at 601 South 16th Street from F-PRD (Floating-Planned Residence District) to HOC (Highway Oriented Commercial).
2. The Planning and Zoning Commission can recommend that the City Council deny the request if it makes conclusions that the application is in conflict with the City Council's objectives.
3. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

Based on the above analysis, it is the recommendation of the Department of Planning & Housing that the Commission to act in accordance with Alternative #1, which is to recommend that the City Council approve the proposed rezone of 5.14 acres at 601 South 16th Street from F-PRD (Floating-Planned Residence District) to HOC (Highway Oriented Commercial).

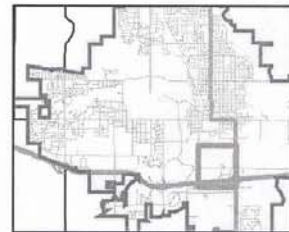
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LOCATION MAP

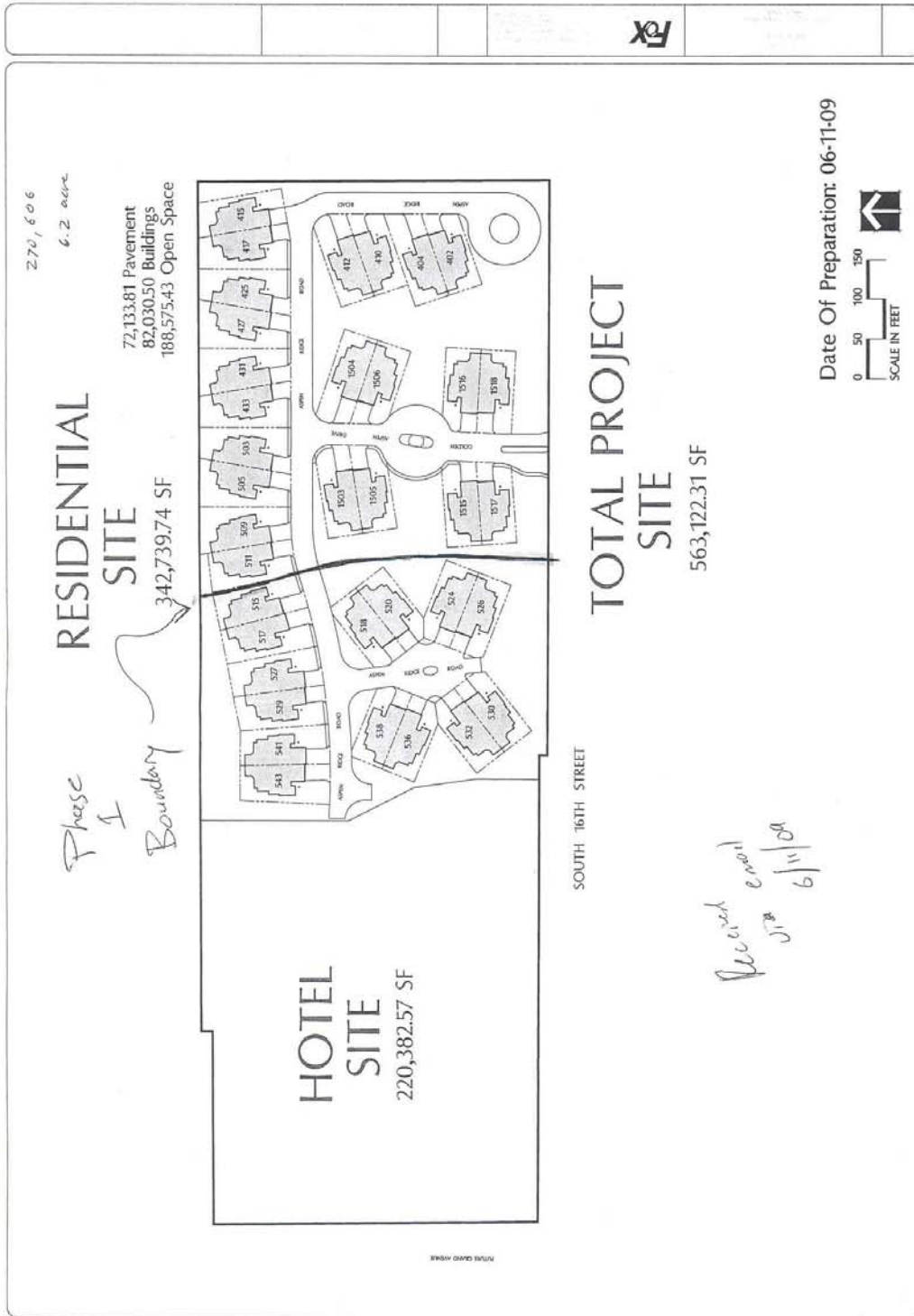


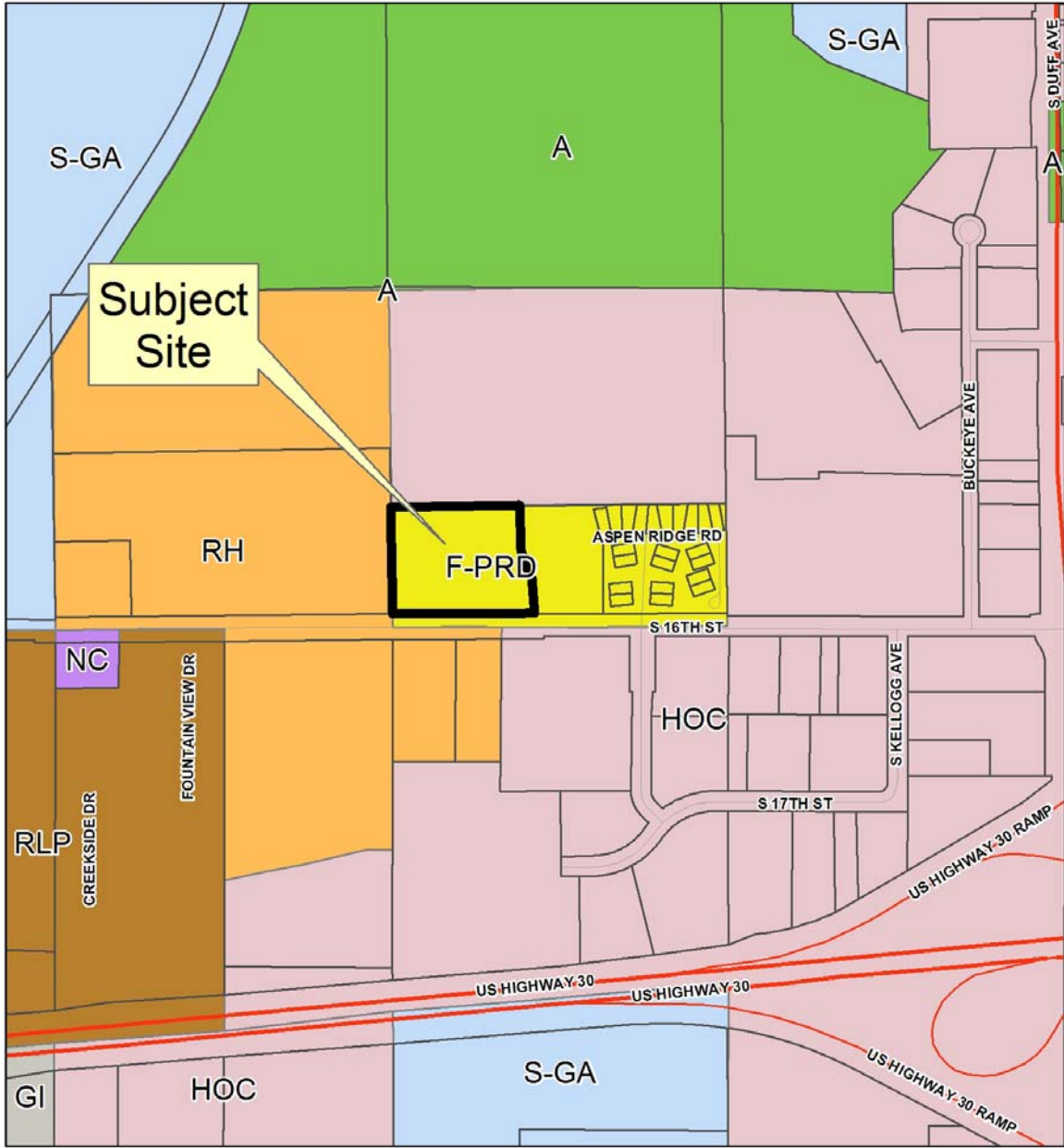
Rezoning Location Map
Hearing: July 1, 2009
Planning & Zoning Commission
601 S 16th Street

0 250 500 1,000
Feet



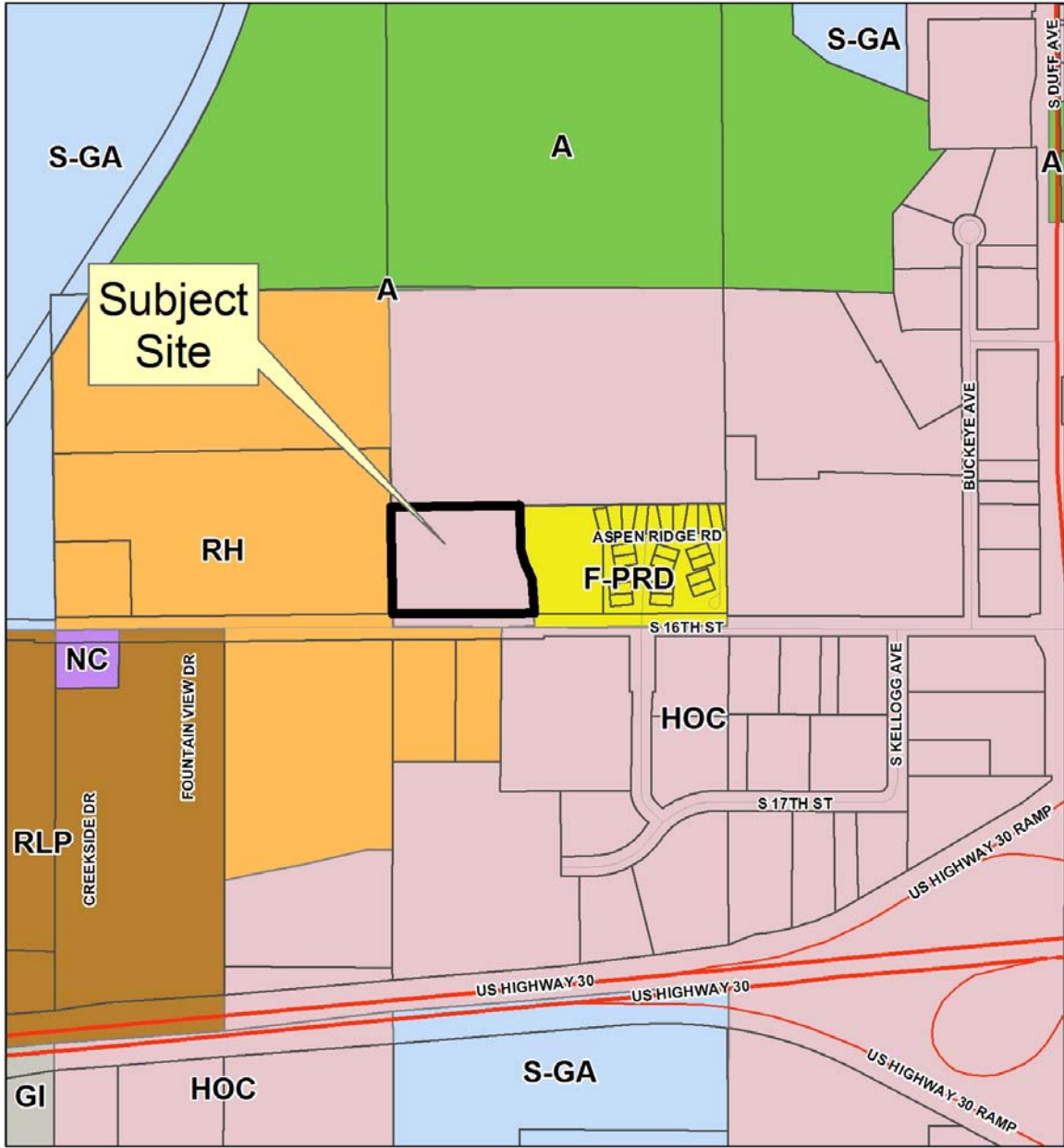
CURRENT SITE PLAN / PLAT





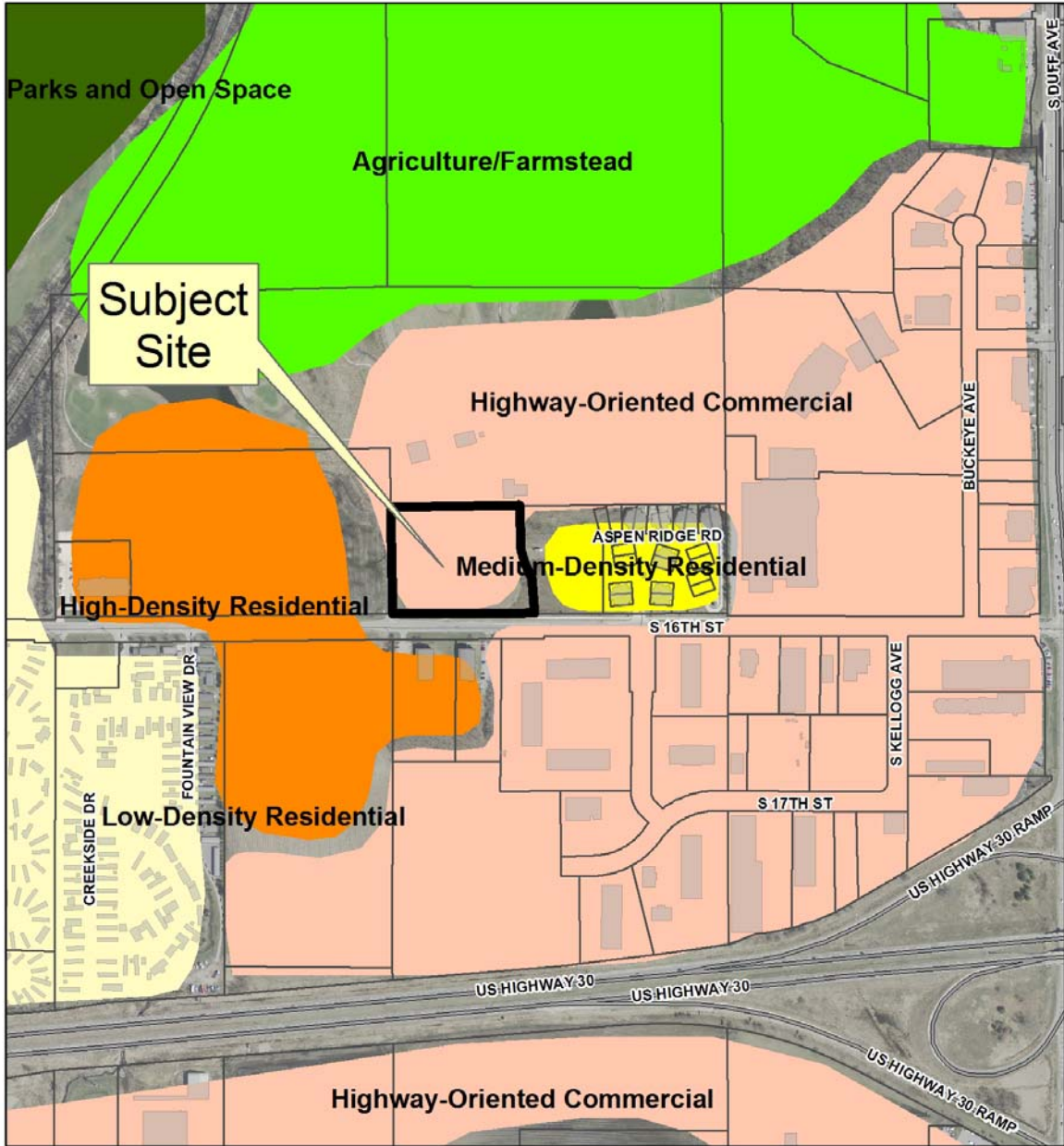
Existing Zoning
601 S 16th Street

0 250 500 1,000 Feet



**Proposed Zoning
601 S 16th Street**

0 250 500 1,000 Feet



**Future Land Use Map Designation
Land Use Policy Plan
601 S 16th Street**

0 250 500 1,000 Feet

