

ITEM #: 6
DATE: 06-16-10

COMMISSION ACTION FORM

DATE PREPARED: June 11, 2010

REQUEST: Rezone land located at 1025 Adams Street (proposed Adams Memorial Greenway) from "RL" (Residential Low-Density) to "S-GA" (Government/Airport)

PROPERTY OWNER: City of Ames
515 Clark Avenue
Ames, Iowa 50010

APPLICANT: Rezoning Initiated by the City of Ames

LOCATION: 1025 Adams Street (*A subdivision plat is being processed that divides the property at 1013 Adams Street into two lots. Presently there is only one address (1013 Adams Street). Once the Final Plat is approved for the subdivision, Lot 1 will include the existing house and retain the address of 1013 Adams Street. Lot 2 (Adams Memorial Greenway) will be addressed as 1025 Adams Street.*)

ACREAGE: 3.09 acres

LUPP DESIGNATION: Low-Density Residential

CURRENT ZONING: "RL" (Residential Low Density)

PROPOSED ZONING: "S-GA" (Government/Airport)

PROJECT DESCRIPTION:

The City of Ames has obtained ownership of the property at 1013 Adams Street (including the property at proposed 1025 Adams Street) as a gift through the Mary Adams Estate (*See Attachment C*). The three-acre site at 1015 Adams Street (proposed Lot 2) is planned for use as a City park to be named "Adams Memorial Greenway (*See Attachment G*)."

BACKGROUND INFORMATION:

The City has initiated rezoning of the property at 1025 Adams Street (Adams Memorial Greenway) from “RL” to “S-GA” (Government/Airport) to reflect that the property is now owned by the City of Ames (See Attachment E).

The Ames Historical Society has also submitted an application requesting that the City of Ames designate the property at 1013 Adams Street, which presently includes the property at 1025 Adams Street (Adams Memorial Greenway), as a Local Historic Landmark by establishing the “O-H” (Historic Preservation Zoning Overlay) on the property. This rezoning is being processed concurrently with the rezoning described in this report.

A Final Plat for “Mary Adams Subdivision” has been prepared and is being processed concurrently with the rezoning proposals. The plat will divide the property into two lots. Lot 1 will include the existing residence on 1.88 acres. Lot 2 will be for use as a City park (Adams Memorial Greenway) and will include 3.09 acres. The current legal description of the property is described as: follows:

Parcel ‘T’ in part of Lot 3 and all of Lot 4 in the Northeast Quarter of the Northeast Quarter of Section 27, Township 84 North, Range 24 West of the 5th P.M.

The property is served by City water, sanitary sewer, and electric. A public sidewalk along the entire Adams Street frontage was recently constructed and street trees are planned in the street right-of-way between the sidewalk and the street curb.

Future Land Use Map Designation, Zoning, and Land Use of Surrounding Properties.

Area	Future Land Use Map Designation (See Attachment E)	Zoning	Land Uses
North	Environmentally Sensitive Area	S-GA (Government/Airport)	Ada Hayden Heritage Park
	Low Density Residential	RL (Residential Low Density)	Single Family Dwelling
South	Low Density Residential	F-PRD (Planned Residence District)	Condominiums
		RL (Residential Low Density)	Single Family Dwellings
East	Low Density Residential	RL (Residential Low Density)	Single Family Dwellings
West	Village/Suburban Residential	FS-RL (Suburban Res. Low Density)	Single Family Dwellings

Applicable Laws and Policies. The laws and policies that are applicable to this case of included in Attachment A.

Findings of Fact and Conclusions. Based upon the findings of fact in *Attachment B* and the analysis contained in this report, staff concludes that the proposed rezoning of property at 1025 Adams Street is consistent with the Land Use Policy Plan (LUPP) Future Land Use Map. Staff concludes that the proposal for rezoning complies with the relevant sections of the *Municipal Code* for processing of the rezoning application. Staff further concludes that the use of land on the property proposed for rezoning is permitted in the zoning district that is proposed. Finally, staff concludes that the public health, safety and interest will be served by the proposed rezone to designate land owned by the City of Ames as “S-GA.”

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the proposed rezoning of land located at 1025 Adams Street from “RL” (Residential Low-Density) to “S-GA” (Government/Airport), based upon staff’s findings and conclusions, with the following conditions:
 - A. That the proposed rezoning of property at 1025 Adams Street be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
 - B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.
2. The Planning and Zoning Commission can recommend that the City Council deny the proposed rezoning of land located at 1025 Adams Street from “RL” (Residential Low-Density) to “S-GA” (Government/Airport).
3. The Planning and Zoning Commission can recommend that the City Council approve the proposed rezoning of land located 1025 Adams Street from “RL” (Residential Low-Density) to “S-GA” (Government/Airport), with modifications
4. Action on this request can be postponed and referred back to City staff for additional information.

RECOMMENDED ACTION:

It is staff’s recommendation that the Planning and Zoning Commission act in accordance with Alternative 1, which is a recommendation that the City Council approve the proposed rezoning of land located at 1025 Adams Street from “RL” (Residential Low-Density) to “S-GA” (Government/Airport), based upon staff’s findings and conclusions, with the following conditions:

- A. That the proposed rezoning of property at 1025 Adams Street be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.

ATTACHMENT A

Applicable Laws and Policies

The laws applicable to this case file include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Ames Municipal Code.

Chapter 29 of the *Municipal Code* addresses the adopted zoning regulations for the City of Ames.

Section 29.701. "RL" RESIDENTIAL LOW DENSITY.

(1) Purpose. This zone is intended to accommodate primarily single-family dwellings, while accommodating certain existing two-family dwellings and other uses customarily found in low-density residential areas.

Table 29.701(2). Residential Low Density (RL) Zone Uses. This table defines the uses allowed in the "RL" zone.

Table 29.701(3). Residential Low Density (RL) Zone Development Standards. This table defines the development standards in the "RL" Zone.

Section 29.1002. "S-GA" GOVERNMENT/AIRPORT DISTRICT.

(1) Purpose. This Special Purpose District is to be located on the City Zoning Map by the City Council and is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities. Such structures and uses include property of Story County, publicly owned facilities of the City of Ames for administration and services, and general aviation. Although such governmental structures and uses enjoy a legal exemption from local zoning requirements, with the exception of height limitations in the vicinity of any airport, it is expected that such authorities will cooperate with the Department of Planning and Housing to encourage the development standards which will be applicable to and compatible with the general character of the area in which this District is situated.

Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.

Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the properties proposed for rezoning.

The adopted LUPP includes policy direction for community amenities such as parks.

Goal No. 4 states: "It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is further the goal of the community to assure a more healthy, safe and attractive environment."

Objective 4C applies to the proposed rezoning and reads as follows: "Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements, and inclusion of community amenities such as parks and schools. The connections should promote community identity."

- Objective 10A. Ames seeks to provide a record of its earlier development through conservation, preservation, and restoration of historically/architecturally significant structures and areas where economically feasible.
- Objective 10B. Ames seeks to integrate historically/architecturally significant structures and areas with new development in a compatible and unifying manner.

Attachment B

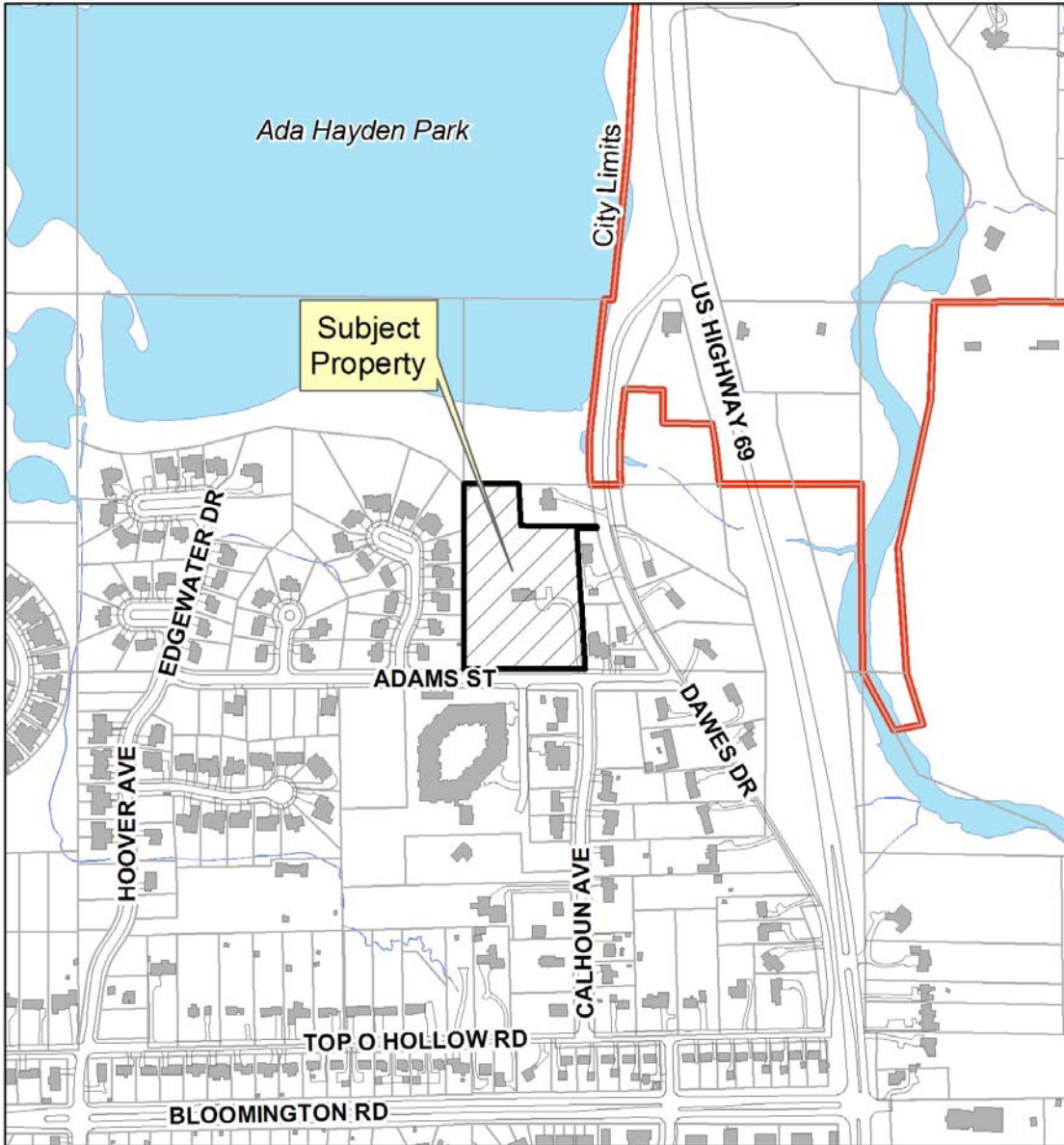
Findings of Fact

Based upon an analysis of the proposed rezoning and pertinent laws, staff makes the following findings of fact:

1. The stated purpose of the S-GA zoning designation is, in part, to be reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities.
2. The subject property is now owned by the City of Ames, a municipal government authority.
3. Notice of the proposed zoning map amendment was mailed to owners of property within 200 feet of the site on June 8, 2010. In addition, a sign providing public notice of the request for rezoning has been placed at the site proposed for rezoning.
4. The property at 1025 Adams Street has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as “Low-Density Residential.”
5. The uses allowed in the “S-GA” (Government/Airport District) are described in Section 29.1002 of the *Municipal Code*. Staff has analyzed the proposed use of the property at 1025 Adams Street for compliance with this Section of the Code.

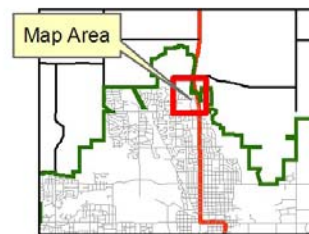
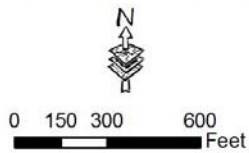
Attachment C

Location Map



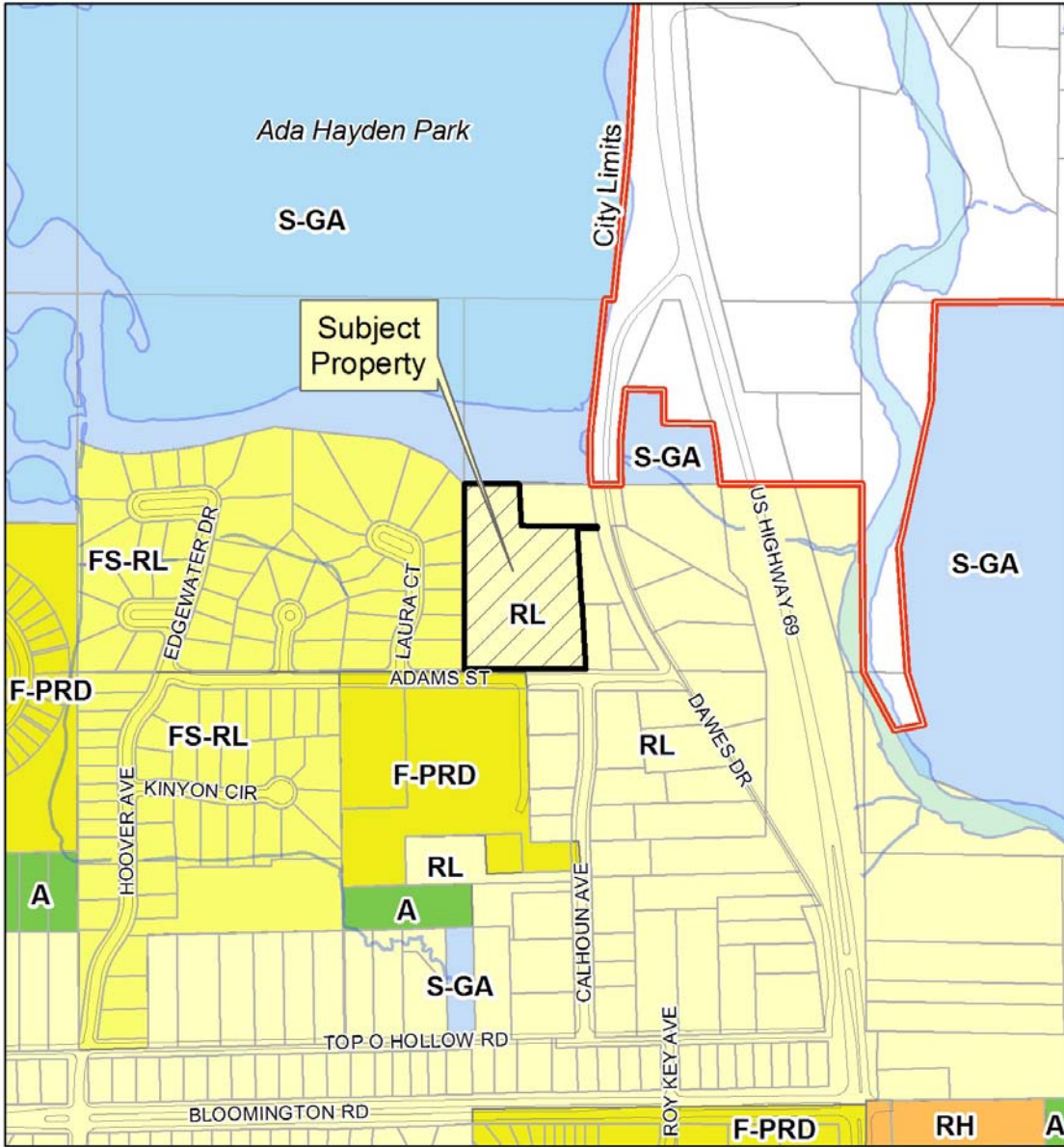
Location Map

1013 and 1025 Adams Street

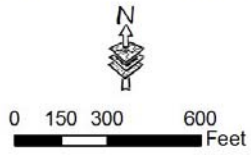


Attachment D

Existing Zoning



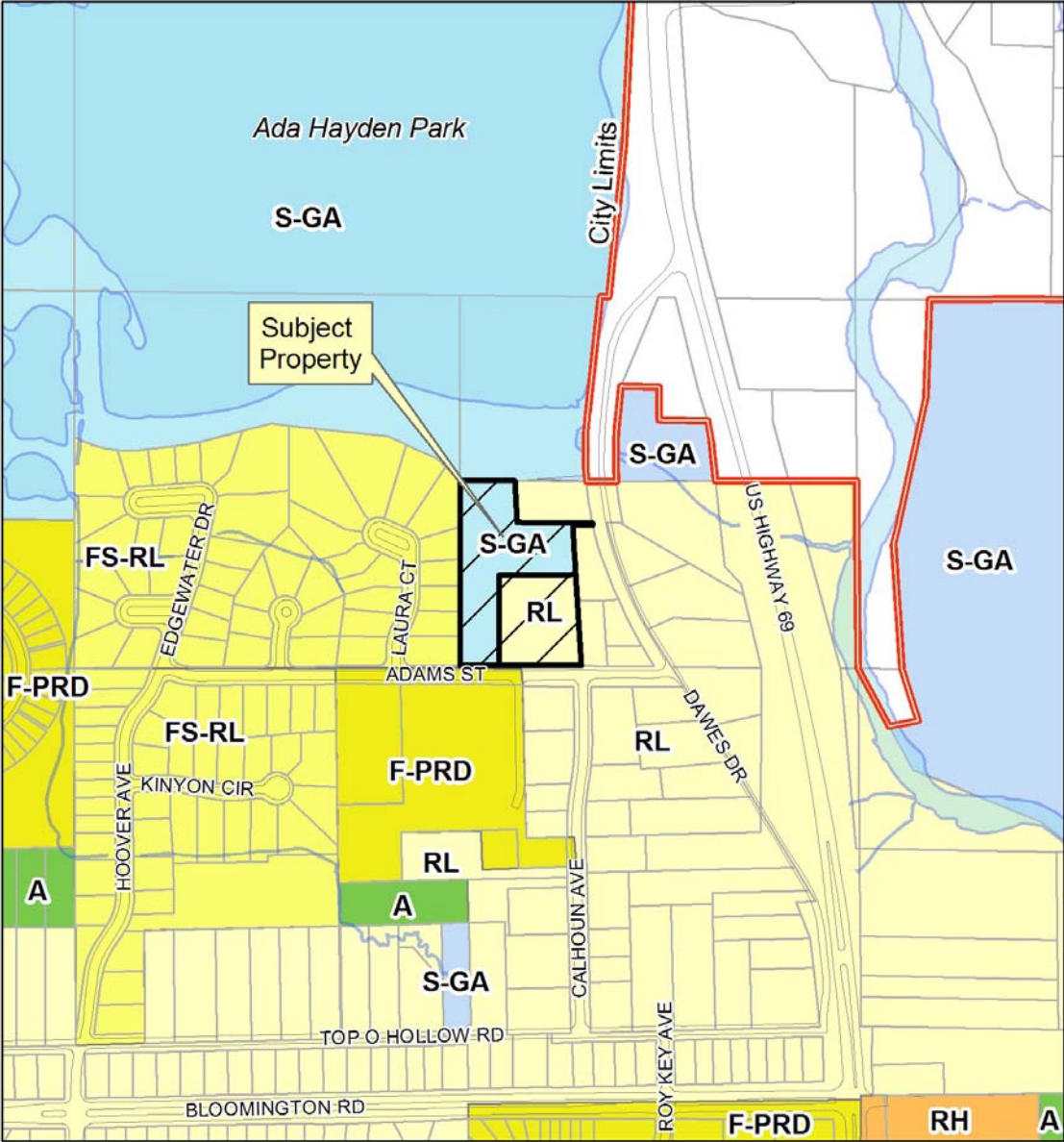
Existing Zoning 1013 and 1025 Adams Street



Legend	
Zoning District	
	Agricultural Zone "A"
	Residential Low Density Zone "RL"
	Residential High Density Zone "RH"
	Government/Airport District "S-GA"
	Suburban Residential Zone Residential Low Density "FS-RL"
	Planned Residence District "F-PRD"

Attachment E

Proposed Zoning



Proposed Zoning
1025 Adams Street

Map Created by Department of
Planning & Housing
June 4, 2010

Legend

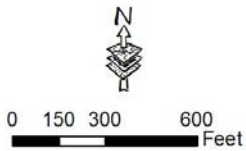
- Historic Preservation Overlay "O-H"
- Agricultural Zone "A"
- Residential Low Density Zone "RL"
- Residential High Density Zone "RH"
- Government/Airport District "S-GA"
- Suburban Residential Zone Residential Low Density "FS-RL"
- Planned Residence District "F-PRD"

Attachment F

Future Land Use Map



Future Land Use Map Designations 1013 and 1025 Adams Street



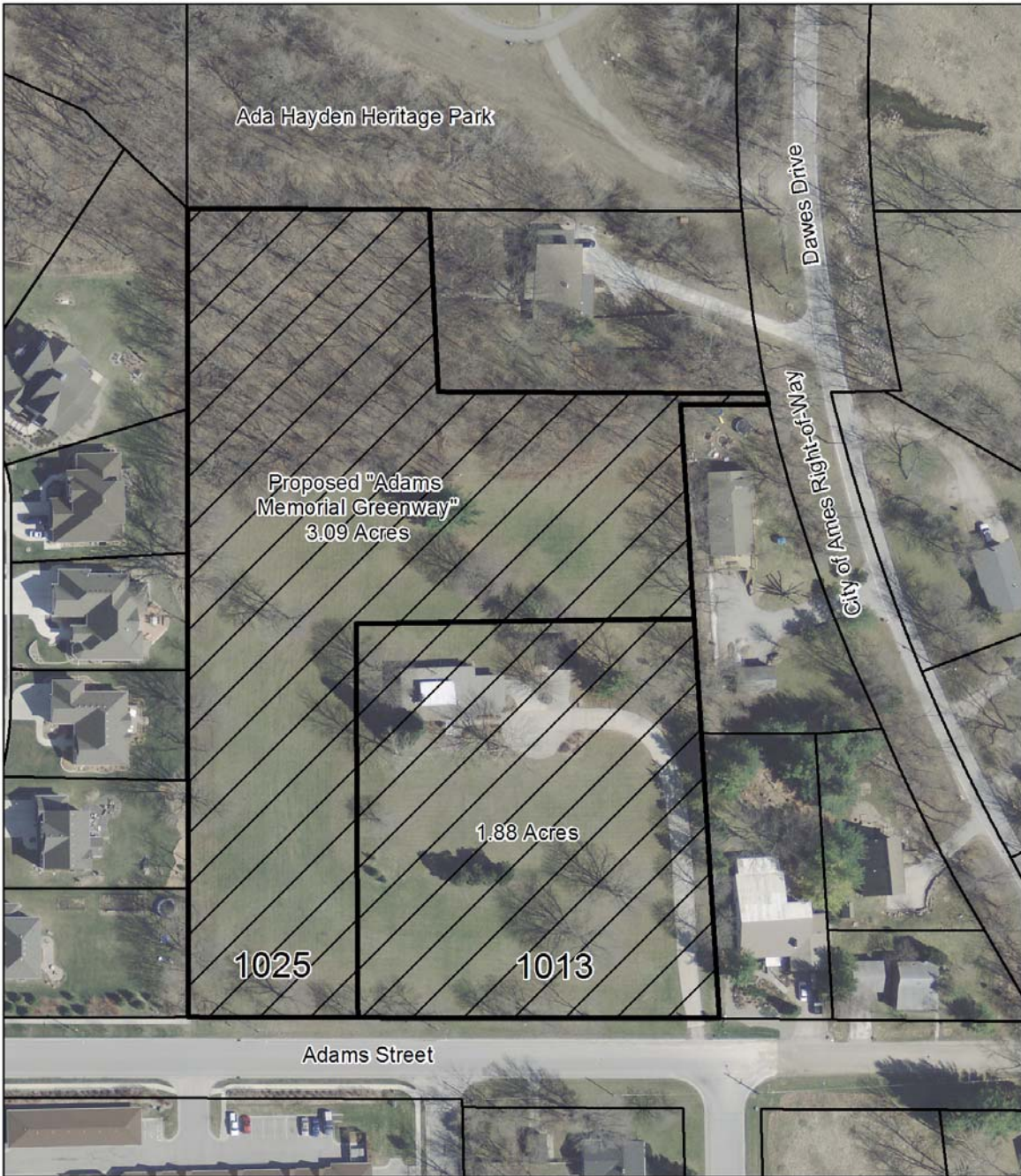
Map Created by Department of
Planning & Housing
June 4, 2010

Legend

- Low-Density Residential
- High-Density Residential
- Village/Suburban Residential
- Parks and Open Space

Attachment G

Aerial Photo



Map Created by the
Department of Planning & Housing
June 4, 2010

1013 and 1025 Adams Street

Proposed Local Historic Landmark



0 75 150 Feet

2008 Color Aerial Imagery