

ITEM #: 6  
DATE: 09-01-10

### COMMISSION ACTION FORM

**DATE PREPARED:** August 27, 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:** 2.97 acres

**LUPP DESIGNATION:** Low-Density Residential

**CURRENT ZONING:** “RL” (Residential Low Density)

**PROPOSED ZONING:** “S-GA” (Government/Airport)

## **PROJECT DESCRIPTION:**

On June 16, 2010, the Planning and Zoning Commission took action to recommend approval of the proposed rezoning (see motion by the Commission in the “Background Information” section of this report). Following that meeting, it was proposed by Nancy Carroll, Parks and Recreation Director, that the property lines between the house and the greenway be changed to provide a larger rear yard for the house (*See Attachment D*). This change was prompted by inquiries from prospective buyers of the house concerning the space available for an addition to the rear of the house. To address this desire and concern by prospective buyers, the plat proposal has been amended to expand the rear yard of the house an additional thirty-one feet further north. This would provide approximately seventy-one feet for the rear yard between the back of the house and the north property line. Since the minimum required rear yard setback is 20 feet, approximately 51 feet of rear yard would remain for an addition to the back side of the house. The actual dimensions would need to be verified by the property owner, prior to the issuance of building permits for an addition to the house.

To comply with action by the court in proceedings involving the transfer of ownership of the property from the Adams estate to the City of Ames, it is necessary that the property for the house not exceed 2.0 acres in size. The land to be retained by the City for the Adams Memorial Greenway would include 2.97 acres. To stay within these lot size limits, it is necessary to adjust the location of the west line of the lot for the house approximately eight feet to the east to establish a lot that includes no more than two acres, and has a rear yard of the size desired for potential additions to the house.

This new location for the west property line provides approximately 37 feet between the property line and the west side of the existing house. The minimum required side yard setback for this one-story house is 6 feet, which would leave approximately 31 feet for a building addition on the side of the house.

The adjusted location of property lines, as described above, changes the location of the boundaries proposed for rezoning and the amount of land to be rezoned. The adjusted rezoning proposal is to rezone 2.97 acres of land from RL to S-GA, as opposed to the previous proposal to rezone 3.09 acres, for a difference of 0.12 acres (5,259.08 square feet).

**Information Previously Provided to the Commission for Consideration of the Rezoning on June 16, 2010.** 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 A*). The 2.97-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 D*).”

## **BACKGROUND INFORMATION:**

On June 16, 2010, the Planning and Zoning Commission considered this proposal for rezoning and passed the following motion:

MOTION: (BECK/JOHNSON) to accept Alternative #1, which states:

The Planning and Zoning Commission recommends 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.

MOTION PASSED: 6-0-1 abstention

The property at 1025 Adams Street has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as "Low-Density Residential." The subject property is now owned by the City of Ames, a municipal government authority. Therefore, a change in zoning is proposed to S-GA, to reflect this change in land ownership. 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. 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.

Based upon the above facts and analysis, it may be concluded that (a) the proposal for rezoning complies with the relevant sections of the *Municipal Code* for processing of the rezoning application; (b) that the use of land on the property proposed for rezoning is permitted in the zoning district that is proposed; and, (c) that the public health, safety and interest will be served by the proposed rezoning 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 revised proposal for rezoning of land located at 1025 Adams Street from “RL” (Residential Low-Density) to “S-GA” (Government/Airport), based upon the above 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 revised proposal for 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 revised proposal for 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.

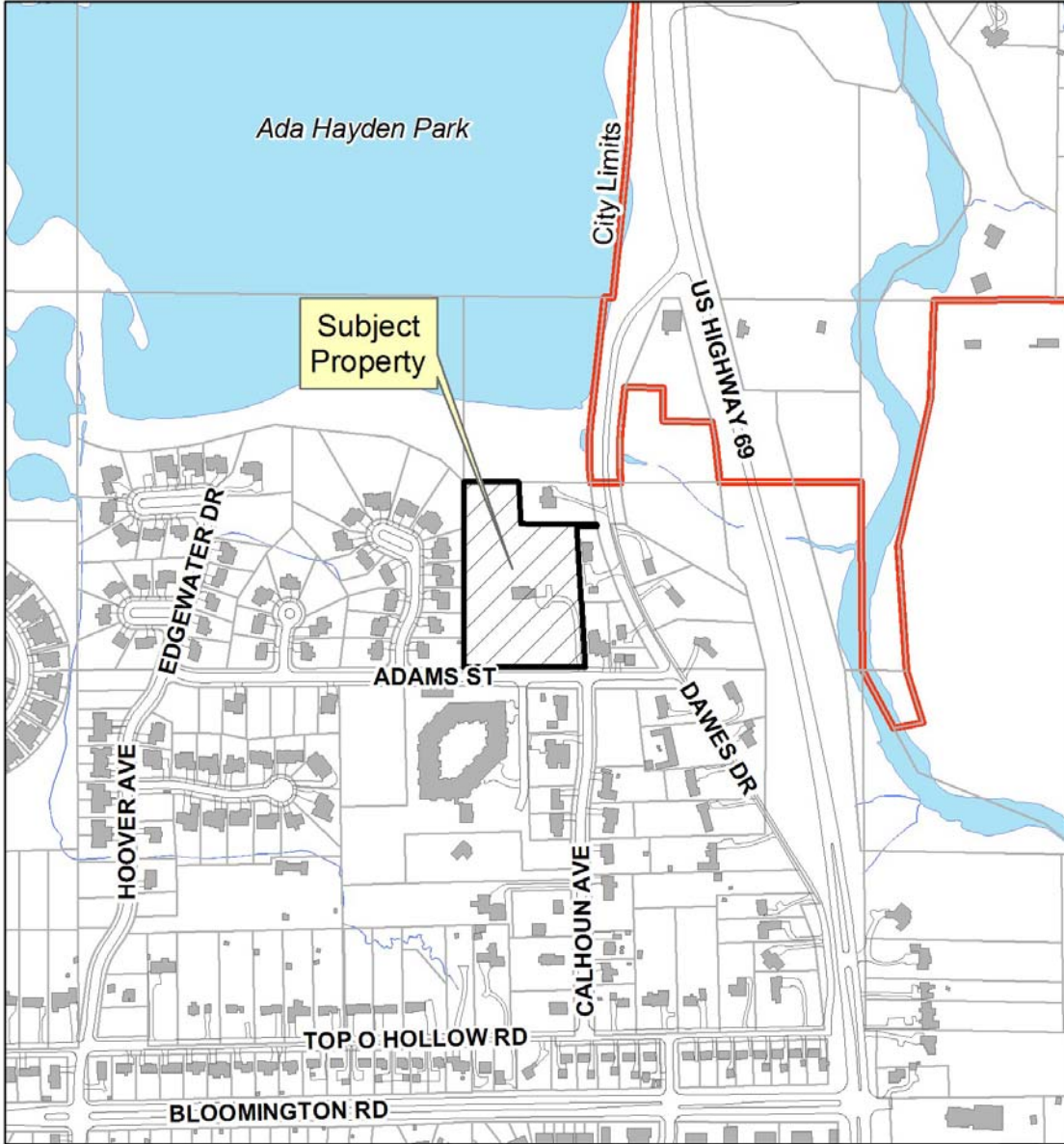
**RECOMMENDED ACTION:**

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 revised proposal for rezoning of land located at 1025 Adams Street from “RL” (Residential Low-Density) to “S-GA” (Government/Airport), based upon the above findings and conclusions, with the following conditions:

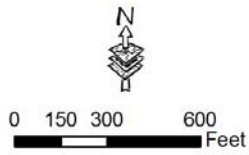
- A. That the proposed rezoning of property at 1025 Adams Street be approved only in conjunction with the approval of the Final Plat of Mary Adams Subdivision.
- B. The rezoning shall not be effective until the recording of the Final Plat of Mary Adams Subdivision.

# Attachment A

## Location Map

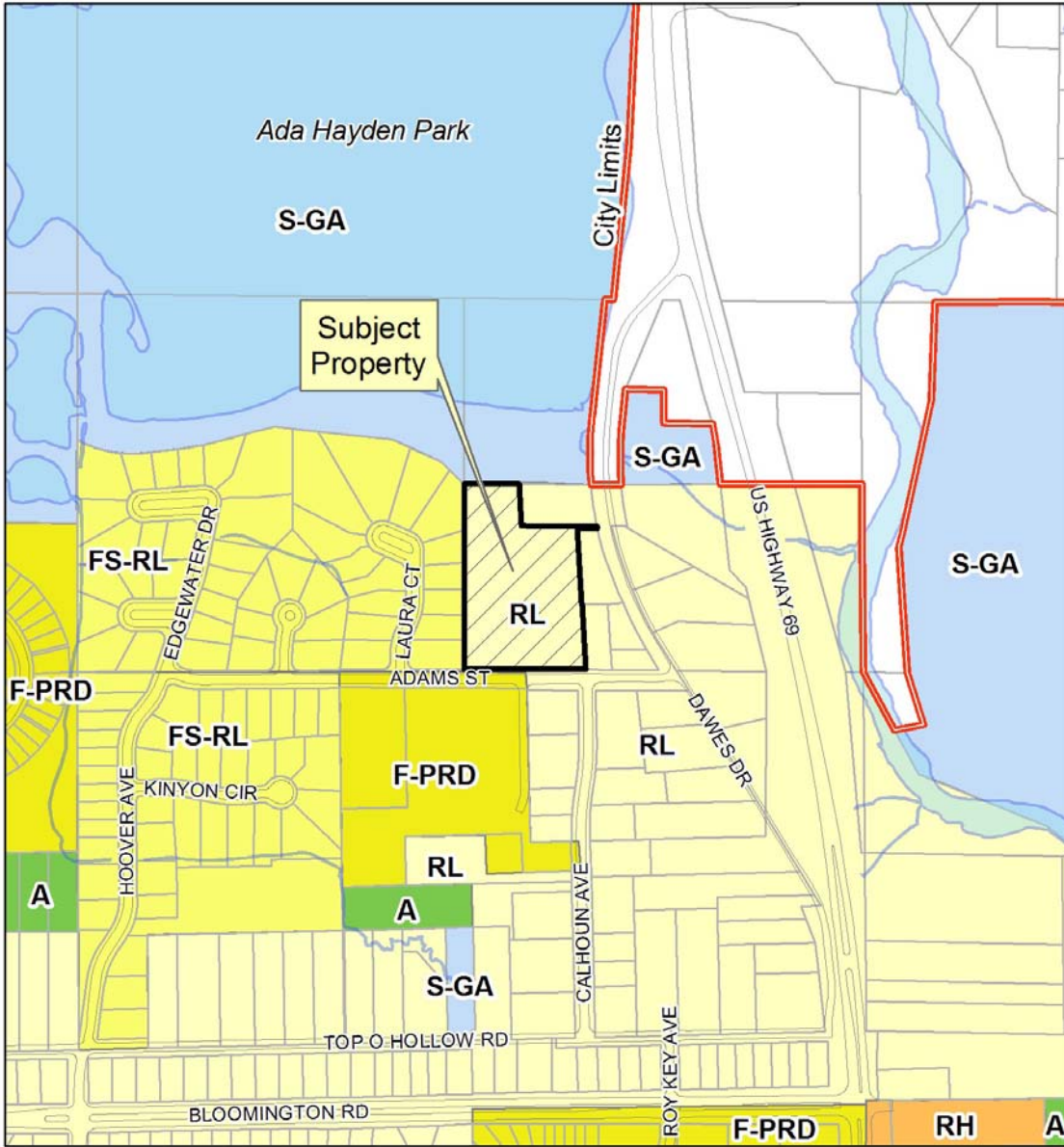


### Location Map 1013 and 1025 Adams Street



# Attachment B

## Existing Zoning



### Existing Zoning 1013 and 1025 Adams Street



0 150 300 600  
Feet

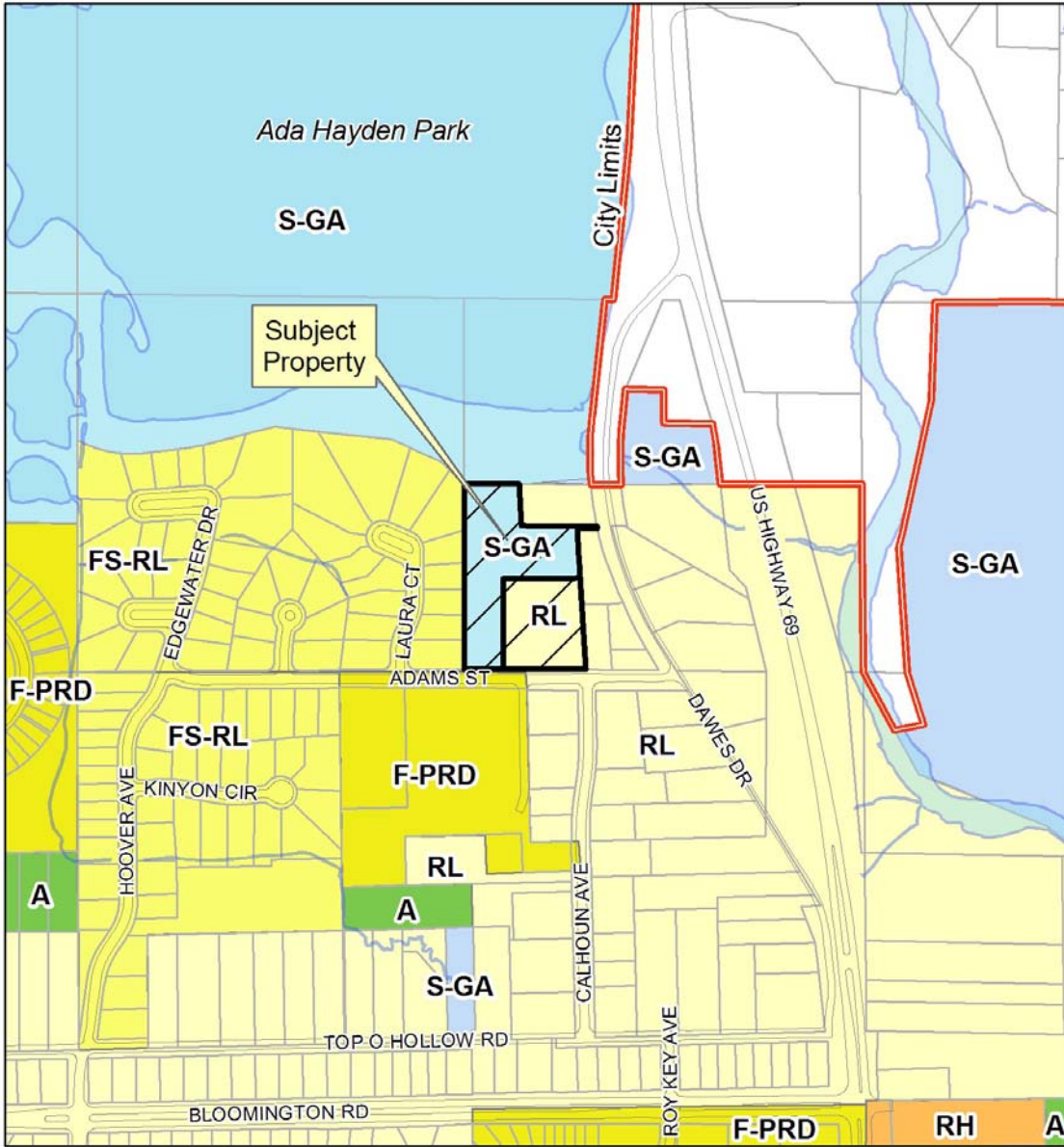
#### Legend

##### Zoning District

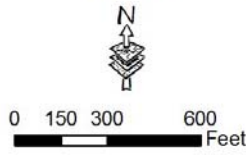
- Agricultural Zone "A"
- Residential Low Density Zone "RL"
- Residential High Density Zone "RH"
- Government/Airport District "S-GA"
- Suburban Residential Zone Residential Low Density "FS-RL"
- Planned Residence District "F-PRD"

# Attachment C

## Proposed Zoning



### Proposed Zoning 1025 Adams Street

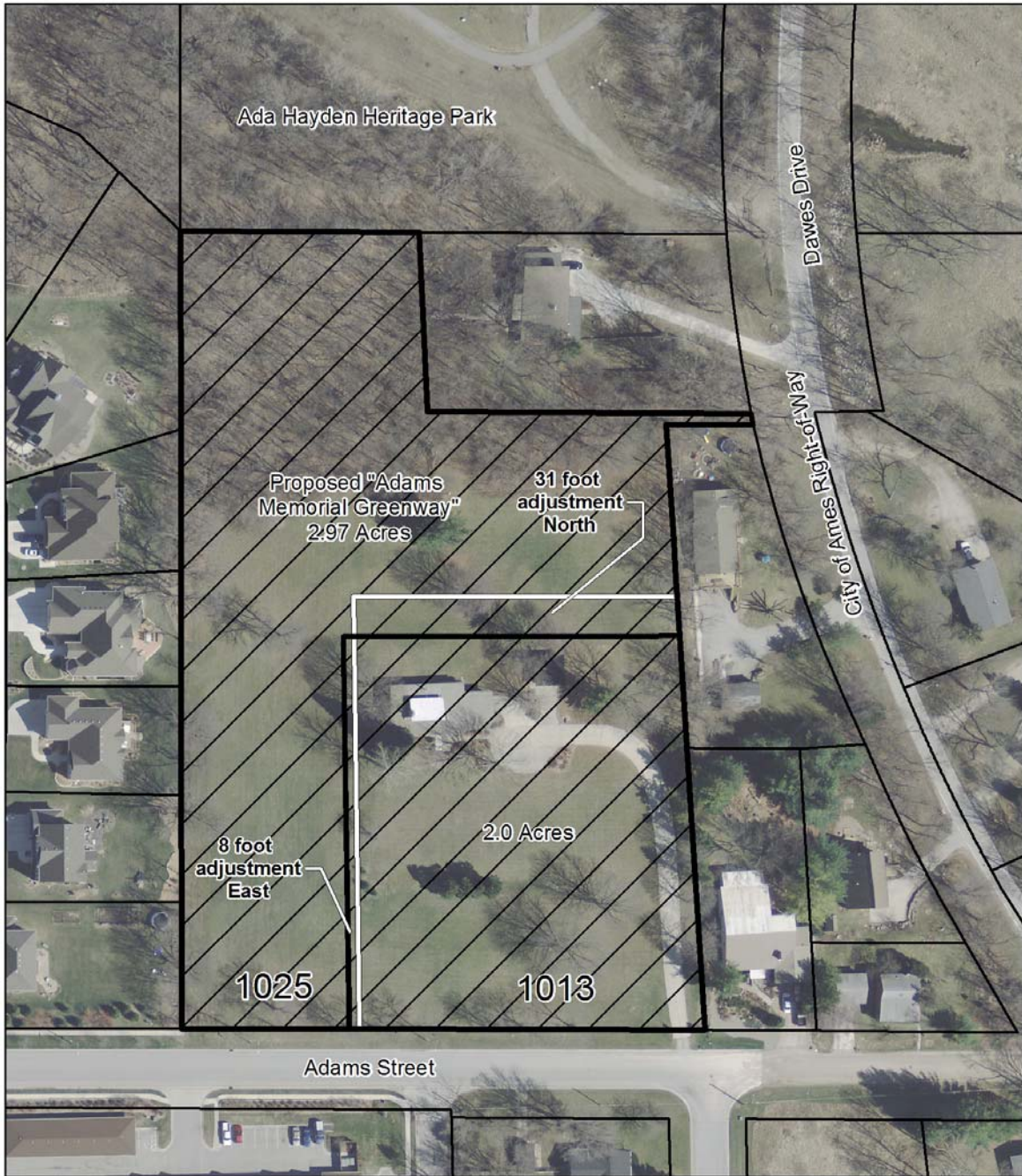


Map Created by Department of  
Planning & Housing  
June 4, 2010

- 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 D

## Aerial Photo



Map Created by the  
Department of Planning & Housing  
August 23, 2010

**Adjusted Property Lines**  
White: new proposal Black: original proposal (June)  
**1013 and 1025 Adams Street**  
*Proposed Local Historic Landmark*



0 75 150  
Feet

2008 Color Aerial Imagery