

ITEM #: 6
DATE: 11/03/10

COMMISSION ACTION FORM

DATE PREPARED: October 29, 2010

REQUEST: Land Use Policy Plan (LUPP) Future Land Use Map Amendment to change the land use designation of the subject properties from Highway-Oriented Commercial (HOC) to High-Density Residential (***See attached map***)

**APPLICANT/
PROPERTY OWNER:** Randall Corporation
Scott E. Randall
420 South 17th Street
Ames, IA 50010

CONTACT: Matthew D. Randall
Randall Corporation
420 South 17th Street
Ames, IA 50010

LOCATION: 712 South 16th Street (Parcel "N")
712 South 16th Street (rear)

ACREAGE: 19.48 Acres (Parcel "N")
6.22 Acres (South portion of Parcel "N" proposed for change.)
1.27 Acres (Land located south of Parcel "N")

**ADOPTED
FUTURE LAND USE
DESIGNATION:** ***See attached map***
Highway-Oriented Commercial

**PROPOSED
FUTURE LAND USE
DESIGNATION:** ***See attached map***
High-Density Residential

**CURRENT
ZONING:** ***See attached map.***
712 South 16th Street:
Residential High Density (RH) for the North 13.26 Acres
Highway-Oriented Commercial (HOC) for the South 6.22 Acres

712 South 16th Street (Rear):
Highway-Oriented Commercial (HOC)

BACKGROUND INFORMATION:

Referral & Application. On August 24, 2010, the City Council directed staff to process a requested Land Use Policy Plan Future Land Use Map amendment application for property at 712 South 16th Street. The Council's directive followed a letter from Matthew Randall, Randall Corporation, requesting a change in the land use designation from Highway-Oriented Commercial (HOC) to High-Density Residential (RH). A complete application was then submitted by Mr. Randall on October 7, 2010, for formal consideration by the City of Ames.

Split Zoning and LUPP Future Land Use Map Designation. The site under consideration includes the south 6.22 acres of Parcel "N" (*see attached Plat of Survey*), and 1.27 acres of land located between Parcel "N" and U.S. Highway 30. Parcel "N" includes a total of 19.48 acres of which the north 13.26 acres are not part of this request. The site is generally located east of Creekside Manufactured Home Park, west of Aspen Business Park, and between South 16th Street and U.S. Highway 30. It is currently vacant. **Parcel "N" is split between two zoning districts along with their corresponding land use designations.** The northern 13.26 acres is zoned as Residential High-Density (RH), and has a corresponding RH land use designation and was changed from HOC in August, 2003.

The applicant now wishes to do the same land use change with the southern 6.22 acres. The southern 6.22 acres of the parcel is presently zoned as HOC with a corresponding HOC land use designation. The 1.27 acres of land south of Parcel "N" is also proposed for a change in land use designation from HOC to RH.

Section 29.302(2) of the *Municipal Code* addresses how zoning regulations are applied to properties that are split by a zone boundary line, and reads as follows:

- (2) *"When a lot held in single ownership is divided by a zone boundary line, the entire lot shall be construed to be within **the more restrictive zone** for purposes of complying with the requirements of the Ordinance, unless otherwise indicated on the Official Zoning map or by resolution of City Council."*

Since Parcel "N" is split by a zone boundary line, and the zones are HOC and RH, with RH being the more restrictive zone, the requirements for the RH zone apply to development of all of Parcel "N". **This means that the RH zoning standards for uses, setbacks, and all other development standards apply to the 6.22 acres of HOC land, as well as the 13.26 acres of RH land.**

The only portion of the subject properties where the HOC zone standards apply is the 1.31 acres of land south of Parcel "N" and north of the highway.

Surrounding Land Use and Zoning. The subject property is surrounded by a mix of commercial and residential development. South 16th Street borders the north property line of this site. North of South 16th Street is the Grand Aspen Subdivision, which is designated and zoned for development as high-density residential. LaVerne Apartments, located east of Ames Christian School, is presently under construction on Lot 1 of Grand Aspen Subdivision, 3rd Addition. Additional apartments are anticipated on the recently approved Lot 1 of Grand Aspen Subdivision, 4th Addition, north and east of LaVerne Apartments.

To the east of the subject site are two apartment complexes in an RH zone, and a large vacant parcel in the HOC zone. The apartment complexes and vacant HOC parcel abut the developed portion of Aspen Business Park lying further east. The vacant HOC parcel between the subject site and the developed portion of Aspen Business Park is planned for the future expansion of the Aspen Business Park.

Land to the west is occupied by the Creekside Manufactured Home Park, designated for low-density residential and zoned as “Residential Low Density Park Zone (RLP).”

The Conceptual Development Plan for Aspen Business Park shows South 17th Street extending to the east property line of the subject site. At this point, it conceptually connects up to Grand Avenue, which is proposed to extend along the eastern boundary of the subject site and continue further south under Highway 30, which abuts the southern boundary of the subject property.

Extension of Grand Avenue through this Property. The 2035 Long-Range Transportation Plan Update, adopted October 12, 2010, includes the future extension of the Grand Avenue right-of-way through the subject property (*see attached map*). Funding and timing for the construction of this section of Grand Avenue has not been determined, as part of the Transportation Plan Update. Therefore, the construction of Grand Avenue through the subject property is a low-priority project, at this time. The location of Grand Avenue is proposed along the east property line of this property between South 16th Street and U.S. Highway 30, and continuing under the highway to intersect with Airport Road. Connection of South 17th Street with Grand Avenue is foreseen as necessary for traffic circulation in this area of the community.

Based upon the traffic study at this level, there are no impacts associated with this proposal that would trigger the need for the Grand Avenue extension. Moreover, the property has full access without said extension. The acquisition or extension of Grand Avenue is therefore not a consideration with this application.

Traffic Impact Study. The applicant submitted a Traffic Study, based upon existing and proposed conditions and projections for trip generation. The study indicated that there will be no significant impacts as a result of the proposed land use change. The City Traffic Engineer has determined that the information submitted is sufficient to move forward with the amendment to the Future Land Use Map; however, a detailed Traffic Impact Study will be needed at the time development of this property is proposed and more details of the proposed lots, buildings, access points, and roadways are made available for analysis.

Land Use Policy Plan Goals and Policies. In reviewing the proposal to change the LUPP Future Land Use Map, staff has examined applicable goals and policies of the Land Use Policy Plan (see pages 14-23 of the LUPP). Based upon this analysis, staff finds no inconsistencies between the proposed amendment and the existing goals and policies of the LUPP. In fact, the subject property is in a prime location as an infill site for high-density residential development given the access to South 16th Street (a minor arterial), and future access to the extension of Grand Avenue. It should be noted that commercial development of this site is greatly influenced by the fact that it is a significant distance from the South Duff commercial corridor, the most prominent commercially viable corridor in the community. The site's characteristics are very different from the South Duff Avenue corridor in terms of traffic, site visibility, and retail synergy. Moreover, the site is located between existing residential uses and bordered by predominately office uses to the east. Therefore, unlike the South Duff Corridor, the subject area would be suited for lower impact uses, such as transitional residential uses. The more intense, more auto dependent commercial land uses permitted under the Highway-Oriented Commercial zoning designation are less likely to locate in the subject location, and office uses are more likely to locate on the vacant commercial land that is available in the Aspen Business Park to the east.

This land use change to high-density residential is particularly compelling because it is a logical extension of high-density residential development to the north, and will serve as a transition zone between the low-density manufactured home park to the west, and the office park development to the east.

Sufficient land area needed for future growth in commercial community-scale activities has been designated elsewhere in the "New Lands" areas, specifically near the U.S. Highway 30 corridor/Dayton Avenue intersection.

The proposed change to the land use designation will not alter the number of acres of land that can be developed as high-density residential given the split-zoning of the land, and the zoning provisions that require application of the regulations for the more restrictive zone, which is Residential High Density (RH).

In conclusion, staff believes that the requested land use change would be a logical extension of the high-density residential land use designation, and would serve as a transitional land use for an infill site between the manufactured home park on the west and the commercial zoning/office park on the east. The change would apply a single land use designation to the entire property and eliminate the existing split between the RH and HOC designations. Rezoning to adopt RH zoning for the entire parcel would be recommended to follow a change in the LUPP Future Land Use Map. Such rezoning would eliminate the split zoning for Parcel "N." The zoning boundaries would then follow property lines, which is preferred over dividing the parcel between two zoning districts.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve an amendment to the LUPP Future Land Use Map to change the land use designation of the properties at 712 South 16th Street from Highway-Oriented Commercial to High Density Residential.
2. The Planning and Zoning Commission can recommend that the City Council deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation of the properties at 712 South 16th Street from Highway-Oriented Commercial to High Density Residential.
3. The Planning and Zoning Commission can refer this request back to staff or the applicant for more information prior to forwarding a recommendation to City Council.

RECOMMENDED ACTION:

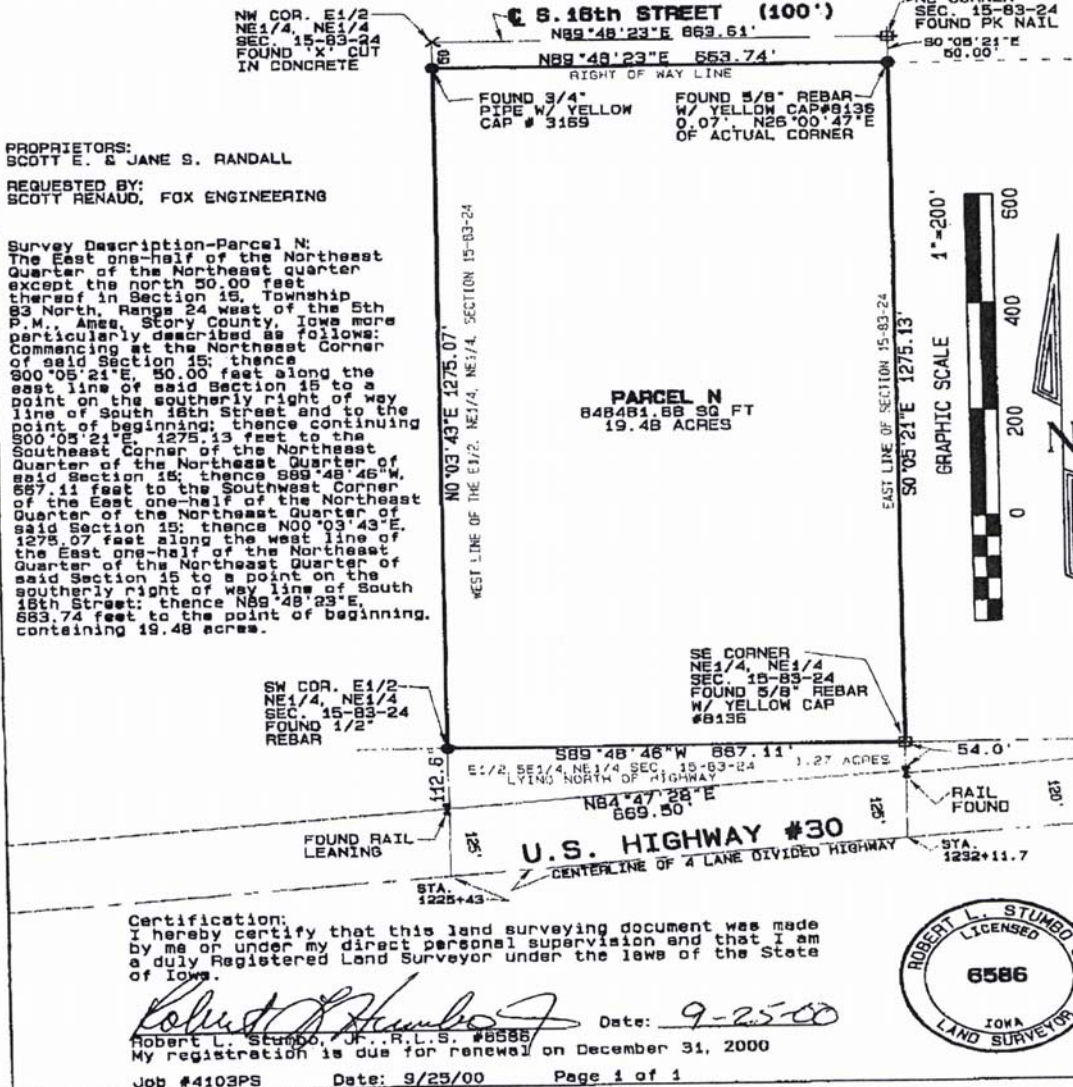
After careful analysis, staff believes that the proposed change to the LUPP Future Land Use map is a logical extension of the high-density residential zoning to the north, and will further serve as a transitional area between a low-density residential development and land planned for more intense commercial land use.

Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1, which is to recommend to the City Council approval of the request to change the LUPP Future Land Use Map designation for the properties at 712 South 16th Street, as proposed.

INST. NO. **00-10987**
 STORY COUNTY, IOWA
 FILED FOR RECORD
~~AM~~ SEP 26 2000 PM 2:47
 BUSAN L. VANDE KAMP, Recorder
 RECORDING FEE \$ 6.00
 AUDITOR'S FEE \$

STUMBO AND ASSOCIATES LAND SURVEYING, INC. P.O. BOX 1864 AMES, IOWA 50010 515-233-3889

PLAT OF SURVEY



PROPRIETORS:
 SCOTT E. & JANE S. RANDALL
 REQUESTED BY:
 SCOTT RENAUD, FOX ENGINEERING

Survey Description-Parcel N:
 The East one-half of the Northeast Quarter of the Northeast quarter except the north 50.00 feet thereof in Section 15, Township 83 North, Range 24 west of the 5th P.M., Ames, Story County, Iowa more particularly described as follows:
 Commencing at the Northeast Corner of said Section 15; thence S00°05'21"E, 50.00 feet along the east line of said Section 15 to a point on the southerly right of way line of South 18th Street and to the point of beginning; thence continuing S00°05'21"E, 1275.13 feet to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence S89°48'46"W, 657.11 feet to the Southwest Corner of the East one-half of the Northeast Quarter of the Northeast Quarter of said Section 15; thence N00°03'43"E, 1275.07 feet along the west line of the East one-half of the Northeast Quarter of the Northeast Quarter of said Section 15 to a point on the southerly right of way line of South 18th Street; thence N89°48'23"E, 653.74 feet to the point of beginning, containing 19.48 acres.

Certification:
 I hereby certify that this land surveying document was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Robert L. Stumbo, Jr. Date: 9-25-00
 Robert L. Stumbo, Jr., R.L.S. #6586
 My registration is due for renewal on December 31, 2000
 Job #4103PS Date: 9/23/00 Page 1 of 1






 2035 Long Range Transportation Plan Update

PROJECT NO. 21
 Grand Avenue Extension -
 South 16th to Airport Drive

LEGEND
 PROPOSED ROAD

DATE:
 JULY 2010




Location Map

712 South 16th Street

Prepared by the Department of Planning
and Housing October 25, 2010



