

**MINUTES  
CITY OF AMES  
PLANNING AND ZONING COMMISSION**

Date: November 3, 2010	*Kori Heuss, Chairperson	2011
	Jeff Johnson	2011
Call to Order: 7:00 p.m.	Debra Lee	2012
	Chuck Jons	2012
Place: Ames City Hall	Elizabeth Beck, Vice-Chairperson	2012
Council Chambers	Norman Cloud	2013
	Mark Stenberg	2013
Adjournment: 8:05 p.m.		
	*Absent	

**MAJOR TOPICS DISCUSSED:**

1. Amendment to the Future Land Use Policy Plan Map of the City of Ames for Approximately 20 Acres of Ground Abutting South 16<sup>th</sup> Street from Highway Oriented Commercial (HOC) to High Density Residential (RH)
  2. Update on City Council Priorities
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**CALL TO ORDER:** Elizabeth Beck, Vice-Chairperson, called the meeting to order at 7:00 p.m.

**APPROVAL OF AGENDA:**

MOTION: (JONS/CLOUD) to approve the Agenda for the meeting of November 3, 2010.

MOTION PASSED: 5-0

**APPROVAL OF THE MINUTES OF THE MEETING OF OCTOBER 20, 2010:**

MOTION: (JOHNSON/LEE) to approve the Minutes of the meeting of October 20, 2010.

MOTION PASSED: 5-0

Mark Stenberg arrived at 7:01 p.m. and was not present when these votes were taken.

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**PUBLIC FORUM:** There were no public comments.

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**Amendment to the Future Land Use Policy Plan Map of the City of Ames for Approximately 20 Acres of Ground Abutting South 16<sup>th</sup> Street from Highway Oriented Commercial (HOC) to High Density Residential (RH)**

Ray Anderson, planner, updated the Commission on the proposed Land Use Policy Plan amendment. 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 16<sup>th</sup> 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.

The site under consideration includes the south 6.22 acres of Parcel "N", 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 16<sup>th</sup> 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.

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, staff recommends that the Planning and Zoning Commission recommend that the City Council approve the request to change the LUPP Future Land Use Map designation for the property at 712 South 16<sup>th</sup> Street, as proposed.

Scott Randall, Randall Corporation, 420 South 17<sup>th</sup> Street, Ames, Iowa, applicant, was present to answer any questions the Commission may have.

Audrey Davis, student, asked for the name of the current property owner for the land in question. The Commission and staff replied that the Randall Corporation owns the property.

MOTION: (STENBERG/JONS) to accept Alternative #1, which states:

The Planning and Zoning Commission recommended 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 16<sup>th</sup> Street from Highway-Oriented Commercial to High Density Residential.

MOTION PASSED: 6-0

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### **Update on City Council Priorities**

Steve Osguthorpe, Director, updated the Commission on the City Council priorities for fiscal year 2010-2011.

- Request from Dave Norris to amend the Urban Fringe Plan
  - During the review process, staff identified that Mr. Norris' property could potentially be subdivided into four lots under the current regulations without an amendment to the Urban Fringe Plan. Mr. Norris then withdrew his application and this item is no longer a City Council priority.
- LUPP Evaluation (Planning Base)
  - The Commission recommended this item to the City Council, and pertains to the section in the LUPP that gets into population and projections and the data that the Plan is based upon.

- Begin National Register Nomination for Downtown
  - In 1992, an intensive survey (historical research) was done on every property between the boundaries of Main Street between Duff Avenue and Clark Avenue and 5<sup>th</sup> Street. The consultant that did the survey recommended that downtown be designated as a national historic district. The Historic Preservation Commission has made this as one of its priorities that they presented to the City Council, and the Historic Preservation Plan that was adopted last year includes this as one of the recommendations in the report that went along with the Plan. Staff is in the process of formulating how this task will be done.
- Begin Chapter 31 Revision Process
  - Chapter 31 is the chapter in the *Municipal Code* that contains the standards for historic preservation. This work will not occur until next fiscal year, but will be done with the help of a consultant. Even though the consultant work will not occur until next fiscal year, staff will begin gathering benchmark data that will help the consultant get focused on this project.
- Review Plat of Survey Provisions
  - This was a request from the development community in April, when the City held a public meeting asking for input on challenges and road blocks to develop in Ames. Staff is working with two local attorneys and a local surveyor to address some of the concerns that have been raised. A report will be brought back to the Commission and the Council on any recommended changes.
- Code Clean Up
  - Staff shared a list of Code items with the Commission that they have been documenting that need clarification or have become problematic to administer.
- Define a Process for Amending Land Use Policy Plan
  - The process for amending the Land Use Policy Plan isn't defined anywhere in the Code, and was an issue the development community commented on in April, when the City held a public meeting asking for input on challenges and road blocks to develop in Ames.
- Continued Work of Urban Fringe Issues - Complete 28E Agreement with Story County and work with Boone County on Fringe Issues
  - A meeting is scheduled for late November between Story County, the City of Gilbert, and the Ames City Council on this topic. Staff is working with Boone County staff to identify common concerns and issues, and possible solutions for working within the fringe where customers have to meet both Boone County and Ames City requirements when the standards are not consistent with each other.
- Provide a report to Council on feasibility of requiring that a master plan be reviewed by the City Council prior to submittal of a preliminary plat
  - This was a request by a customer in April, when the City held a public meeting asking for input on challenges and road blocks to develop in Ames. The hope of the customer is to get a level of comfort from the City Council before incurring costs when submitting a complete application.
- Provide a report on what the process would entail to develop standards for an airport overlay zone
  - The concern is that airports across the nation are being encroached upon by development and in many cases the development is not compatible to the airport.

- Conclude decisions on growth strategies
  - Recent discussions have occurred with the Commission and the Council on how to deal with the different targeted growth areas. The next step is for staff to finalize the discussions into actual language for adoption.

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COMMISSION COMMENTS: There were no Commission comments.

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STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of November 17, 2010.

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MOTION TO ADJOURN:

MOTION: (JOHNSON/STENBERG) to adjourn the meeting.

MOTION PASSED: 6-0

The meeting adjourned at 8:05 p.m.

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Elizabeth Beck, Vice-Chairperson  
Planning & Zoning Commission

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Cindy L. Hollar, Recording Secretary  
Department of Planning & Housing

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