

ITEM #: 8
DATE: 09-05-12

COMMISSION ACTION FORM

DATE PREPARED: August 31, 2012

REQUEST: Land Use Policy Plan (LUPP) Future Land Use Map Amendment to change the land use designation.

LOCATION: 2008 24th Street
(*See Attachment A*)

ACREAGE: 4.80 Acres

CURRENT LAND USE DESIGNATION: Low-Density Residential
(*See Attachment B*)

PROPOSED LAND USE DESIGNATION: High-Density Residential
(*See Attachment C*)

CURRENT ZONING: Residential Low-Density
(*See Attachment D*)

PROPERTY OWNER: First Evangelical Free Church, Inc.
2008 24th Street
Ames, Iowa 50010

APPLICANT/CONTACT: Linda Doyle
Northcrest Community
1801 20th Street
Ames, IA 50010

BACKGROUND INFORMATION:

Referral & Application. On June 7, 2012, First Evangelical Free Church (property owner) and Northcrest Community (applicant) submitted a letter to the Ames City Council requesting that the City Council consider their request to grant a Land Use Policy Plan Map Change and a rezoning of the same property at 2008 24th Street from Low-Density Residential to High-Density Residential.

On July 10, 2012, the City Council passed a motion directing that the Land Use Policy Plan Map Change be processed as a “minor amendment.”

On August 2, 2012, the applicant submitted a completed application for a Land Use Policy Plan (LUPP) Map Change to the City for analysis by City staff and consideration by the Planning and Zoning Commission and City Council.

Northcrest Community intends to purchase the land from First Evangelical Free Church upon City Council approval of the LUPP Map Change and rezoning of the subject property for development as High-Density Residential.

Land Use Designation/Zoning. The subject property and other surrounding properties are designated on the LUPP Map and on the Zoning Map as follows:

Direction from Subject Property	LUPP Map Designation	Zoning Map Designation
Subject Property	Low-Density Residential	"RL" (Residential Low-Density)
North	Village/Suburban Residential	"S-GA" (Government/Airport)
East	High-Density Residential	"RH" (Residential High-Density)
South	Low-Density Residential	"RL" (Residential Low-Density)
West	Low-Density Residential	"RL" (Residential Low-Density)

Existing Land Use. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses/ Ownership of Properties
Subject Property	Church/ First Evangelical Free Church
North	Vacant Land/ Ames Community Schools
East	Senior Housing/ Northcrest Community
South	Single-Family Homes/ Individual Home Owners
West	Single-Family & Two-Family Homes/ Individual Home Owners

Applicant's Statement of Support for the LUPP Map Change. The applicant has submitted a completed application addressing each of the required items in a written narrative. The narrative describes Northcrest, the applicant and housing development located directly to the east, as a "Continuing Care Retirement Community (CCRC)" on 22 acres of land between 20th Street and 24th Street. It is the home of 176 residents in a mixed housing development that consists of townhomes, apartments, a health care

center and a facility that specializes in Alzheimer care.

If the LUPP Map Change to High-Density Residential and rezoning of the property to “RH” is approved by the City Council, it is the intention of Northcrest Community to purchase the subject property and consolidate their existing property with the subject property into a single parcel of land. The applicant intends to develop the property in a manner that is consistent with the architecture and outdoor environment of the existing Northcrest development.

Although no decisions have been made by Northcrest as to the exact type of services that will be offered on the subject property, they state that, “any development would be consistent with the existing Northcrest property and the nature and layout of the new property would be consistent with what exists on the current Northcrest property.

The applicant does not foresee any adverse impacts on the surrounding properties, and in fact believes there will be less traffic and noise than is presently the case with the church located on this property. The property provides the opportunity to continue the mission of service to older adults and broaden the range of senior living options.

The applicant notes that redevelopment of the site with single-family homes in an “RL” zoning district, would require the extension of public streets and utilities, as well as, the demolition of the existing church building and parking lots. Northcrest is uniquely positioned to redevelop the land because it is immediately adjacent to their existing senior housing development.

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 18-27 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 24th Street (a minor arterial), and access to 20th Street (a collector).

It should be noted that the Northcrest Community development abuts not only the subject property, but also presently abuts the low-density residential development to the south, occupied by single-family detached homes. Expansion of the Northcrest development would extend senior housing facilities to abut other single-family homes that front Prairie View East street to the south and two-family dwellings that front Prairie View West Street along the western boundary of the site.

The back yards of the single-family lots to the south serve as a landscaped buffer between the houses and the subject property. It could be reasoned that the existing development as a religious institution is more intense in its nature than would be the extension of senior housing facilities on the subject property. The openness of the existing Northcrest Community development is very different than the large amount of impervious surface composed of buildings and parking lots/drives on the developed

church site. Extension of Northcrest and demolition of the existing church facilities, if developed in a manner similar to the existing senior housing facilities, would greatly increase the on-site open space and landscaped areas for storm water infiltration as compared to the more auto-dependent church development.

This land use change to high-density residential is particularly compelling because it is a logical extension of high-density residential development to the west, and will transition to lower density development with landscaped back yards to the south and two-family dwellings to the west.

Public utility mains and streets are immediately adjacent to the subject property with capacity to serve an expansion of senior housing facilities. Sufficient land area for the future growth of senior housing sites is limited throughout the community. Other sites in the community suited for senior housing are also in high demand for development as apartment buildings to provide housing for students attending Iowa State University.

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 transition well to surrounding residential development. If the subject property is not developed as senior housing, but the land use designation is changed to High-Density Residential, apartment buildings could be constructed on this land, provided the zoning designation is also changed to "RH" (Residential High-Density). **If this is a concern, the Commission could recommend that the LUPP change not be approved until a development agreement is prepared to address the Commission's concerns.**

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 property at 2008 24th Street from Low-Density Residential 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 property at 2008 24th Street from Low-Density Residential to High- Density Residential.
3. The Planning and Zoning Commission can recommend that the City Council defer approval until a development agreement is prepared to address the Commission's concerns.
4. 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:

If the Commission believes that the proposed change to the LUPP Future Land Use Map is a logical extension of the high-density residential zoning to the west, which would then include the subject property as part of the Northcrest senior housing development, then Alternative #1 should be the Commission's recommendation to the City Council.

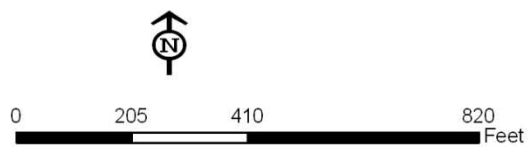
If however, the Commission does not have confidence that the subject property will be redeveloped as part of the Northcrest senior housing development, but may be redeveloped instead as an apartment complex, as permitted by Residential High-Density zoning, then the Commission should recommend Alternative #3 to address their concerns.

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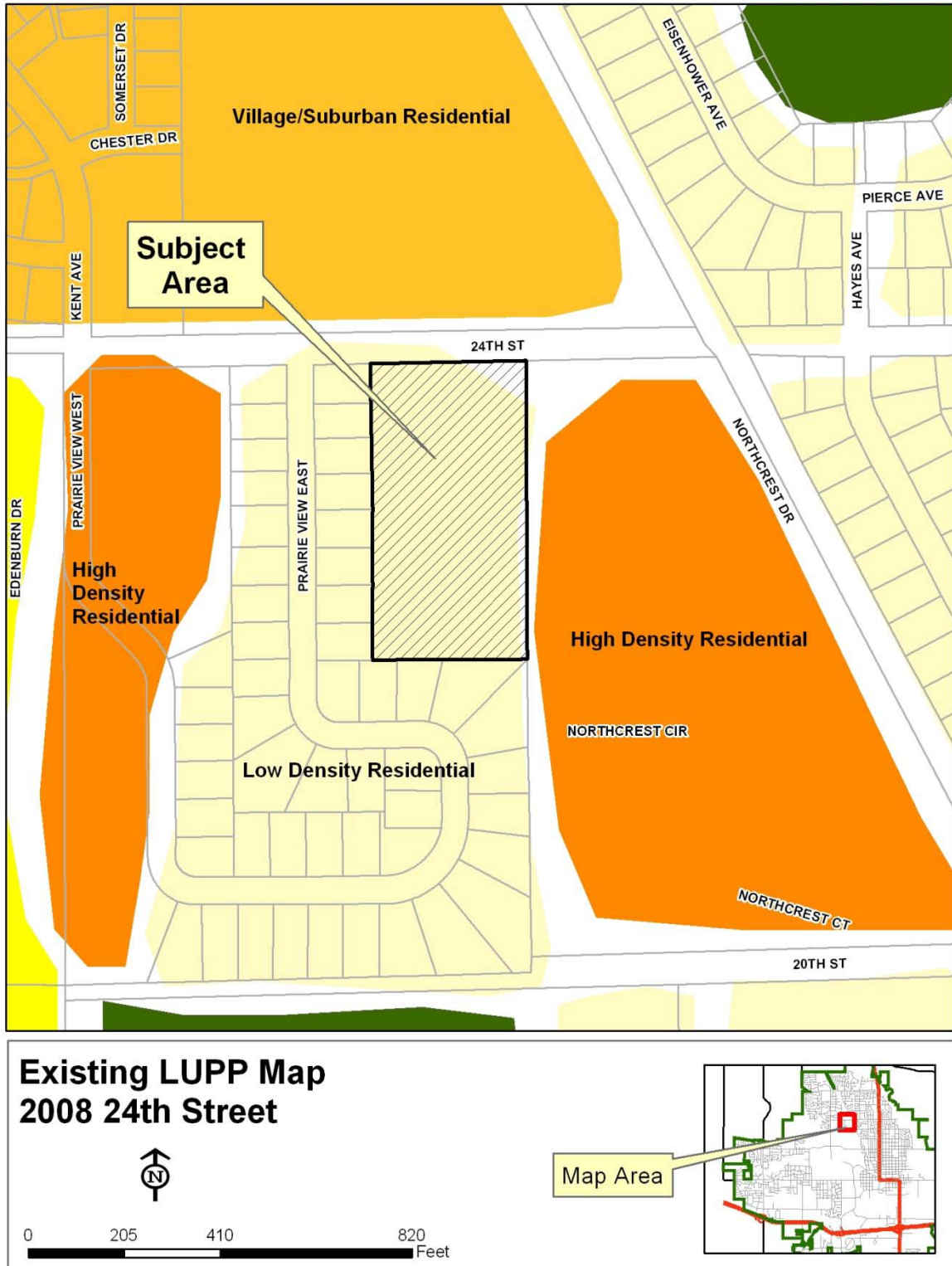
Attachment A



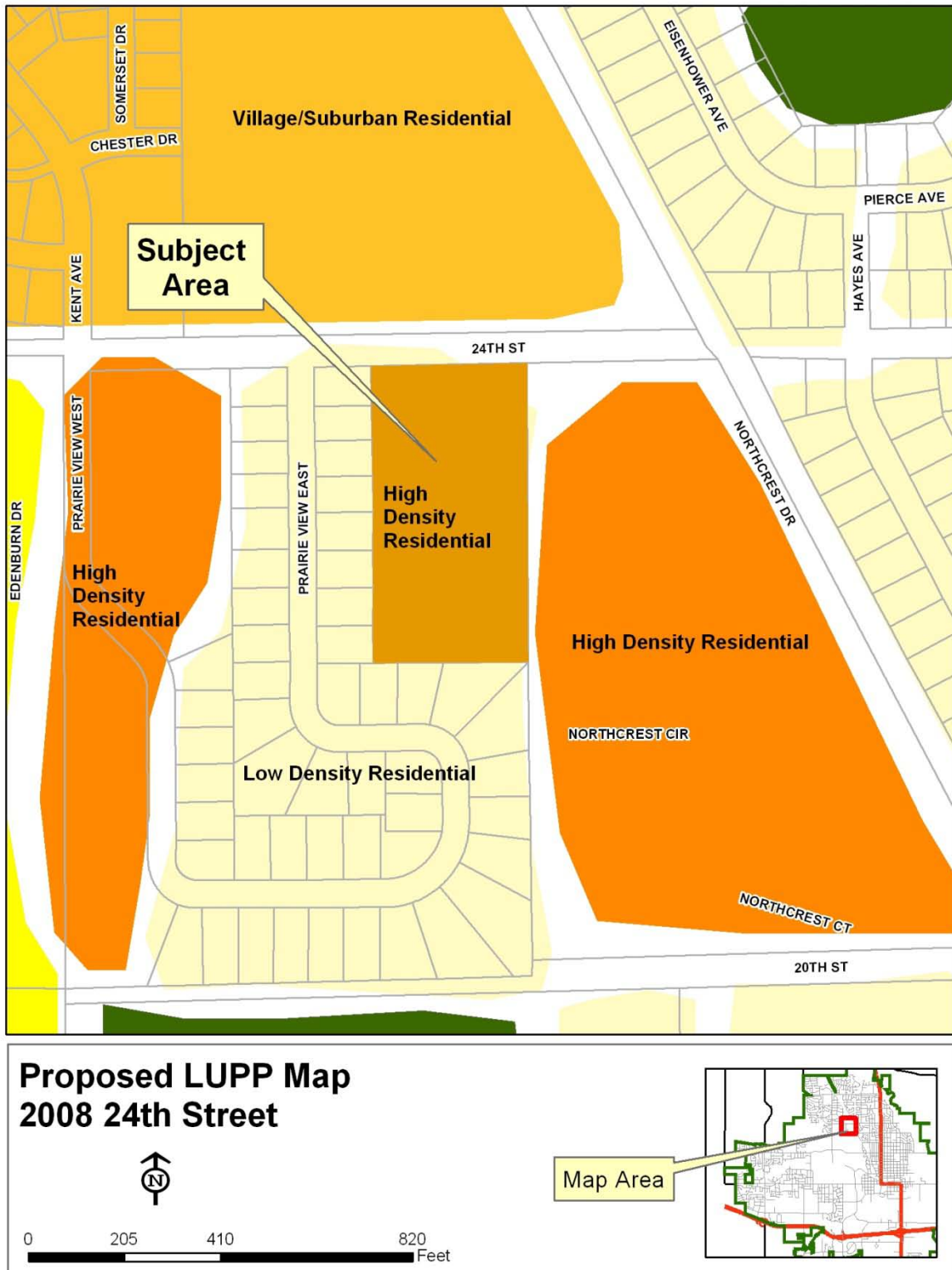
**Location Map
2008 24th Street**



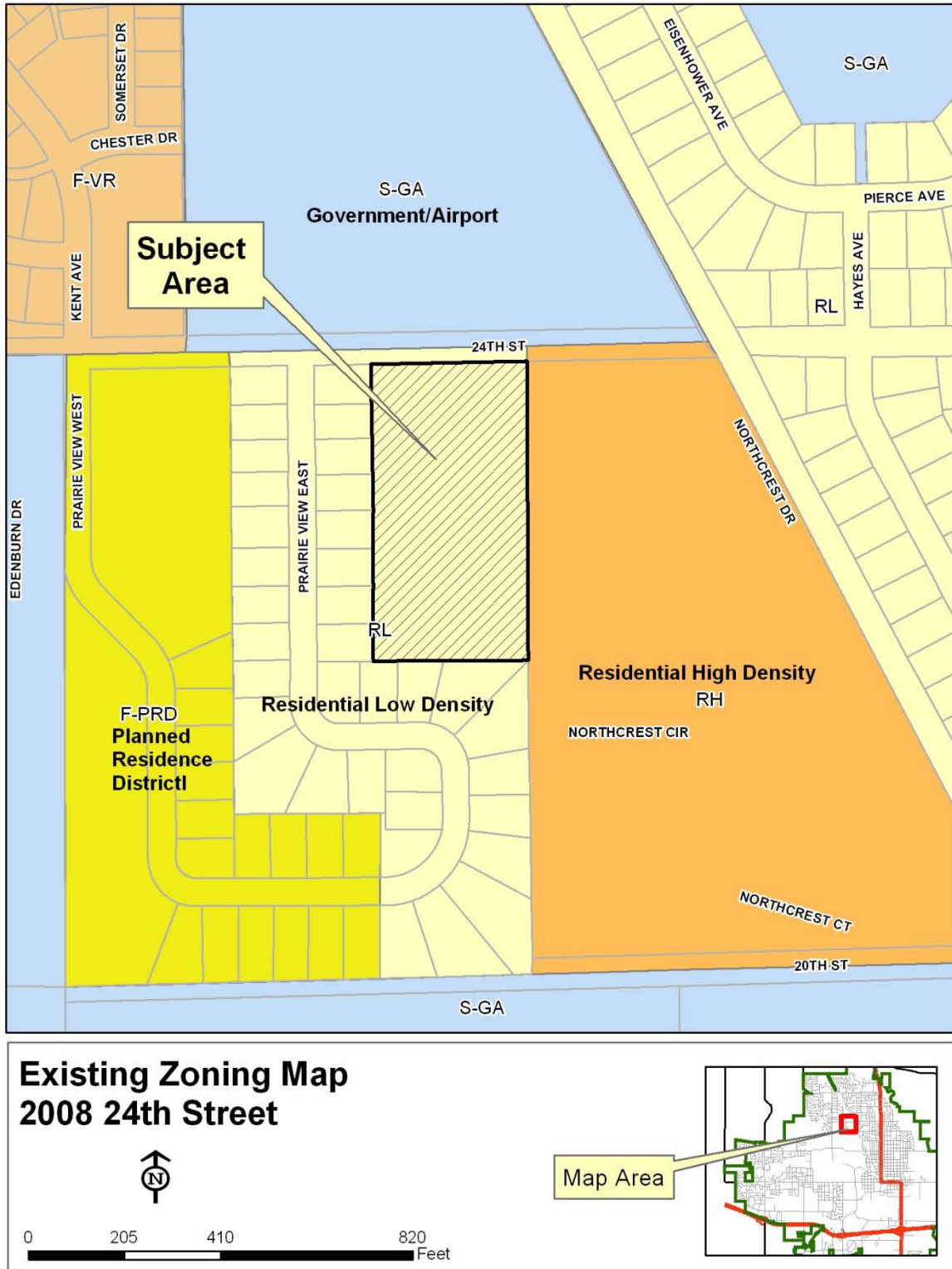
Attachment B



Attachment C



Attachment D





June 7, 2012

Ames City Council
Department of Planning and Housing
Room 214 City Hall
515 Clark Avenue
Ames, IA 50010

TO: Ames City Council

As the property owner for land and improvements located at 2008 24th Street Ames, Iowa, please accept this letter as notification of our request that the City of Ames grant a Land Use Policy Plan (LUPP) Map Change and a Rezoning of the same property to the applicant, the Northcrest Community located at 1801 20th Street Ames, IA 50010. This request is for a change from low density residential to high density residential.

The council should be advised that First Evangelical Free Church Ames, Iowa and the Northcrest Community have entered into a contingency purchase agreement for the sale of church property to the Northcrest Community. One contingency of this agreement is the effective completion of Land Use and Rezoning processes with the City of Ames.

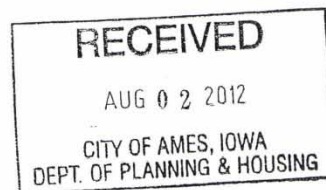
This letter to the Council is intended to fulfill the requirements of notification to the Council and to support the Land Use and Rezoning processes with confirmation from the property owner (seller), First Evangelical Free Church of Ames, that the applicant (buyer), Northcrest Community, would be authorized to pursue these processes as the owner's agent.

Formal applications and supporting documents will be submitted as required.

Sincerely,

Terry DeZonia, Pastor of Missional Operations
(On behalf of the First EFC Ames, Property Owner)

Linda Doyle, CEO / Administrator
(On behalf of the Northcrest Community, Applicant)



*Changing
LIVES*

FIRST EVANGELICAL FREE CHURCH • 2008 24th Street, Ames, Iowa 50010 • (515) 232-2765 • www.amesefc.org