

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

Date: November 28, 2012

Call to Order: 7:00 p.m.	Norman Cloud, Chairperson	2013
	Julie Gould	2013
	*Jeff Johnson	2014
Place: Ames City Hall	Troy Siefert	2014
Council Chambers	Debra Lee, Vice Chairperson	2015
	Rob Bowers	2015
Adjournment: 8:15 p.m.	Yvonne Wannemuehler	2015

MAJOR TOPICS DISCUSSED: \*Absent

1. Zoning Ordinance Text Amendment Pertaining to Lighting Standards Associated with Alternative Landscape Provisions for Auto and Marine Craft Trade Uses
2. Rezoning of Property Located at 2008 24<sup>th</sup> Street from "RL" (Residential Low Density to "RH" (Residential High Density)
3. Zoning Ordinance Text Amendment to Correct Scrivener's Error in Table 29.805(3) – Zone Development Standards in PRC Zone

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CALL TO ORDER: Norman Cloud, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (Siefert/Wannemuehler) to approve the Agenda for the meeting of November 28, 2012.

MOTION PASSED: 6-0

APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 7, 2012:

MOTION: (Wannemuehler/Bowers) to approve the Minutes of the meeting of November 7, 2012.

MOTION PASSED: 6-0

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PUBLIC FORUM: There were no public comments.

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**Zoning Ordinance Text Amendment Pertaining to Lighting Standards Associated with Alternative Landscape Provisions for Auto and Marine Craft Trade Uses**

Bob Kindred, Acting Director of Planning and Housing, gave a brief background of the case. He stated that it was first discussed in regards to landscaping for auto dealerships. The Deery Brothers' brought this request to the City Council, due to the lighting standards in the overlay district not being adequate for their auto dealership. He discussed some of the language used to measure lighting such as foot candles. The City Council considered various options and

directed staff to come up with standards in order to reduce glare and brightness. He explained Alternative #1 which staff is recommending approval of. Mr. Kindred discussed the lighting levels measured at other auto dealerships in Ames. The glare shields will be the greatest advantage. He discussed how bulbs are measured for brightness across their lifetime and that the average is measured across the lifetime of the bulb and the bulbs will be brighter at the beginning, when they are first installed.

Rob Bowers asked if other dealerships, which exceed this maximum already, would have to go back and conform to this ordinance. Mr. Kindred said that they would not be required to go back and conform.

Norman Cloud asked about the high lumens being around the perimeter of the site and whether the entire lot could be considered sale area. Mr. Kindred said that the key is the average is 15 foot candles across the entire area.

Ed Engle, 3603 547<sup>th</sup> Avenue, with the Ames Amateur Astronomers shared some of the groups concerns. One concern was that they don't want to see Ames have lighting such as what's seen at the dealerships in Ankeny along the interstate. They want to see that light pollution and light trespass remain enforced. They would like to see dazzle control. The group is comfortable with the measurement process of the lighting and is happy that the cutoff for the lighting is 10:00 pm. The group is supportive of the amendment recommended by staff.

MOTION: (Siefert/Lee) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the attached draft ordinance amending lighting standards associated with the alternative landscape standards for auto and marine craft trade uses. **(This alternative would recommend approval of a maximum 90 foot candles on the upper end to achieve a 15 foot candle average across the sales area.)**

MOTION PASSED: 6-0

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### **Rezoning of Property Located at 2008 24<sup>th</sup> Street from "RL" (Residential Low Density to "RH" (Residential High Density)**

Bob Kindred, Acting Director of Planning and Housing, explained the background of this proposal coming forward to the Commission and Council for the LUPP map change and was approved, now they are coming back for the approval of the rezoning. Northcrest has an offer to purchase land from the First Evangelical Free Church to expand their development, but their offer is contingent upon the approval of this rezoning. The rezoning is consistent with the Land Use Policy Plan designation. Mr. Kindred discussed staff's recommendation as well as the conditions.

David Miller, 5920 North Swing, President of Northcrest, discussed the wording of staff's recommendation and would like to talk more about senior services being included. He explained that Northcrest would also like to include senior services and not just group living. He asked the Commission to consider adding that wording to the language of staff's recommendation. He briefly discussed the future of Northcrest.

Norman Cloud read the language of staff's recommendation and asked Mr. Miller if the "...townhome or apartment style residences, assisted living facilities, nursing care facilities or specialized care facilities" would cover his concern about senior services. Mr. Miller said he is concerned about limiting them in the future to group living uses only. Debra Lee stated her concern with traffic levels associated with other types of uses other than group living uses. Mr. Miller stated that the traffic levels should not be too high, but does not know what that will look like in the future. He said they don't have any future plan in place currently, but don't want to be limited.

Dale Olson, 2120 Prairie View East, asked if there was any study done on adjacent properties property values. Mr. Kindred stated that that may be a question for the City Assessor. Mr. Olson asked if this change was made, and the deal between First Evangelical Free Church and Northcrest fell through, if someone could come in and build apartments. Mr. Cloud said that only Northcrest would be able to purchase the land for development and the conditions would limit it to senior living only. He stated that he and his wife are supportive of the request.

Terry Dezonis, 4021 Eisenhower, thanked the staff for their work on this case as well as Northcrest and First Evangelical Free Church. He stated that he and his church are fully supportive of the project.

Julie Gould, asked if senior day care would need to be included in the language of the ordinance or if senior services would also include senior day care. Mr. Cloud asked Mr. Kindred what the discussion at Council was and what was trying to be achieved. Mr. Kindred stated that the intent was to zone the property to allow Northcrest to keep on doing what they are currently doing.

Mr. Miller, discussed what the concerns at Council were with the LUPP map amendment. He suggested to the Council that the two parcels be co-joined so that the two properties can only be sold as one.

Ms. Lee asked if staff could possibly go back and look at the zoning definition and that it's the best definition for this property. Mr. Cloud stated that the reason Northcrest is zoned High Density Residential is to allow the current uses. Mr. Kindred said that High Density Residential was chosen to be consistent with the current Northcrest property. Mr. Miller stated that their concern of changing the zoning to something other than High Density would force them to go back and rezone the other parcel if they wanted to co-join the properties in order to have the same standards on each.

Ms. Gould asked if the senior day care use would not fall under the approved language of the condition, if it could still be approved or considered by City Council. Mr. Kindred stated that the condition could always be amended.

Rob Bowers discussed the use of the words "senior services" and said that would cover the senior day care and other services like that. He explained that part of the Planning and Zoning Commission is to make interpretations and make recommendations to the Council.

There was discussion amongst the Commission regarding the wording and limiting the applicant to only what they are doing now and nothing new.

MOTION: (Bowers/Siefert) to accept a modification to Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the request for rezoning of land located at 2008 24<sup>th</sup> Street from "RL" (Residential Low Density) to "RH" (Residential High Density) with the following conditions:

- a. The use of the site be limited to only senior housing and/or senior services facilities, consistent with or existing on the current Northcrest senior care facility property, such as; senior housing consisting of townhome or apartment style residences, assisted living facilities, nursing care facilities or specialized care facilities, and
- b. The maximum building height not exceed the existing building height of the current Northcrest property or 50 feet or 4 stories, whichever is lower.

MOTION PASSED: 6-0

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**Zoning Ordinance Text Amendment to Correct Scrivener's Error in Table 29.805(3) – Zone Development Standards in PRC Zone**

Bob Kindred, Acting Director of Planning and Housing, stated that there was an error in the format of the table by staff and that they are just correcting it.

MOTION: (Siefert/Wannemuehler) to accept Alternative #1, which states:

The Planning and Zoning Commission can recommend that the City Council approve the zoning code text amendment to correct the Rear Lot Line setback requirements in Table 29.805(3).

MOTION PASSED: 6-0

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**COMMISSION COMMENTS:**

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**STAFF COMMENTS:**

Bob Kindred stated that there are no items for the next Planning and Zoning Commission meeting scheduled for December 5, 2012.

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**MOTION TO ADJOURN:**

With no further business coming before the Commission, the Chair declared the meeting adjourned at 8:15 p.m.

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Norman Cloud, Chairperson  
Planning & Zoning Commission

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Melissa DeBoer, Recording Secretary  
Department of Planning & Housing