

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

Date: June 5, 2013	Debra Lee, Chairperson	2015
	Julie Gould	2016
Call to Order: 7:00 p.m.	Jeff Johnson	2014
	* Troy Siefert	2014
Place: Ames City Hall	* Rob Bowers, Vice Chairperson	2015
Council Chambers	Yvonne Wannemuehler	2015
	John Tillo	2016
Adjournment: 8:21 p.m.	*Absent	

MAJOR TOPICS DISCUSSED:

1. Rezone Request for 4130 Lincoln Swing
2. Zoning Ordinance Text Amendments to Allow Conversion of a Former School Building for use as an apartment dwelling in the "UCRM" (Urban Core Residential Medium Density Zone) as a permitted use and to allow residential density as specified in an Adaptive Reuse Plan approved by the City Council.

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

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Tillo) to approve the Agenda for the meeting of June 5, 2013.

MOTION PASSED: (4-0)

APPROVAL OF THE MINUTES OF THE MEETING OF MAY 15, 2013:

MOTION: (Tillo/Gould) to approve the Minutes of the meeting of May 15, 2013.

MOTION PASSED: (4-0)

PUBLIC FORUM: There were no public comments.

REZONE REQUEST FOR 4130 LINCOLN SWING

Karen Marren, City of Ames Planner, outlined the request from GW College Park, LLC to rezone a portion of the property located at 4130 Lincoln Swing. She stated that the property is currently a mobile home park and that the applicant is considering a possible redevelopment sometime in the future. Ms. Marren stated that there is currently a split land use designation set out in the Land Use Policy Plan. She outlined the current land use designations that pertain to this property. Ms. Marren said that there is currently split zoning for this property also. She stated that the property owner proposes to possibly redevelop the site and would like to develop the south portion of the property under the high density residential uses that would be allowed.

Jeff Johnson arrived at 7:03 p.m.

Ms. Marren outlined the proximity and uses of the surrounding properties. She stated that staff feels that based on the surrounding designations and uses in the area that a high density classification would be a good fit for this parcel. Ms. Marren outlined options available to the Commission.

Julie Gould asked about screening and buffering requirements if the property is rezoned to High Density. Ms. Marren stated that there are standard parking screening/buffering requirements built into the Code. Ms. Gould stated that if parking is not placed along the south end of the property it would require the normal setbacks. Ms. Marren agreed.

Debra Lee stated she had visited the site and noticed duplex properties in the area of this property.

Alex Galyon stated that he is one of the principles and manager of GW College Park, LLC. He stated that they have owned the park since 2006; however, the property has been operating as a mobile home park since approximately 1972. He stated that they are exploring the possibilities of future development of the land. Mr. Galyon stated that before they pursue this option they need to rezone the one portion of this parcel that is currently zoned low density so that the zoning is consistent with the high density zoning of the remaining portion of the property.

John Tillo asked Mr. Galyon if he had determined why this split zoning occurred on this property. Mr. Galyon indicated that he had found that in the mid eighties it appears that the split zoning was implemented. Ms. Marren stated that in the year 2000 the zoning designations were changed. She stated that from what she can tell this property has been one consistent lot. Mr. Galyon stated that property to the south of this parcel was once a part of this property until approximately 1969 when it was sold and developed into residential property.

Mary Kay Litzel, 4130 Lincoln Swing Street, Unit 5, stated that she feels that the current low density zoning should remain the same in keeping with the current occupancy of this address. She stated that she feels that if the parcel is rezoned that it would displace those 48 affordable family units.

Catherine Scott, 1510 Roosevelt, stated that she is concerned about the proximity of residential high density zoning placed next to residential low density. She also expressed her concern as to the impact of the proposed zoning change to the residents of the mobile home park.

Yvonne Wannemuehler asked Mr. Galyon if he had a time frame in mind. Mr. Galyon stated that he did not have a specific time frame in mind. Ms. Wannemuehler asked about what will happen to the residents of the mobile home park. Mr. Galyon stated that the residents will stay there. He outlined the number of lots currently in the mobile home park and stated that there is a duplex in the southwest corner. Mr. Galyon stated that some mobile homes are owner occupied and approximately half are owned by GW College Park, LLC and rented out. He said that there are leases currently in place. He stated that he hopes to minimize the disruption to those that live in the mobile home park. Mr. Galyon stated that they currently do not have any specific plans.

Ms. Gould asked whether a mobile home park is allowed in the RL zone. Ms. Marren stated that that use is not allowed in the RL zone. Ms. Gould stated that even if the property owner does not redevelop the property a rezone would clean up the zoning map. Ms. Marren stated that the current use is not consistent with either an RL or RH zone due to the fact that there is a

specific district that allows for mobile home parks. Discussion was held as to whether they would be increasing the non-conformity by allowing the rezone.

Ms. Lee asked for input as to how much development would be allowed on this parcel. Ms. Marren reviewed the space needed for apartments. Mr. Galyon stated that the parcel contains approximately 3.87 acres. He stated that possibly 100 units could be placed on this parcel depending on whether they were one, two, or three bedroom units and the parking requirements.

Mr. Tillo outlined advantages that he perceives as well as the disadvantages of the proposed rezone.

Ms. Litzel stated that there are many full grown trees and young families with children within the park. She stated that there are actual parks within the mobile home park. Ms. Litzel stated that it is a community that looks out for each other. She stated that there are some long time residents in the park.

Mr. Galyon stated that he feels that the rezone request should not be based upon the desire to retain the housing in place for existing tenants. He stated that the rezone would be in the long time interest of the City.

Brian Hulse, 4125 Aplin Road (located south of this parcel), stated that he lives in a low density residential area near this parcel. He stated that he is afraid that adding a high density would add to the increase in traffic and crime in this area. Mr. Hulse stated that he would not like to see the zoning be changed to high density.

Ms. Lee asked about the options available to the Commission in regards to this request. Bob Kindred, Assistant City Manager, stated that the project could be referred back to staff for additional information.

Jeff Johnson asked if the plan for the residents could be a part of the request. Mr. Kindred outlined some of the rights of the property owner. Ms. Marren stated that any conditions would only pertain to the small portion of this lot as the larger portion of this lot is already zoned RH. Ms. Wannemuehler stated that it didn't make sense to her to make that portion low density single family residential. Mr. Kindred explained that this portion of the lot does not have street access to the south. He said any access would be through the high density zoning area. Mr. Tillo stated that those practical concerns weigh heavily for him. He stated that the portion that they are proposing to rezone is only 14% of the total property. Mr. Tillo stated that he feels that it is a natural fit.

Ms. Lee asked whether there were options available to the Commission to have the property remain a mobile home park. Ms. Marren stated that the current use is not conforming to either of the zoning districts. Mr. Kindred outlined several options available to the Commission.

Ms. Gould asked if there is a maximum density for RH in the Code. Ms. Marren outlined the requirements in a high density zone.

MOTION: (Wannemuehler/Gould) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request for the rezoning of a portion of the property located at 4310 Lincoln Swing from "RL" (Residential Low Density) to "RH" (Residential High Density).

MOTION PASSED: (4-1) Jeff Johnson voted nay.

MOTION: (Wannemuehler/Gould) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request for the rezoning of a portion of the property located at 4130 Lincoln Swing from "RL" (Residential Low Density) to "RH" (Residential High Density).

MOTION TO STRIKE PREVIOUS TWO MOTIONS: (Tillo/Johnson) to strike the previous two motions from the record.

MOTION PASSED: (5-0)

MOTION: (Wannemuehler/Gould) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request for the rezoning of a portion of the property located at 4130 Lincoln Swing from "RL" (Residential Low Density) to "RH" (Residential High Density).

MOTION PASSED: (4-1) Jeff Johnson voted nay.

ZONING ORDINANCE TEXT AMENDMENTS TO ALLOW CONVERSION OF A FORMER SCHOOL BUILDING FOR USE AS AN APARTMENT DWELLING IN THE "UCRM" (URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE) AS A PERMITTED USE AND TO ALLOW RESIDENTIAL DENSITY AS SPECIFIED IN AN ADAPTIVE REUSE PLAN APPROVED BY THE CITY COUNCIL

Ray Anderson, City of Ames Planner, stated that the Text Amendments currently before the Commission were referred by the City Council. He stated that those Amendments are in response to a request from the new owner of the Roosevelt School property. Mr. Anderson stated that the new property owner would like to convert the school building for a use as a multi-family dwelling with 23 units in the building. He outlined the current zoning of this property and the surrounding property. Mr. Anderson described the Text Amendments proposed to the uses permitted in the UCRM zone and a change to the residential density section of the Code to allow the City Council to approve a greater density through the Adaptive Reuse Plan. He stated that the applicant will be coming before the Commission at a later date to request a Rezone of the property. Mr. Anderson outlined each Text Amendment that is being requested. He stated that the applicant is proposing to convert the building to an apartment building and sell the units as condominiums.

Ms. Gould asked whether the Adaptive Reuse is only allowed for former school buildings. Mr. Anderson stated that in the UCRM Zone that this would be the only Adaptive Reuse available.

Mr. Kindred stated that both the City Council and the Historic Preservation Commission, who will also have a role to play in this Adaptive Reuse review, have previously previewed the applicant's proposal. He stated that Dean and Luke Jensen are here to share their proposal with the Commission.

Dean Jensen stated that Adaptive Reuse is somewhere between demolition and full restoration. He explained the effects on the neighborhood when the school closed in 2005. Mr. Jensen stated that when the School District decided to sell the property last fall he decided to engage individuals with a past history with the building first before a plan emerged. He presented a

Power Point of the proposed project to the Commission. Mr. Jensen stated that the stability of the building is quite good. He presented a proposed site plan of the parcel. Mr. Jensen stated that they want to co-exist with the City Park; and they want to enhance the east side of the structure. He stated that they have removed the playground asphalt. Mr. Jensen outlined the proposed parking, thru way, and entrance changes. He spoke about the ways that the proposed project is compatible with the neighborhood. Mr. Jensen explained the proposed parking that will be available to potential condominium owners. He stated that they have studied the traffic that this proposed project would create and feel that it would have considerably less impact than if the building were a school. Mr. Jensen outlined proposed changes to the exterior of the building. He stated that they are currently removing asbestos from the building. Mr. Jensen stated that they are on a vigorous schedule due to the positive inquiries that they have received from interested individuals.

Mr. Tillo asked for clarification of the term “buyers” that Mr. Jensen had mentioned. He asked if it was buyers for individual units and whether their company plans to develop the property. Mr. Jensen stated that they do plan to develop the property and that he referred to “buyers” of the units.

Catherine Scott, 1510 Roosevelt, stated that she is in favor of the Adaptive Reuse of this school building in a UCRM district. She stated that she was hoping that this Adaptive Reuse would have been more general in nature and not project specific. Mr. Kindred stated that there are unique elements to each of the school properties that the District wants to liquidate and that this model would probably not fit the remaining properties if they were to be redeveloped. Ms. Scott stated that she didn’t feel that they needed to be concerned about the density due to the way that it is being developed.

Sue Crull, 817 Ridgewood, stated that she has been meeting with Dean Jensen and other preservationists and said that the plans have evolved nicely. She stated that Mr. Jensen has listened to the community and the neighbors. Ms. Crull stated that Mr. Jensen has held open meetings. She stated that she is in favor of the proposed Amendments to the Zoning Text because she feels that this is an appropriate use for a building on the Historic Register.

Ms. Gould asked about the performance standards outlined in the Staff Report. Mr. Anderson stated that different performance standards will apply to different projects. Ms. Gould stated that she has several concerns about the performance standards as written in regards to not being able to accommodate for landscaping and that no mention was made for maintaining and enforcement of maintenance. Mr. Kindred explained the differences between this proposal and another one that took place earlier. He stated that using public right-of-way for landscaping should not be needed with this proposed project. Mr. Kindred stated that the Adaptive Reuse provisions are not being brought to the Commission tonight. He stated that they have been in place for a number of years and only the second time that they have been used.

Ms. Lee asked Mr. Anderson if staff had heard from the neighbors. He stated that he had not heard from any neighbors regarding the Text Amendment changes. Mr. Kindred outlined the future steps that the applicant will be taking in the development of this parcel.

Ms. Wannemuehler asked if this Text Amendment would pertain to other projects that might come up. Mr. Anderson stated that it would probably result in different changes if proposals were made to convert other school buildings.

MOTION: (Johnson/Tillo) to accept Alternative #1, which states: the Planning and Zoning Commission recommends that the City Council:

- A. **Approve** the zoning text amendment to Section 29.703(2) to allow conversion of a former school building for use as an apartment dwelling in the "UCRM" zone, by including the **"bolded underlined text"** included in this report; and,
- B. **Approve** the zoning text amendment to Section 29.700(3) to allow density in residential zones to be determined by the City Council through the approval of an Adaptive Reuse Plan, by including the **"bolded underlined text"** included in this report.

MOTION PASSED: (5-0)

COMMISSION COMMENTS:

Discussion was held as to whether future changes to the wording of the Adaptive Reuse provisions should be made. Mr. Kindred stated that typically staff comes to the Planning and Zoning Commission at the end of the calendar year to ask the Commission if they feel that there are some items that need to be reviewed in the Code. He stated that he feels that this is something that could be added to the list.

STAFF COMMENTS:

Mr. Kindred stated that Kelly Diekmann has accepted an offer to become the next Planning and Housing Director and will be here on July 8th.

Mr. Kindred stated that a number of residents have approached the City in the last few weeks about infill for residential purposes and the increased demand for housing.

Mr. Johnson expressed his concern for affordable housing.

Mr. Kindred reviewed the tentative agenda for the meeting of June 19, 2013.

With no further business coming before the Commission, the Chair declared the meeting adjourned at 8:21 p.m.

Debra Lee, Chairperson
Planning & Zoning Commission

Lorrie Banks, Recording Secretary
Department of Planning & Housing