

ITEM #: 6  
DATE: 07-17-13

### COMMISSION ACTION FORM

**DATE PREPARED:** July 12, 2013

**REQUEST:** Amendment to Land Use Policy Plan (LUPP) Future Land Use.

**LOCATION:** 601 S. 16<sup>th</sup> Street  
(*See Attachment A*)

**ACREAGE:** 8.01 Acres

**CURRENT LAND USE DESIGNATION:** Medium-Density Residential and Highway-Oriented Commercial (*See Attachment B*)

**PROPOSED LAND USE DESIGNATION:** High-Density Residential and Highway-Oriented Commercial (*See Attachment C*)

**CURRENT ZONING:** HOC-High-Density Residential and F-PRD Planned Residential Development (*See Attachment D*)

**PROPERTY OWNER:** Randall Corporation  
420 S 17<sup>th</sup> Street  
Ames, Iowa 50010

**APPLICANT/CONTACT:** Scott Renaud, c/o FOX Engineering  
414 S 17<sup>th</sup> Street  
Ames, IA 50010

### **BACKGROUND INFORMATION:**

Aspen Ridge 2<sup>nd</sup> Addition is a proposed subdivision of 8 acres, planned for the area abutting the north side of S. 16<sup>th</sup> Street and east of South Grand Avenue. It lies south of Coldwater Golf Links and west of Aspen Ridge. **This site has experienced several changes in LUPP designation and zoning in the past few years, which are summarized in Attachment E.**

The most recent LUPP change (2009) was intended to accommodate commercial development between the existing (and proposed expansion of) Aspen Ridge Townhomes to the east and South Grand Avenue to the west. The zoning was changed to HOC Highway-Oriented Commercial to reflect that LUPP change.

The applicant now proposes to reduce the area of both the LUPP designated Highway Oriented Commercial and Medium Density Residential areas in order to insert an area of approximately 5 acres of High Density Residential.

The Highway Oriented Commercial area would be reduced in area by about 2 acres and the Medium Density Residential would be reduced by about 3 acres. The reduction of the Medium Density would not allow for the future expansion of the Aspen Ridge Townhomes as originally envisioned by that Planned Residential Development Plan (PRD).

With the creation of this High Density Residential area, the applicant proposes to follow-up with a rezoning to RH High Density Residential. The RH zoning would allow the development of a senior living complex (the Village Cooperative) on the southern portion adjacent to S. 16<sup>th</sup> Street and an apartment building on the northern portion adjacent to the golf course. The zoning of the remaining area to the west would remain as HOC to support a future commercial development on the corner of S. Grand Avenue and S. 16<sup>th</sup> Street.

**Applicant's Statement of Support for the LUPP Map Change.** The applicant has provided statements indicating why he believes this request is supported by the Land Use Policy Plan Goals and Policies. Please review this separate document.

**Land Use Analysis and Capacity.** In any proposed change to the Land Use Policy Plan Future Land Use Map, the City the City examines possible impacts to infrastructure, such as sewer and water capacity, storm drainage, and traffic and access. In this instance, staff evaluated the expected incremental differences brought about by changes from Highway-Oriented Commercial and Medium Density Residential Uses to High-Density Residential. This review is based on overall system capacities and staff finds that the capacities of sanitary sewer, water, storm drainage, and traffic access are acceptable. If there are specific improvements needed for a particular development, these would be identified during the preliminary plat stage or site development stage.

Also of importance to consider in determining LUPP map changes is the interface between adjacent uses, as well as the expectation of consistency of residents. As Attachment E indicates, there has been a succession of changes to the LUPP map in this area dating back to at least 2004. This current proposal is the first time a High Density Residential designation has been introduced on this particular parcel, though the S. 16<sup>th</sup> Street corridor already contains several High-Density Residential designations to the west and southwest. In this instance, the High Density Residential is adjacent to Highway Oriented Commercial (developed to the south but vacant to the west) and Medium Density Residential (Aspen Ridge Townhouses to the east). The Commission needs to consider the impacts on the adjacent parcels of the introduction of this High Density Residential area.

**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 review, staff finds no inconsistencies between the proposed amendment and the existing goals and policies of the LUPP.

**ALTERNATIVES:**

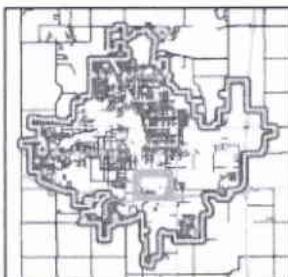
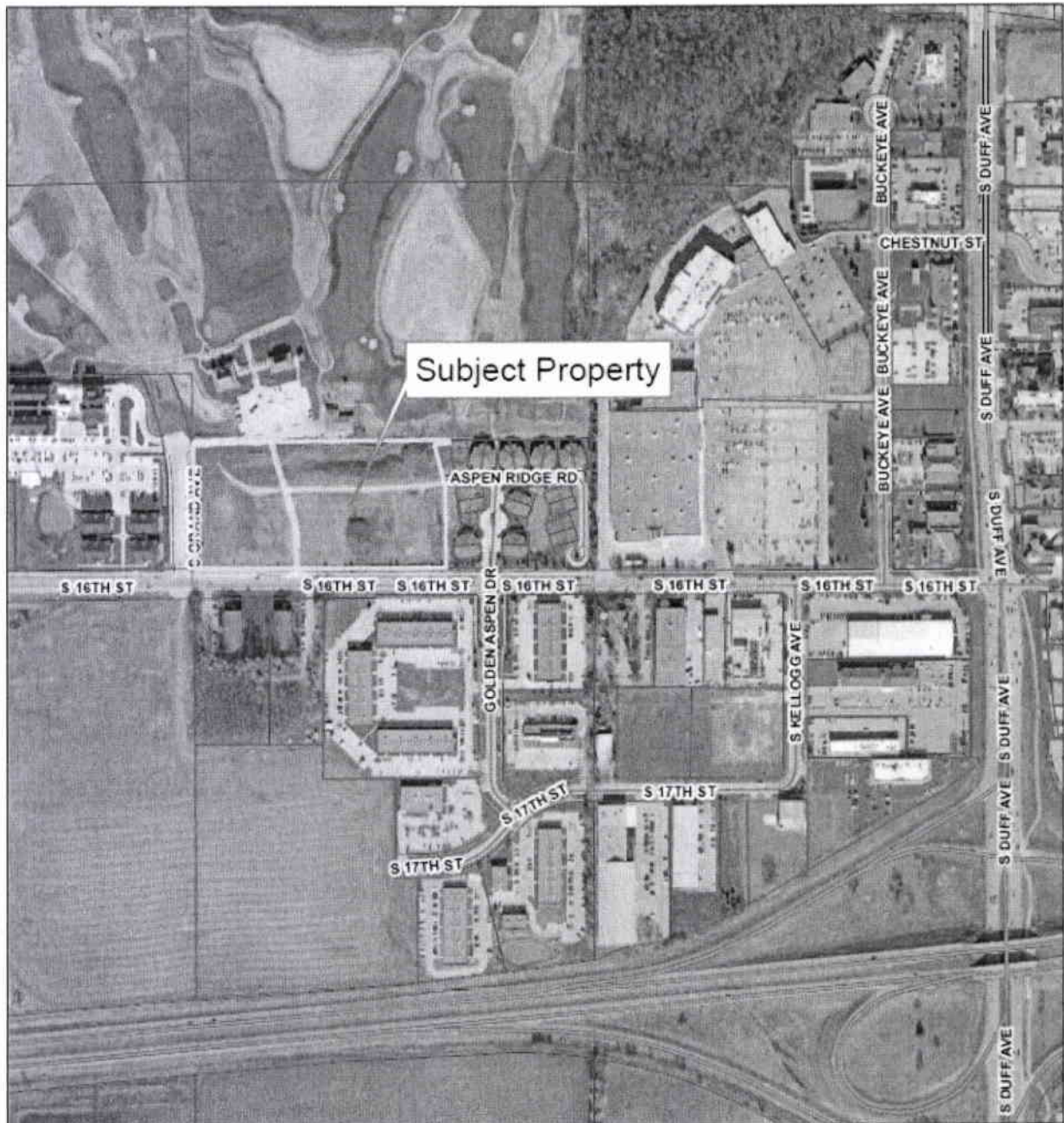
1. The Planning and Zoning Commission can recommend that the City Council approve an amendment to the LUPP Future Land Use Map to change the land use designation along S. 16<sup>th</sup> Street as depicted in Attachment C.
2. The Planning and Zoning Commission can recommend that the City Council deny the proposed amendment to the LUPP Future Land Use Map to change the land use designation along S. 16<sup>th</sup> Street as depicted in Attachment C.
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:**

After analysis of the request and a review of the Goals and Policies of the Land Use Policy Plan, staff believes that the proposed change to the LUPP Future Land Use map is not inconsistent with those Goals and Policies.

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 that the City Council approve an amendment to the LUPP Future Land Use Map to change the land use designation along S. 16<sup>th</sup> Street as depicted in Attachment C.

## ATTACHMENT A

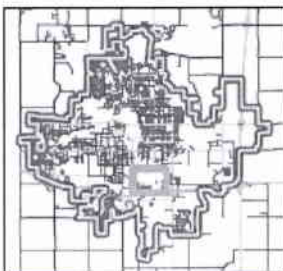
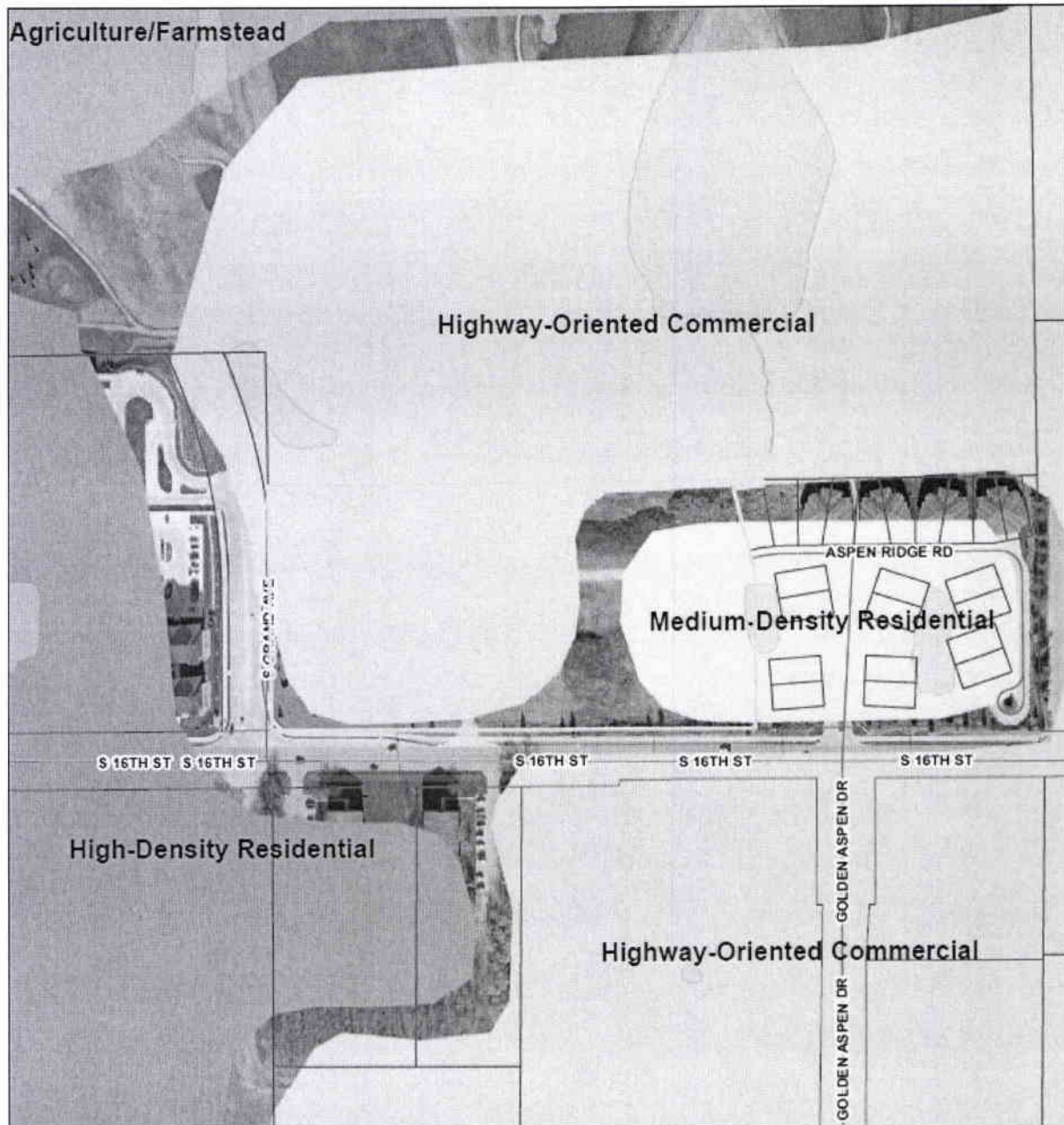


**Location Map**  
**601 S. 16th Street**





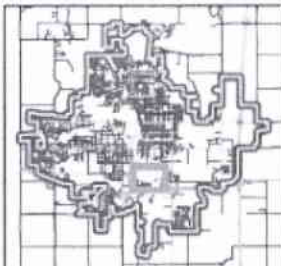
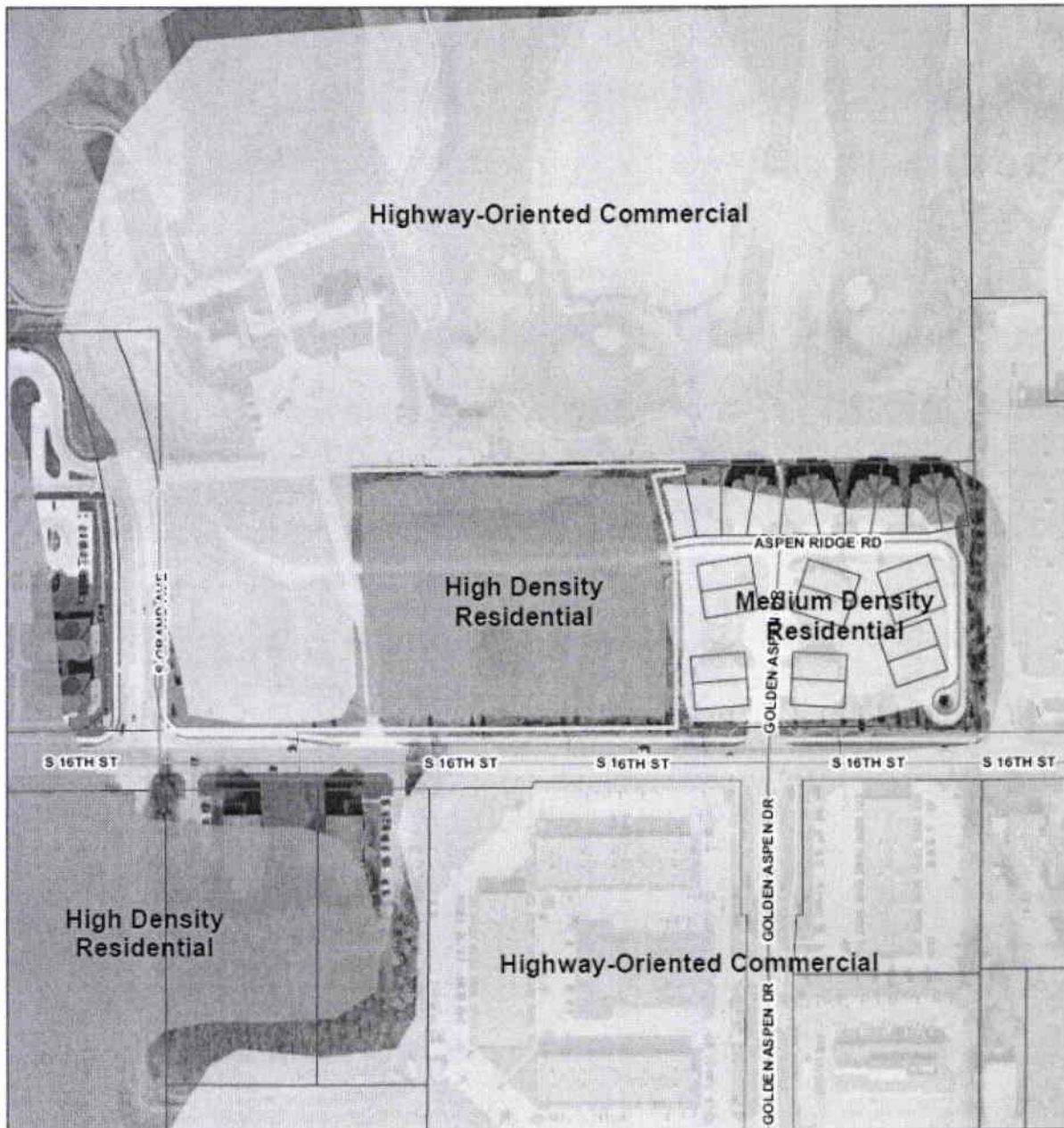
**ATTACHMENT B**



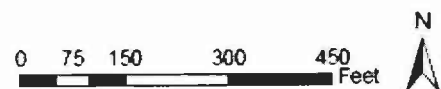
**Existing LUPP Map  
601 S. 16th Street**



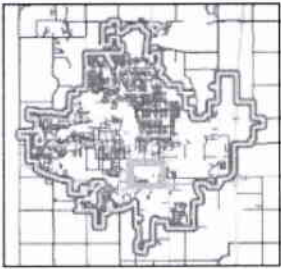
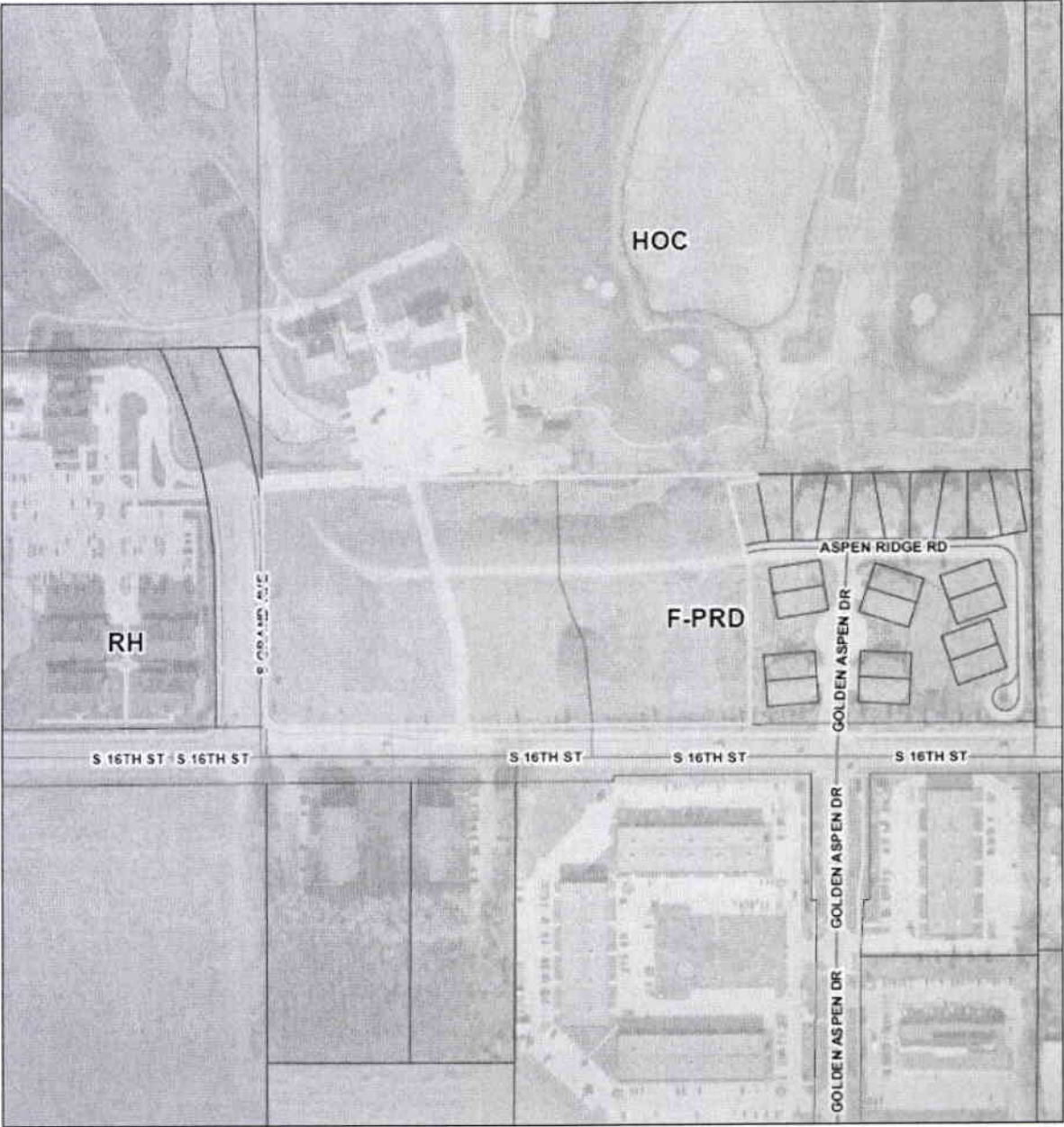
ATTACHMENT C



**Proposed LUPP Map  
601 S. 16th Street**



ATTACHMENT D



Existing Zoning Map  
601 S. 16th Street





# ATTACHMENT E

## Proposed Aspen Ridge 2<sup>nd</sup> Addition (8 Acres) LUPP and Zoning History

Year	Approved & Proposed LUPP Designations	Approved & Proposed Zoning
2004	<p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Highway-Oriented Commercial <b>To:</b> Medium-Density Residential</p>	<p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Highway-Oriented Commercial (HOC) <b>To:</b> Medium-Density Residential (RM)</p> <p><b><u>Approved (8 acres)-</u></b></p> <p><b>From:</b> Medium-Density Residential (RM) <b>To:</b> Planned Residence District (PRD)</p>
2009	<p><b><u>Approved (5 of the 8 acres)-</u></b></p> <p><b>From:</b> Medium-Density Residential (RM) <b>To:</b> Highway-Oriented Commercial</p>	<p><b><u>Approved (5 of the 8 acres)-</u></b></p> <p><b>From:</b> Planned Residence District (PRD) <b>To:</b> Highway-Oriented Commercial (HOC)</p>
2013	<p><b><u>Proposed (2 of the 8 acres) –</u></b></p> <p><b>From:</b> Highway-Oriented Commercial <b>To:</b> High-Density Residential</p> <p><b><u>Proposed (3 of the 8 acres) –</u></b></p> <p><b>From:</b> Medium-Density Residential <b>To:</b> High-Density Residential</p>	<p><b><u>Proposed (2 of the 8 acres) –</u></b></p> <p><b>From:</b> Highway-Oriented Commercial (HOC) <b>To:</b> High-Density Residential (RH)</p> <p><b><u>Proposed (3 of the 8 acres) –</u></b></p> <p><b>From:</b> Planned Residence District (PRD) <b>To:</b> High-Density Residential (RH)</p>



**Explanation of Map Area to be Changed:**

The area requested for change is an 8.01 acre parcel at the NE corner of S. 16<sup>th</sup> Street and the future Grand Avenue. The LUPP change would be *from* Highway Oriented Commercial and Medium Density Residential *to* High Density Residential. The land is currently zoned Highway Oriented Commercial (HOC) and F-PRD – a medium density townhome development. The change would reduce the HOC area and change the remaining F-PRD to RH. The effect of the change is to move the residential designation approximately 250 feet west and change the residential designation to RH to allow the construction of 2 complexes. One is a 50 unit housing cooperative and the other is 40+ units of professional/retirement apartment building.

The net result is a reduction of the HOC zoned area from 5.12 acres to 3.02 acres. The residential use would be changed from Medium Density Residential of 2.87 acres to a Residential High Density parcel of 4.97 acres.

**NARRATIVE EXPLAINING THE PROPOSED CHANGE**

**Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan**

***Goal No. 1 – Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures the quality of life.***

The effect of this change is relocation of the HOC line and a change from Medium Density Residential to High Density Residential. The movement of the line is necessary to create the property area needed for retirement and professional housing - both in shortage today. The High Density designation allows the creation of retirement housing and opens up affordable housing as elderly move from single-family housing to cooperative and apartment housing. The cooperative project allows seniors (55+) to move into an owner-occupied building with 1-2 bedroom units varying in size from 860 s.f. to 1,170 square feet.

***Goal No. 2 – In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.***

Nothing in this request is contrary to the goal. This project adds 90+ residential units on an arterial street replacing the existing 14 townhome units. Residential high density land that is vacant and ready for this type of project does not exist. All known RH property is under contract and being constructed in 2013 and 2014. The quantity of RH designated property has always been low, it is now nearly non-existent.

***Goal No. 3 – It is the goal of Ames to assure that it is an "environmentally-friendly" community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.***

The creation of a Residential High Density zone intensifies land use within the core of Ames. 90+ residential units replace a small portion of HOC and 14 townhomes. The site is on a current Cy-Ride route and would likely be on two Cy-Ride routes once Grand Avenue has been completed. The entire area has been designed by Randall Corporation to be environmentally sensitive. The golf course is an open Scottish links course and has been designed to accommodate and treat storm water from the adjacent residential and commercial areas via the course's waterways, wetlands, and grassy swales. Storm water from the HOC and residential development is handled in the golf course and is treated beyond current or planned requirements for storm water management. The development requires no City investment in utilities or resources.

***Goal No. 4 - It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of community to assure a more healthy, safe and attractive environment.***

The changes in zoning designation and changes in zoning boundaries are compatible with this goal. The golf course is already a distinct location. Once Grand Avenue has been extended there will be a natural commercial corner already in operation. The commercial corner remains and could be a central focal point of this area of development that is a mixed use of high density residential, medium density residential, office, and mobile home park. The uses are a mixture of owner occupied/rentals and low to high income.

***Goal No. 5 - It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.***

The change adds 90+ units of residential to the market and maintains a viable commercial corner. The current location is on a Cy-Ride route. A bike path connects the area to the west to Iowa State, to the South to the ISU Research Park, to the north to Lincoln Way/Main Street, and to the east to Duff to Dayton to south on Highway 69. With the exception of the Grand Avenue extension all public infrastructure has been installed – streets, storm sewer, storm water treatment (the golf course wetlands), bike paths, sanitary sewer, and water main. Additional lanes to S. 16<sup>th</sup> and completion of the S.16<sup>th</sup> bike path were developer expenses. The site is NOT within the 100 year floodplain of Squaw Creek. There are no City expenses for the residential intensification of this area and existing commercial.

***Goal No. 6. - It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.***

The change would result in the loss of 14 high-end townhomes and addition of 90+ residential units with a unique market emphasis; elderly cooperative housing and professional/elderly apartments. The townhomes have been constructed and sold at the rate of 2-4 per year. The residential development was started in 2004 with the first unit built and occupied in 2005. The Village Cooperative project has already 32 units spoken for of the 50 available units with construction anticipated to start in the fall of 2013 and be ready for residents the spring/summer of 2014.

***Goal No. 7 – It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.***

The projects are on an arterial street with access to bike paths and bus routes. Commercial development is in close proximity allowing many residents to eliminate the need for cars.

***Goal No. 8 - It is the goal of Ames to enhance the role of downtown as a community focal point.***

This concentrates development to the center of Ames and complements the downtown area. The businesses that would locate at this commercial node could not reasonably be expected to be located in downtown, but are in close proximity to downtown. In contrast to fringe commercial areas, *where visitor traffic may never enter the core of Ames*, this location allows for exploration of Iowa State, Main Street and the core of Ames by car, bicycle, bus, or walking.

***Goal No. 9 – It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.***

The HOC portion of this development expands the number of hotel rooms available in Ames and provides a unique type of business – upscale, extended stay hotel adjacent to the golf course. Extended stay hotels are a good fit with Ames with the various university, private, and facilities that generate long term stays. The USDS labs, Iowa State University, Ames Lab, and Mary Greeley Medical Center in addition to the large manufacturing plants will all have visitors that will want and need extended stay accommodations.

The residential portion allows for intensification of a current residential area and creates units with a unique market niche.

***Goal No. 10 - It is the goal of Ames to maintain and enhance its cultural heritage.***

Nothing in the change is contrary to that goal. This is infill development of currently undeveloped property.

**Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.**

The size of the lots and the configuration is sufficient to build the retirement and apartment buildings. The change to RH allows the existing parcel and utilities to be used most efficiently.

**Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for the expanding the amount of land included in the designation proposed for this property.**

There is no RH property in town that has not been sold and already being developed. Developers and the City are creating RH property as the need arises on a case by case basis. This is invariably the intent of the LUPP as the LUPP does not designate any new grounds as RH as all property is being brought into the City as FS-RL or FS-RM. Intensification of existing property is the preferred method of creating RH. This parcel is not currently developed and is one of the few center of Ames appropriate for RH intensification. This location is in the center of Ames and tends to be more supportive of downtown and existing commercial on Lincoln Way and Duff than fringe development on Dayton or E. 13<sup>th</sup> Street.

**As a result of this action, will there be an adverse impact upon other undeveloped property in the designation proposed for this site.**

There is no other undeveloped (or not currently planned for development) RH designated property in Ames.

**As a result of this action, will there be an adverse impact upon other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.**

There is no other RH property to be developed or re-developed.

**Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?**

The designation of the site to RH is in the interest of the public and City. This increases the density of residential development in an appropriate location adjacent to an arterial street, bus route, bike trails and commercial. The residential offering will pull elderly people out of affordable housing and provide alternatives to housing that are not presently available in Ames. Out of 14 planned townhomes there will be the creation of 50 cooperative housing units and 40+ rental units for professional and retired housing.



## **What impact will the proposed change have upon the following?**

### **Transportation**

The site is on the minor arterial, S.E. 16<sup>th</sup> Street. Under the City's long term transportation plan Grand Avenue will be extended to S.E. 16<sup>th</sup> Street as an arterial or minor arterial street. The development of this area has anticipated this change and has allocated right of way for the future Grand Avenue. The current street system is sufficient for the planned commercial and residential expansion.

### **Sanitary Sewer**

No additional sanitary sewer capacity is required. The change from residential to commercial does not impact the current sanitary sewer system. The sanitary sewer system adjacent to the development is a 54-inch diameter trunk sewer for the west side of Ames.

### **Water**

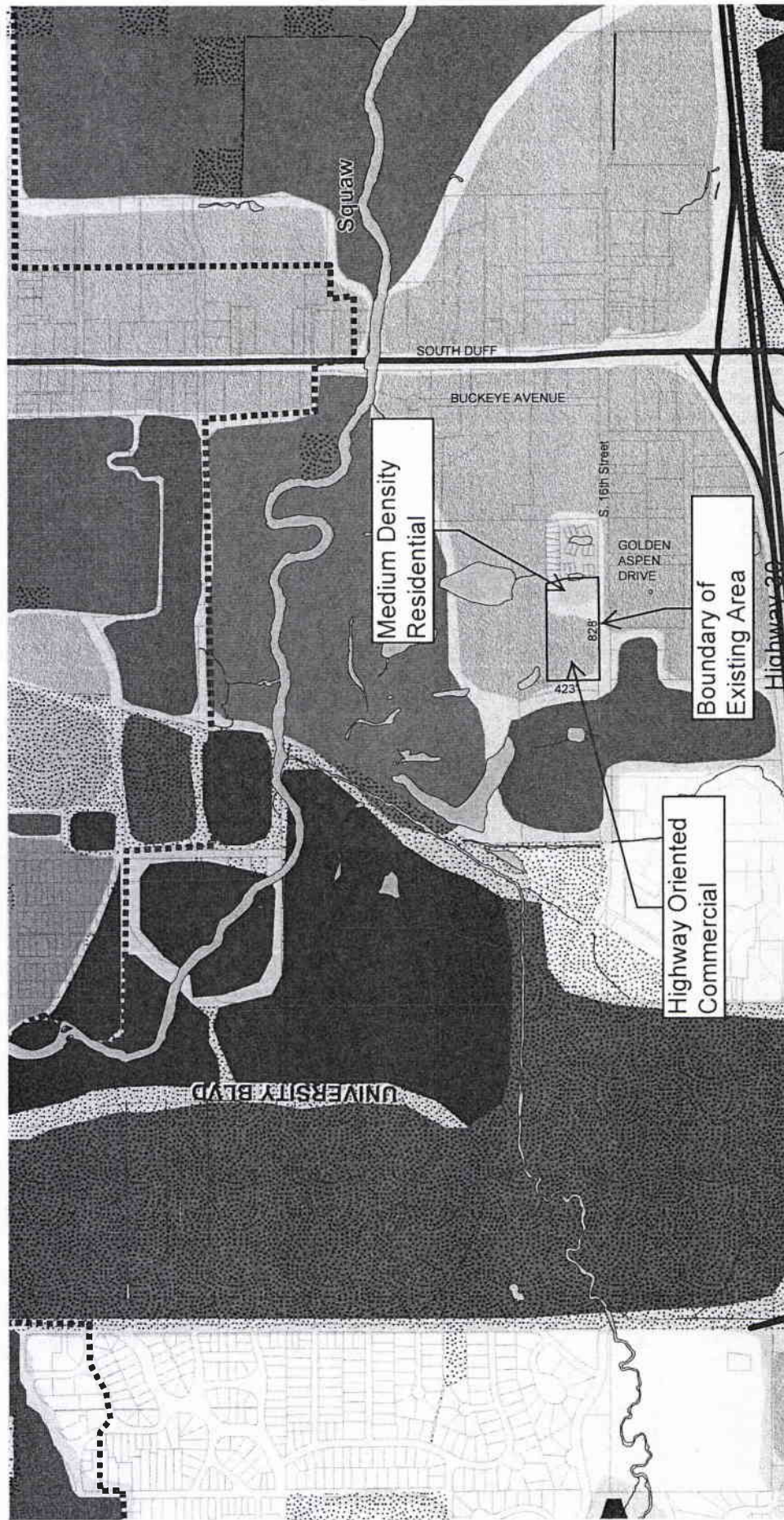
There is sufficient water for both supply and fire protection for the change to a commercial designation. A 12-inch diameter main is located on S. 16<sup>th</sup> Street. No impact.

### **Storm Sewer**

The Randall development area (both north and south of S. 16<sup>th</sup>) has been designed for the Coldwater golf course to convey and treat all the storm water from the surrounding area. The course's grassy swales, wetlands, and ponds hold all water from the adjacent development. The golf course does not have a direct discharge to Squaw Creek (except during 100 year flood events) such that all drainage must filter through the ponds, wetlands, and grassy swales. The commercial site is 6-8 feet above the 100 year flood elevation of Squaw Creek.

### **Housing and Employment**

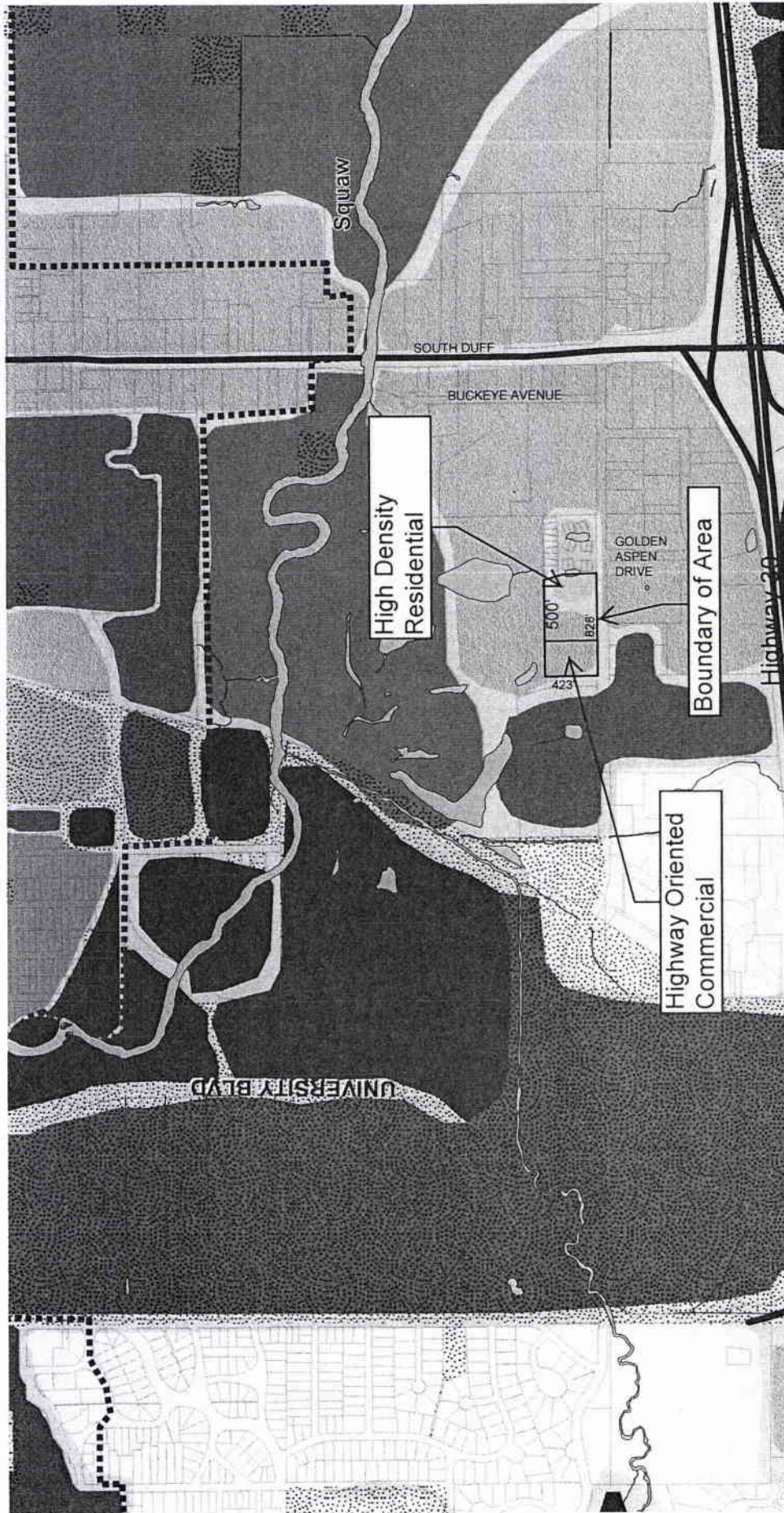
The change will result in the addition of 90 residential units versus the previously planned 14 townhome units. The hotel is expected to have a staff of 15-20 people plus generate additional jobs in the service sector; golf course, restaurants, etc.



## CURRENT LUPP MAP

Land Use Policy Plan (LUPP) Map Change  
Aspen Ridge - Randall Corporation





# PROPOSED LUPP MAP

Land Use Policy Plan (LUPP) Map Change  
Aspen Ridge - Randall Corporation