

ITEM #: 7
DATE: 08-07-13

COMMISSION ACTION FORM

DATE PREPARED: August 2, 2013

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

LOCATION: 601 S. 16th 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” (Highway-Oriented Commercial) and “F-PRD” (Planned Residence District) (See Attachment D)

PROPERTY OWNER: Randall Corporation
420 S 17th Street
Ames, Iowa 50010

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

BACKGROUND INFORMATION:

Aspen Ridge 2nd Addition is a proposed subdivision of 8 acres, planned for the area abutting the north side of S. 16th 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 Residence Development (PRD) Plan.

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. 16th 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. 16th 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 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 per City requirements. If there are specific improvements needed for a particular development in the future, 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. 16th 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.

Public Comments Received. Written comments have been received from the neighboring Aspen Ridge development (*see attached letters*) expressing their concerns about the proposed changes to the LUPP Future Land Use Map, and subsequent rezoning of land from medium-density residential to high-density residential.

A listing of four (4) negative impacts for the current residents of the Aspen Ridge Townhome development are described in the letters received, as follows:

1. The recent high-density construction has already congested the traffic flow on South 16th Street. The addition of *The Village* retirement center plus apartment houses will cause difficulty entering and exiting the street.
2. The addition of an apartment complex so close to present structures will cause a devaluation of the property.
3. Aspen Ridge residents paid premium prices for their Phase 1 townhomes with the promise the townhome complex would be developed in three phases as a golf course community. The developer sold the units as “luxury townhomes.” No homeowner would have purchased property in this development if the plans before you were articulated to prospective buyers.
4. Homeowners will not be able to sell their townhomes if this plan is passed by the town council. The townhomes will become no more than apartment housing.

The residents of the Aspen Ridge Townhome Association are asking the Planning and Zoning Commission to consider two options, described as follows:

Option #1: Leave the zoned area as it is currently zoned; or,

Option #2: Allow The Village Cooperative area to be rezoned high density, but do not allow Parcel #4 to be developed as apartment housing.

ALTERNATIVES:

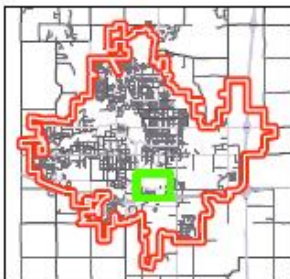
1. The Planning and Zoning Commission can recommend that the City Council approve an amendment to the LUPP Future Land Use Map to change the land use designation along S. 16th Street, as depicted in *Attachment C*.
2. The Planning and Zoning Commission can recommend that the City Council deny the proposed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

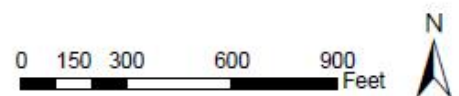
After analysis of the request and a review of the Goals and Policies of the Land Use Policy Plan, staff believes that the proposed change to the LUPP Future Land Use Map is consistent with those Goals and Policies.

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. 16th Street as depicted in *Attachment C*.

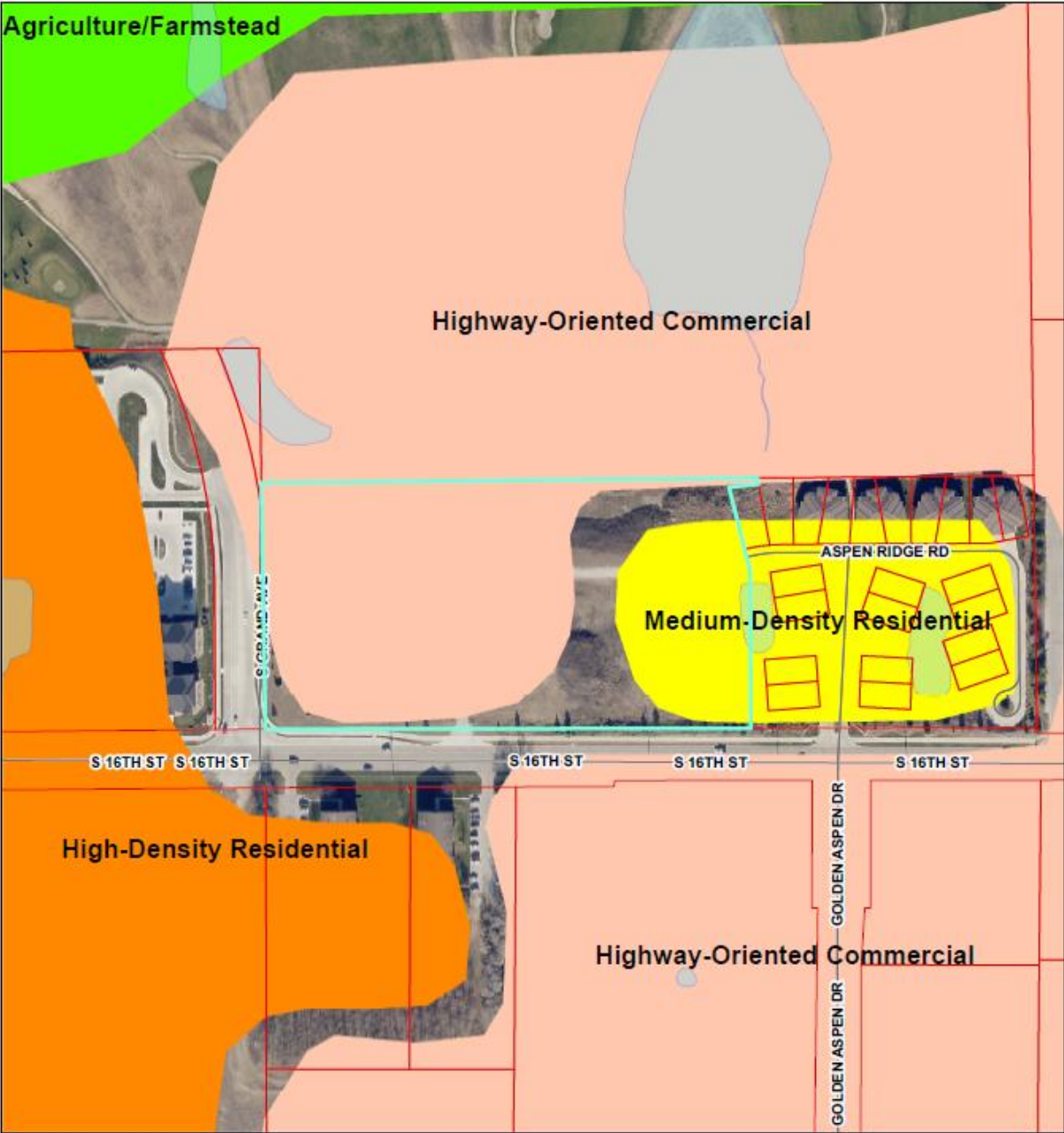
ATTACHMENT A



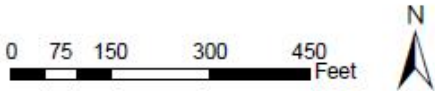
Location Map
601 S. 16th Street



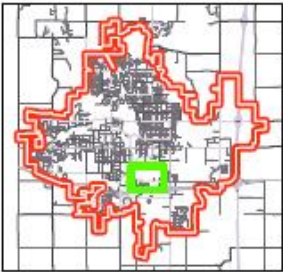
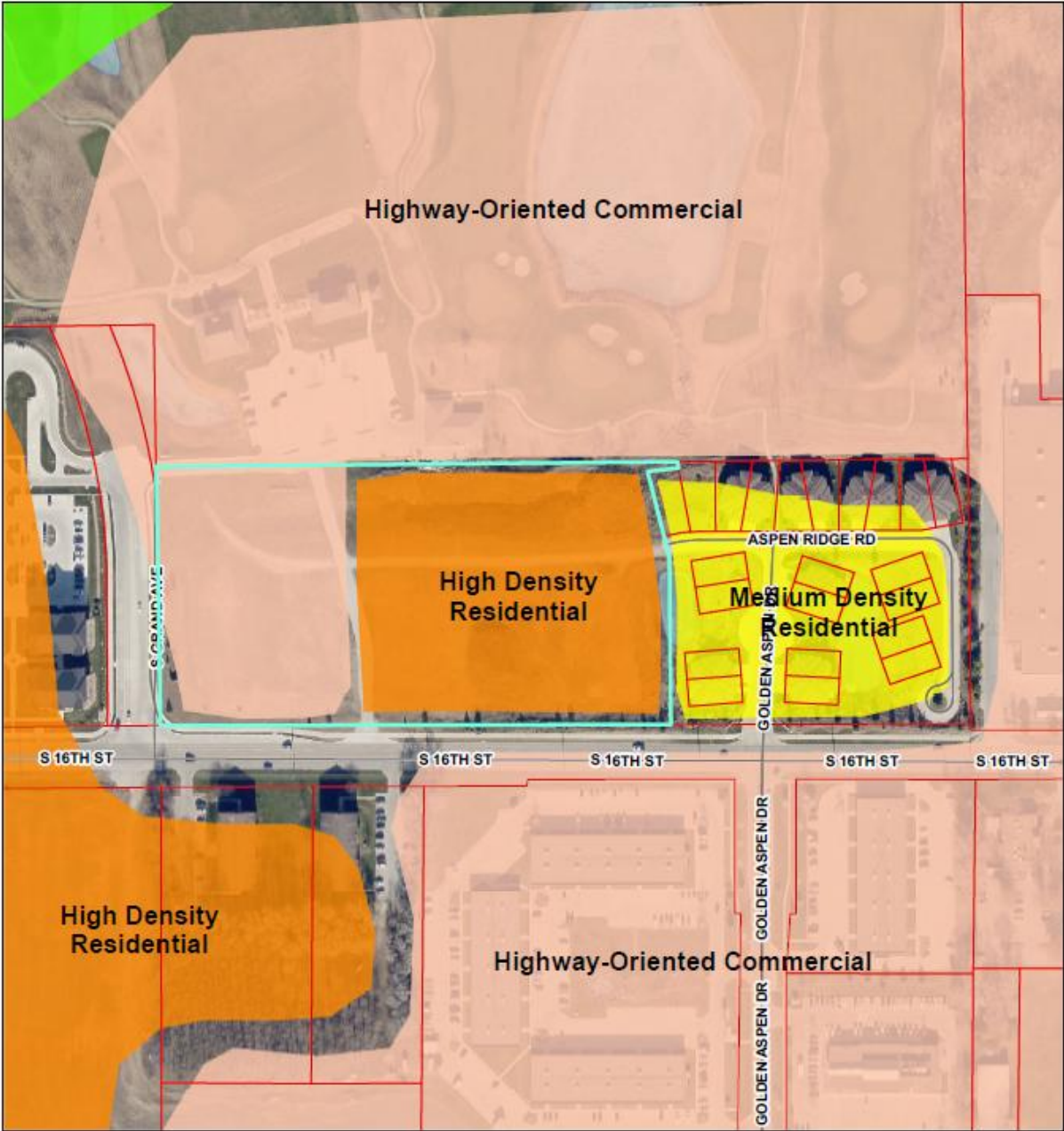
ATTACHMENT B



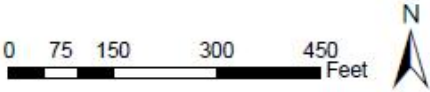
Existing LUPP Map
601 S. 16th Street



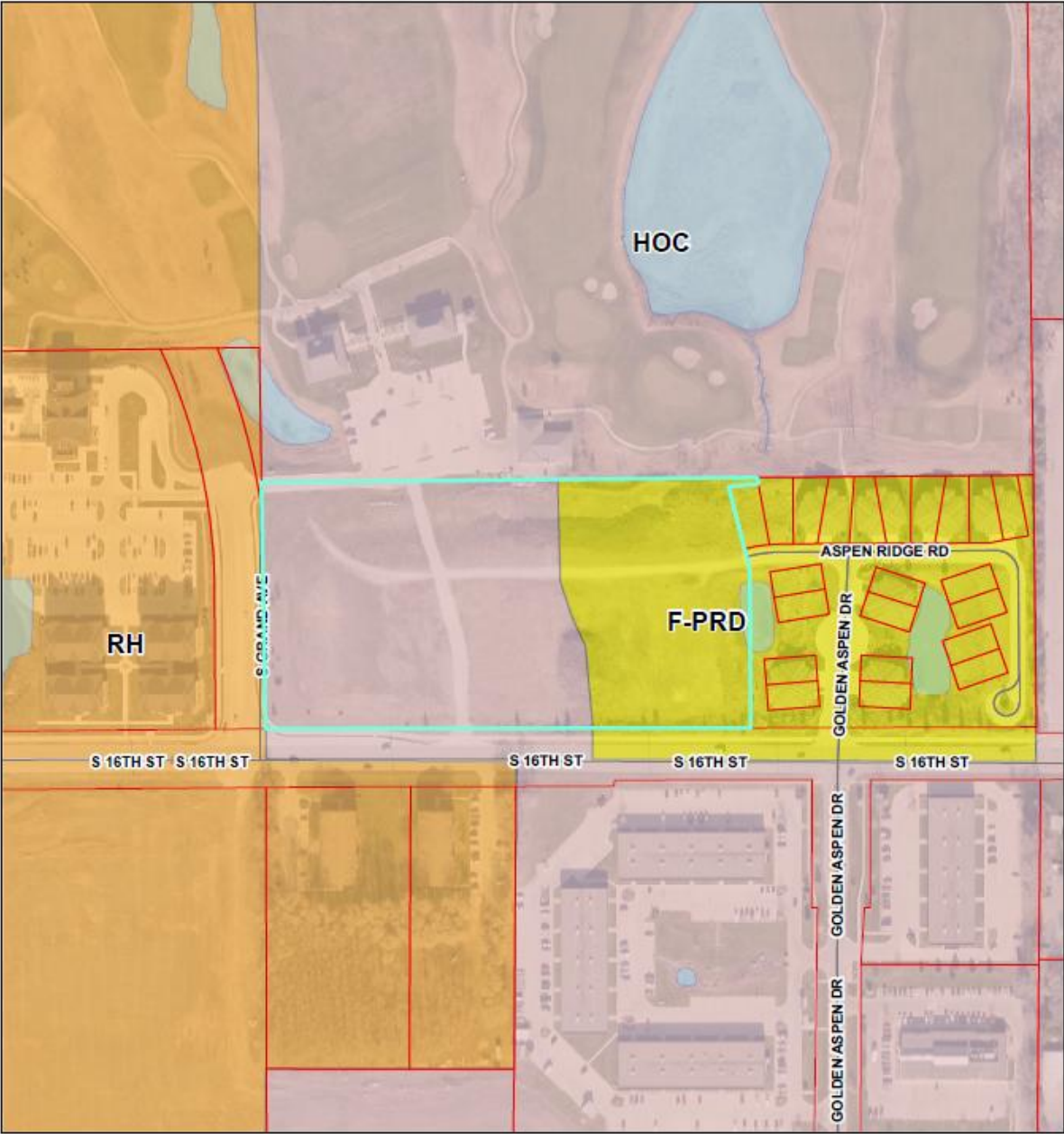
ATTACHMENT C



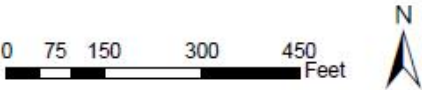
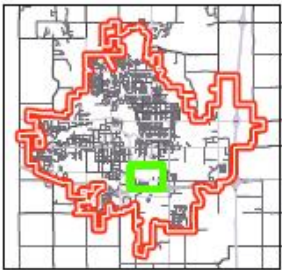
**Proposed LUPP Map
601 S. 16th Street**



ATTACHMENT D



Existing Zoning Map
601 S. 16th Street



ATTACHMENT E

Proposed Aspen Ridge 2nd Addition (8 Acres)
LUPP and Zoning History

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

Nina Rasmusson <nrasmusson@yahoo.com>
To: Planning & Zoning Commission Members
Rezoning of land located at 601 S. 16th St.



July 17, 2013 11:11 AM

Dear Planning and Zoning Commission Members-

I am attaching a letter developed by the members of the Aspen Ridge Town Home Association expressing our concerns about the rezoning at 601 S. 16th Street. When we purchased our town home there was never any indication that the zoning would be changed or that our town home, that was marketed to us as a luxury town home, would have apartment buildings built next to our properties. When the high-density housing was built west of our complex we saw the traffic on S. 16th st. increase significantly as well as the noise level. I am afraid if the land is rezoned high density and an apartment building is built next to the golf course, it will have a catastrophic effect on our property values, as well as the quality of life. I believe the proposed cooperative for housing for individuals over 55 would be an acceptable use of the parcel of land on the north side of S 16th street. In marketing that complex, people have purchased third floor apartments for the express purpose of having a golf course view. If Randall's are allowed to build an apartment building north of this property, I am afraid many of the individuals who have indicated interest in living in the complex will forfeit their initial monetary down payment and back out. If this happens, it is likely additional apartment buildings would be built in its place, further depreciating our property values and quality of life.

My preference would be to keep the zoning as is and continue to build town homes as was initially told to us. My second choice would be to allow the rezoning of just the south parcel allowing the senior citizen housing project to go forward. Please do not allow an apartment complex to be built on the golf course side or west of the cooperative or have an apartment building built in place of the cooperative.

I hope you will take time to drive around the Aspen Ridge complex and see exactly what the association members are concerned about. While doing so, I hope you will drive by the apartment complexes that were built west of our town homes. Make sure you note the distance between the Christian School and the west building of The Grove complex. Our fear is that this is what will happen to us. Please try to put yourselves in our positions and think about what it would be like if these changes are made.

Sincerely,

A handwritten signature in cursive script that reads "Nina Rasmusson".

Nina Rasmusson
417 Aspen Ridge Road

July 17, 2013

Rob Bowers
Julie Gould
Jeff Johnson
Debra Lee
Troy Siefert
John Tillo
Yvonne Wannemuehler

Jami Larson
Victoria Szopinski
Peter Orazem
Tom Wacha
Jeremy Davis
Matthew Goodman
Mayor Ann Campbell

Bob Kindred



RE: Land Use Policy Plan Future Land Use Map Change – Located 601 S. 16th Street

We, the members of the Aspen Ridge Townhome Association, respectfully request the Planning and Zoning Committee and the Ames City Council consider the following concerns regarding the rezoning of vacant property west of the current townhome structures:

The rezoning of the property from medium density residential housing to high density residential housing as the developer is proposing will negatively impact the current residents in the following ways:

1. The recent high-density construction has already congested the traffic flow on South 16th Street. The addition of *The Village* retirement center plus apartment houses will cause difficulty entering and exiting the street.
2. The addition of an apartment complex so close to present structures will cause a devaluation of the property.
3. Aspen Ridge residents paid premium prices for their Phase I townhomes with the promise the townhome complex would be developed in three phases as a golf course community. The developer sold the units as "luxury townhomes." No homeowner would have purchased property in this development if the plans before you were articulated to prospective buyers.
4. Homeowners will not be able sell their townhomes if this plan is passed by the town council. The townhomes will become no more than apartment housing.

We ask the Planning and Zoning Committee to consider:

- Option #1 Leave the zoned area as it is currently zoned.
- Option #2 Allow *The Village Cooperative* area to be rezoned high density, but do not allow Parcel #4 to be developed as apartment housing.

Please take time to consider our request. The properties in question are not just investments, but our homes. The plan, as proposed, will cause all of us to lose what we planned to be our dream.

Signatures:

1. Carol Sondgorth Phone Number: 515-451-2241
2. Raymond Hirsch Phone Number: 515-232-9120
3. Juanita Hirsch Phone Number: 515-232-9120
4. Holly Berger Phone Number: 515-520-9054
5. Donna Segard Phone Number: 515-232-2671
6. Donna Segard Phone Number: 515-232-2671
7. Kelly Rathert Phone Number: 515-708-0964
8. Kelly Rathert Phone Number: 515-708-0962
9. Paula Rathert Phone Number: 515-232-2117
10. Patty J. Tvedt Phone Number: 515-232-2117
11. Pam Dierker Phone Number: 515-851-1080
12. Anna Rasmussen Phone Number: 515-710-7860
13. Bob Dierker Phone Number: 515-851-0039
14. hph Phone Number: 515-715-8853
15. _____ Phone Number: _____