

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

Date: August 7, 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: 8:16 p.m.	*Absent	

MAJOR TOPICS DISCUSSED:

1. Text Amendment for Truck Size, SUP in Residential Zone
 2. LUPP Minor Amendment of the Future Land Use Map for 601 South 16th Street
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CALL TO ORDER: Rob Bowers, Vice Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Siefert) to approve the Agenda for the meeting of August 7, 2013.

MOTION PASSED: (5-0)

APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 19, 2013:

MOTION: (Siefert/Tillo) to approve the Minutes of the meeting of June 19, 2013.

MOTION PASSED: (5-0)

PUBLIC FORUM: There were no public comments.

TEXT AMENDMENT FOR TRUCK SIZE, SUP IN RESIDENTIAL ZONE

Kelly Diekmann, Director of Planning and Housing, stated that in response to a request from the Ames Community Preschool Center the City Council has directed staff to amend the Special Use Permit standards in regards to delivery trucks. He stated that currently there are exceptions in the Code for garbage trucks and buses. Mr. Diekmann stated that staff is proposing to add food delivery trucks to the list of exceptions for a Special Use Permit in this zone. He stated that staff recommends approval.

MOTION: (Siefert/ Wannemuehler) to accept Alternative #1, which states: the Planning and Zoning Commission recommends that the City Council **approve** the draft amendment language to exempt food delivery vehicles from the weight limit for Special Use Permits in residential zones.

MOTION PASSED: (5-0)

LUPP MINOR AMENDMENT OF THE FUTURE LAND USE MAP FOR 601 SOUTH 16TH STREET

Rob Bowers stated that due to the number of individuals in attendance the Commission requests that the applicants keep their comments to approximately ten minutes in length and those of the public each to five minutes.

Commission member, Yvonne Wannemuehler, stated that she needed to recuse herself due to a conflict of interest.

Ray Anderson, Planner, stated that applicant is proposing a change to the Land Use Policy Plan Future Land Use Map for property located at 601 So. 16th Street. He stated that the parcel includes approximately eight acres. Mr. Anderson outlined where the property is located. He outlined the current classifications for this parcel and those of the surrounding parcels. Mr. Anderson outlined the amendment to the classification that the applicant is requesting. He explained the future steps for this property that the applicant may take if the request is approved. Mr. Anderson stated that the staff has analyzed the request in terms of infrastructure capacity to serve the uses under the new designation and has determined that the capacities are acceptable for development that would occur under this designation. He stated that staff has examined the Land Use Policy Plan objectives and goals and finds that it is consistent with those goals and objectives. Mr. Anderson explained the various impacts that the Commission will want to consider. He stated that the recommendation of the staff is for approval of this request.

Scott Renaud, FOX Engineering, stated that he is here representing the applicant. He stated that Shane Wright is here representing the Village Cooperative. Mr. Renaud stated that the Village Cooperative has an option on one part of this parcel. He stated that the area currently has various mixed uses. Mr. Renaud stated that many of the details will be addressed in the site plan phase.

Shane Wright, Real Estate Equities Development Company, 1400 Corporate Center Curve, Eagan, MN, stated that they are proposing a senior housing cooperative. He stated that Real Estate Equities Development Company is a residential housing developer, and he is one of the partners of this company. Mr. Wright explained that his company's focus in the last ten years has been on the senior housing cooperative model. He explained the need for this type of housing in Ames. Mr. Wright stated that their company does the marketing before they come to City staff in order to make sure that the interest from the public is validated. He stated that they have received 35 deposits on the proposed homes. Mr. Wright stated that they are proposing 50 homes in a three-story building with underground heated parking. He further explained their deposit process. Mr. Wright explained that he comes to Ames once a month to meet with all of their buyers. He stated that this project will be on approximately 2.6 acres on the southeast corner of the High-Density Residential area that has been outlined in the Commission packet. Mr. Wright stated that the homes will be 100 percent owner occupied and will remain owner occupied forever. He outlined his company's involvement with the Board of Directors that will be made up of the property owners.

Troy Siefert asked for clarification as to where the proposed building would be placed on the parcel. Mr. Wright stated that it would sit on the entire south section of the parcel and consists of 2.6 acres of the High-Density Residential area. Mr. Siefert asked how much of the parcel would remain. Mr. Wright stated that approximately half would remain. Mr. Siefert asked what the plans would be for the remaining area. Mr. Wright stated that the plans for the remaining area are controlled by the Randall Corporation. Mr. Anderson stated that staff has not received any

formal applications for the development of the remaining portion of this parcel. Mr. Siefert asked what the height restrictions would be for the proposed zoning of this area. Mr. Anderson stated that for High-Density Residential the height restriction would be nine stories or 100 feet, whichever is lower. Mr. Siefert asked about the height of current buildings west of Grand Avenue. Mr. Anderson stated that he thinks that they are three to four stories in height.

Mr. Renaud stated that the remaining portion of the parcel will be approximately 2.5 acres in size. He stated that the buildings to the west are four-story buildings. Mr. Renaud stated that the Village Cooperative's garage will be located underground so the building will actually look like a three-story building. He stated that they have done basic preliminary drawings for the Randall Corporation's lot and that probably not more than one building with approximately 40 units could be placed on this remaining parcel. He said that with underground parking it would be approximately one story lower in total than the Village Cooperative building.

Steve Johns, 417 Aspen Ridge Road, stated that when he purchased his home in 2006 he was given a drawing by the Randall Corporation that showed continued development of the golf course townhome development. He said that he was told by the developer that he and his sons lived in the area and that the complex would be expanded as planned. Mr. Johns reviewed the drawings of the proposed townhome development that he was given when he purchased his home. He stated that in the past three years the developer's family has moved from the complex, zoning changes have occurred, and apartments have been constructed west of the townhome development. Mr. Johns said that his concerns are increased noise and traffic, lower property values, being locked into an area that is no longer a pleasurable area in which to live, and being unable to sell his home for the purchase price.

Robert Brinton, 425 Aspen Ridge Road, stated that he is a newcomer to Aspen Ridge and moved into Aspen Ridge last Fall. He outlined a section of the Code regarding density and location and use of buildings. Mr. Brinton outlined some ways to promote public health, safety and welfare. He spoke about the traffic congestion on South 16th Street, which is also a designated Snow Route. Mr. Brinton spoke about zoning and that it requires the permission from the City and the approval of the neighbors. He stated that there could be a better place to build the proposed development, possibly on the edge of town. Mr. Brinton spoke about the reasons that they purchased their home in Aspen Ridge. He stated that he was a former City Attorney for 35 years.

James Sogard, 1517 Golden Aspen Drive, outlined where his home is located in relation to the proposed project. He stated that over 85 percent of the homeowners in the townhome association are opposed to this plan. Mr. Sogard stated that they were told that they were buying into a golf course community and that it was zoned for that purpose. He spoke about the changes made to the adjoining parcels. Mr. Sogard stated that he wants to be able to view the golf course from his home and not a three-story student housing development. He stated that the proposed Village concept is great, but that this location is the wrong location.

Donna Sogard, 1517 Golden Aspen Drive, outlined the reasons why they purchased their current home; access to golf, that it was a beautiful home, and that there would be other homes like theirs built in the area.

Paul Songeroth, 433 Aspen Ridge Road, stated that he didn't have a problem with the Village. He didn't know about the other buildings that could be placed on the surrounding property. Mr. Songeroth was not aware that there could be a 100' structure built next to their homes.

Holly Bender, 1515 Golden Aspen Drive, stated that she has been pleased living in her home the last five years. She stated that she is not against the retirement community being built but would be against a rezone of High Density for the remaining property to the north.

Donald Bear, 431 Aspen Ridge Road, has lived in his home for approximately a year. He stated that he thought that the townhome development would be Medium Density. Mr. Bear outlined his concerns in regards to traffic, wildlife and the value of his home.

Scott Randall, 505 Aspen Ridge Road, stated that he lives on the golf course next to the High Density property. He urged the Commission to approve the rezoning. Mr. Randall stated that he feels that the co-op is an excellent idea and is a good use for the property. He stated that he feels that they will be good neighbors. Mr. Randall stated that he has no intention to put in a 100' building with student housing on the remaining property. He said that his intention is to put in a similar building like the co-op, possibly another senior project. He said that he has a reputation for doing first class work and would not hurt the golf course.

Nina Rasmusson, 417 Aspen Ridge Road, outlined her concern about the proximity of the proposed High-Density Residential project to the existing townhomes. She spoke about several large housing projects that have been built in this area in the last few years. Ms. Rasmusson outlined additional concerns that she has. She hopes that the Village concept is not placed in close proximity to the townhomes, as what has been done next to Ames Christian School.

Nancy Janssen, 3006 Grove Avenue, stated that she is an interested buyer in the Village Cooperative. She asked those that were interested in purchasing in the Village Cooperative to stand up. Ms. Janssen stated she is interested in a golf course view. She stated that they are also not happy with a proposed apartment building north of the cooperative.

Bud Voetberg, 2620 Ridgetop Road, stated that the people coming into the retirement village would be good neighbors and would not cause a disturbance. He stated that those that have paid deposits on the co-op homes are interested in moving in during Fall of 2014. He stated that he is very supportive of this project.

Clare Tweedt, 1615 Carroll Avenue, stated that he is a buyer in the co-op. He stated that Ames is in great need of this type of housing and urged the Commission to approve the request.

Gerald Solbeck, 3344 Southdale Drive, stated that he feels that the controversy could end if Mr. Randall would agree to keep the existing density on the golf course side.

Mike Wannemuehler, 1518 Golden Aspen Drive, stated that he is very concerned about the traffic flow. He wonders if the additional traffic will come through Aspen Drive as opposed to going back out towards Grand Avenue. Mr. Wannemuehler stated that this is a great concern to him.

Public Hearing was closed at 7:51 pm.

Mr. Renaud stated that a separate drive has been installed recently. He said that there are no plans to connect the current Aspen Ridge townhome street system with either of these projects. He stated that there is not any Residential High-Density ground left to purchase in Ames. Mr. Renaud stated that a Residential High-Density classification does not always apply to student housing.

Mr. Wright stated that some of the individuals that are interested in purchasing in the Village Cooperative development are involved in many activities within Ames and many are from this community.

Julie Gould asked whether High Density was required for the Village Cooperative project. Kelly Diekmann stated that they would need to be zoned High Density due to the size of the parcel.

Ms. Gould asked about the setbacks and if there was anything other than building setbacks that would require the Village Cooperative to stay further away from the townhome development. Mr. Anderson outlined the setbacks that would be required.

MOTION: (Siefert/) that the Planning & Zoning Commission recommends 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.

MOTION FAILS: For lack of a second.

John Tillo stated that he needs to recuse himself due to a conflict.

Mr. Diekmann outlined the voting requirements necessary for sending a case forward to the City Council with a favorable recommendation.

Discussion was held among the Commission members present in regard to various aspects pertaining to this case.

Mr. Diekmann stated that typically conditions cannot be placed on a Land Use Policy Plan amendment.

MOTION: (Gould/Bowers) that the Planning and Zoning Commission can recommend approval of the 2.6 acre portion of the site for the proposed Co-op Senior Development to High-Density Residential and Highway-Oriented Commercial but deny the remaining north portion of the site for the Land Use Policy change to High-Density.

MOTION PASSED: (2-1-1) Troy Siefert voted nay, John Tillo abstained due to a conflict, Yvonne Wannemuehler did not vote.

COMMISSION COMMENTS: Ms. Gould stated that she hopes that the developer takes into consideration how close the Cooperative will be placed near the townhomes. She also stated that if a path does not exist from the townhomes to the golf course that possibly Mr. Randall would consider providing a path for the residents.

STAFF COMMENTS: Mr. Diekmann stated that the City is hosting a Master Plan meeting for the old Ames Middle School site on August 8, 2013. He stated that it is a neighborhood meeting and open to the public to attend. Mr. Diekmann stated that there is an Historic Preservation Commission meeting which will be held on Monday, August 12, 2013 and a City Council meeting being held on August 13, 2013.

MOTION TO ADJOURN:

MOTION: (Siefert/Tillo) to adjourn the meeting.

The meeting adjourned at 8:16 p.m.

Rob Bowers, Vice Chairperson
Planning & Zoning Commission

Lorrie Banks, Recording Secretary
Department of Planning & Housing

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