

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

Date: April 1, 2015	Debra Lee, Chairperson	2015
	Rob Bowers, Vice Chairperson	2015
Call to Order: 7:00 p.m.	Yvonne Wannemuehler	2015
	*Julie Gould	2016
Place: Ames City Hall	John Tillo	2016
Council Chambers	*Carlton Basmajian	2017
	*Matthew Converse	2017
Adjournment: 9:48 p.m.	*Absent	

MAJOR TOPICS DISCUSSED:

1. Rezone of 516 S. 17th Street
2. Public Hearing for the Rezone of 2622 Lincoln Way, 130 S. Sheldon Avenue, and 119 Hayward Avenue
3. Public Hearing for the Preliminary Plat of Quarry Estates
4. Text Amendments of the Subdivision Code
5. Zoning Text Amendment to Allow a Brewery in the Highway-Oriented Commercial Zone

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 March 18, 2015.

MOTION PASSED: (4 - 0)

APPROVAL OF THE MINUTES OF THE MEETING OF March 18, 2015:

MOTION: (Tillo/Bowers) to approve the Minutes of the meeting of March 18, 2015.

MOTION PASSED: (4 - 0)

PUBLIC FORUM: There were no public comments.

REZONE OF 516 S. 17TH STREET

Kelly Diekmann stated this item needs to be continued indefinitely since the applicant has been

unable to provide any additional information to complete the project's evaluation. The item will be renoticed once the applicant provides the necessary information.

John Tillo asked if the applicant had shared a timeline with staff and if there was a deadline for completing the application. Mr. Diekmann stated once the application is complete, they have 90 days to present the application to the Commission. Since the application is incomplete, there is no deadline for submission; however, Mr. Diekmann stated staff could request the applicant withdraw their application after a period of time if they felt it was necessary. Mr. Tillo asked what the City's preference is in handling these incomplete applications. Mr. Diekmann stated they would like to have it continued at this time.

MOTION: (Wannemuehler/Tillo) to continue the process for the rezoning of 516 S. 17th Street.

MOTION PASSED: (4 - 0)

PUBLIC HEARING FOR THE REZONE OF 2622 LINCOLN WAY, 130 S. SHELDON AVENUE, AND 119 HAYWARD AVENUE

Kelly Diekmann, Director of Planning & Housing, stated the Collegiate United Methodist Church, located at 2622 Lincoln Way, would like to rezone the adjacent properties at 130 S. Sheldon Avenue, 119 Hayward Avenue, and a sliver of property along the southern boundary of 2622 Lincoln Way to create one uniform commercial zone in order to build an accessory structure. The properties were purchased by the church from Iowa State University years ago and are currently zoned Government-Airport. Mr. Diekmann added this request is consistent with the Land Use Policy Plan (LUPP) and staff recommends approval.

Randy Larabee, church member, spoke in support of the rezoning in order to build a garage on the site. John Tillo inquired about the size of the garage, and Mr. Larabee indicated the structure will be about 1,400 square feet.

MOTION: (Bowers/Tillo) to recommend City Council approve the request for rezoning from Government-Airport (S-GA) to Campustown Service Center (CSC), based upon staff's findings and conclusions as found in the report.

MOTION PASSED: (4 - 0)

PUBLIC HEARING FOR THE PRELIMINARY PLAT OF QUARRY ESTATES

Mr. Diekmann introduced the project planner for this item, Jeff Benson, who gave an overview of the preliminary plat requirements, conservation subdivision elements, and each of the attachments provided to the Commission. Mr. Benson reminded the Commission of their advisory role in reviewing preliminary plats, and that now is the opportunity to provide input on the design of a development project, since final plats do not come before the Commission. After providing a complete summary, with assistance from Mr. Diekmann, Mr. Benson stated this preliminary plat is consistent with the LUPP, Master Plan, and all major elements, including City standards and policies, with the following three conditions:

1. Provide a north bound turn lane and also a south bound turn lane with minimum storage of 150 linear feet where Ada Hayden Road intersects Grant Avenue. Developer will be eligible for reimbursement of 50% of the initial construction cost of the turn lanes from the development west of the site. Alternatively, the developer shall be responsible for reimbursement of 50% of the cost of construction if the development to the west is built prior to the connection of Ada Hayden Road.
2. Prior to final plat, include in the street lighting plan a light at each intersection of Ada Hayden Road and McFarland Avenue with 190th Street and continue the regular spacing between lights from there into the subdivision.
3. To ensure appropriate space is reserved for street trees and off-street parking coordinated with driveway placement, before approval of the final plat that includes Quarry Drive, provide to the Planning and Housing Department a plan with the placement of street lights, street trees, and hydrants, and driveways for Quarry Drive.

Mr. Tillo questioned the conditions and if they are consistent with others that will be imposed in the future on other developers within conversation subdivisions, or if they are unique to this project, specifically the turn lane requirement. Mr. Diekmann stated Grant Avenue is unique as an assessment district for the construction of the road with cost shared among three private parties and the City. The City could not predict where subdivision entrances would be along this road and have concerns about traffic safety along this fairly straight roadway, which is why these conditions are requested. Mr. Tillo asked if there was a traffic study preformed indicating these conditions would be needed. Mr. Diekmann responded there was a large traffic study performed along with the Rose Prairie exploration back in 2008. The current applicant used this model for Quarry Estates; however, City staff used other metrics that warranted this condition for the turn lane.

Debra Lee questioned the distance from the intersection of Grant Avenue and 190th Street and between Ada Hayden Road and Grant Avenue. Mr. Benson stated approximately 700 feet between the two intersections. Ms. Lee was concerned with what travelers will be watching for once they pass through these intersections. Discussion ensued regarding the increase in traffic on Grant Avenue once it's paved. In summary, City staff mentioned future projects will need to address additional drives onto Grant Avenue.

Mr. Tillo stated he is most concerned with the consistency in how conditions are applied. Rob Bowers echoed this sentiment and further stated the importance to plan for what is needed now and what may be needed in the future by making that investment now in forward thinking.

Ms. Lee stated she was pleased to see the native planting guidelines for conversation districts, but questioned who will enforce the maintenance expectations. Mr. Benson responded by viewing these plantings as part of the infrastructure and that the City will assist with this. Mr. Benson also stated there's a provision within the conservation subdivision ordinance stating if the organization (Home Owners Association) fails to establish and maintain the conservation area, the Municipal Engineer has the authority to name corrective action to be taken.

Mr. Diekmann mentioned the City is advocating for an outlot on the south boundary instead of just an easement, which is the first time this has been attempted to see if this approach changes the psychology of land ownership and results in better management of the conservation area. However, he indicated staff was still in discussion with the applicant on the outlot and conservation easement details, and these could change.

Kurt Friedrich, Quarry Estates developer, commented on the housing types and phasing. The housing types will be mostly single-family detached with some attached townhomes, professional apartments, and condos. Mr. Friedrich drew attention to the size and number of open spaces/conservation areas, and requested special consideration to changes in the setback requirements for the lots adjacent to those areas, in order to maximize the buildable lots and make them more desirable to potential homeowners. In closing, Mr. Friedrich expressed his agreement with the staff report. Mr. Bower asked Mr. Friedrich if he was in support of the left-turn lanes. Mr. Friedrich agreed to this with the understanding that the developer on the west side of Grant Avenue would also participate in the cost of the turning lane.

Scott Williams, Fox Engineering, commented on the stormwater management and landscaping plan for the subdivision and how it addresses both water quantity and quality. Mr. Williams also echoed staff's intent to educate the public on what is planned for this conservation area. Yvonne Wannemuehler, asked for clarification on the drainage pattern under Grant Avenue, and Mr. Williams provided an explanation of the how the current drainage patterns are being maintained and treated. Mr. Diekmann informed the Commission there's a long term plan to reestablish prairie in Ada Hayden to match the conservation area on the south boundary, which will blend the two areas. Both Mr. Tillo and Mr. Bowers expressed their support of this conversation subdivision.

MOTION: (Bowers/Wannemuehler) to recommend City Council approve the Preliminary Plat for Quarry Estates at 904 W. 190th Street with the following conditions:

- A. Provide a north bound turn lane and also a south bound turn lane with minimum storage of 150 linear feet where Ada Hayden Road intersects Grant Avenue. Developer will be eligible for reimbursement of 50% of the initial construction cost of the turn lanes from the development west of the site. Alternatively, the developer shall be responsible for reimbursement of 50% of the cost of construction if the development to the west is built prior to the connection of Ada Hayden Road.
- B. Prior to final plat, include in the street lighting plan a light at each intersection of Ada Hayden Road and McFarland Avenue with 190th Street and continue the regular spacing between lights from there into the subdivision.
- C. To ensure appropriate space is reserved for street trees and off-street parking coordinated with driveway placement, before approval of the final plat that includes Quarry Drive, provide to the Planning and Housing Department a plan with the placement of street lights, street trees, and hydrants, and driveways for Quarry Drive.

Ms. Lee also expressed her support for the conversation subdivision and appreciated the attention given to the traffic safety concerns in the area; however, she had concerns regarding access to commercial areas as development continues north. Ms. Lee then restated the motion and conditions.

MOTION PASSED: (3–0–1 Abstaining for a possible conflict of interest: John Tillo)

TEXT AMENDMENTS OF THE SUBDIVISION CODE

Charlie Kuester, City Planner, gave an overview of the proposed subdivision text amendments,

which included requirements for sidewalks on both sides of all streets, widening the width of sidewalks to five feet, related issues for the timing of sidewalk installation and improvement guarantees, and installation of street lights along abutting rights-of-way. Mr. Kuester indicated that notice has been given to developers and the general public regarding these proposed amendments, and received comments from one individual, Justin Dodge (developer), who was in attendance at the meeting. Mr. Diekmann stated these changes would apply to all projects approved in 2015 and beyond, if approved. Ms. Lee asked if Quarry Estates was the only project thus far in 2015 that these amendments would affect. Mr. Diekmann confirmed this is the only project affected so far and emphasized the goal is to capture current and future projects instead of applying this to approved preliminary plats prior to 2015.

Justin Dodge, developer, commented on his objections to the requirement that adjacent street lights are to be entirely funded by the first developer in a subdivision. He would like to see this cost shared among other developers in the subdivision and the community. He did provide general support to the 5-foot sidewalk requirement, but has concerns about how these will increase impervious area within subdivisions, and ultimately this expense would be passed onto the homeowners. In regard to the requirement of sidewalks on both sides, he is opposed to this in industrial areas, due to the type of patrons frequenting those areas, which are more likely to drive up to the building instead of walking to the business. He also stated this requirement in general adds substantial cost to development, and timing of the requirement risks damage and/or relocation of the sidewalk if it's installed prior to lot development. Mr. Dodge requested if these changes move forward, that the owner on record be responsible for the sidewalk expense instead of the subdivider, especially for lots already sold.

Mr. Tillo asked Mr. Dodge if he had alternative language for how the perimeter street light expense should be shared. Mr. Dodge requested striking the current language, and requiring the City to finance street lighting for the existing arterial streets that are not properly lit. If this is not a viable option, he recommended a shared expense by developers. Mr. Tillo asked if Mr. Dodge had anything to provide in writing regarding how he would like the alternative drafted, or if he would prefer the Commission make that recommendation. Mr. Dodge agreed to the Commission making the recommendation.

Mr. Diekmann clarified the various electric districts; not all are served by the City, but this requirement would apply citywide. He also provided clarification on the limitations of City funding and tracking costs to be split between future developers. In regard to sidewalk networks in industrial areas, he explained this requirement is proposed to provide a complete connection between businesses and an alternative mode of transportation. Mr. Diekmann also restated reasons for supporting the build-out of sidewalks when subdivisions are created.

Ms. Lee expressed her support for sidewalks on both sides of the street, as well as having the sidewalks in place when the subdivision is created. Ms. Lee, along with Ms. Wannemuehler and Mr. Bowers, supported the need for street lighting adjacent to newly created residential areas. Although Ms. Lee also supported the proposed 5-foot wide sidewalk requirement, she had concerns about the affect this would have on impervious area. Mr. Diekmann stated this additional foot of walkway should not have an unreasonable affect on stormwater runoff. He indicated there needs to be a balance in priorities between conservation and mobility. Mr. Kuester provided further support that the increased impervious area will be minimal at about 3 percent of the right-of-way area. Ms. Lee asked how these recommendations came about, and Mr. Diekmann stated these were the items selected by Council for staff to address.

Mr. Tillo stated concerns about the implications of the increased surface area by expanding the width of sidewalks and was not in support of this amendment, but did support of the connectivity of walkways. He also stated concerns about additional street lighting. While safety is a priority, he stated concerns about the potential for lighting undeveloped/vacant lots within a subdivision if this requirement is made up-front. In regard to Section 23.409, Mr. Tillo was in support of that amendment.

Ms. Wannemuehler expressed support for the 5-foot sidewalk as it allows for increased mobility, and Mr. Bowers agreed with this sentiment. However, Mr. Bowers recommended that the type of directional lighting used is just as important as amount of light required. Mr. Diekmann ensured the Commission the City will be switching to LEDs as a City (Electric) specification to address this issue.

Ms. Lee asked for clarification on the how the new stormwater management rules apply to areas outside of Conservation Subdivisions. Mr. Diekmann explained the quantitative standards are the same citywide, but Conservation Subdivisions also have a qualitative requirement as well.

Mr. Bowers expressed concern about making the proposed amendments retroactive to January 1, 2015. He would like to see these changes take effective July 1, 2015, instead. Discussion ensued regarding timing of the implementation.

MOTION: (Wannemuehler/Bowers) to recommend that the City Council adopt the proposed amendment to Chapter 23 Subdivision Regulations.

Ms. Lee asked if the motion needed to include a proposed date of implementation. Mr. Diekmann explained this proposed motion will be to modify Municipal Code, and does not require a date. He said the ordinance that adopts the text is where the date can be referenced.

MOTION: (Wannemuehler/Bowers) to recommend that the City Council adopt the proposed amendment to Chapter 23 Subdivision Regulations for projects starting in 2015.

Ms. Lee recommended the Commission clarify a specific date in 2015.

MOTION: (Wannemuehler/Bowers) to recommend that the City Council adopt the proposed amendment to Chapter 23 Subdivision Regulations, and recommends these apply to projects with an approved preliminary plat after January 1, 2015.

MOTION PASSED: (3-1 Opposed: John Tillo)

ZONING TEXT AMENDMENT TO ALLOW A BREWERY IN THE HIGHWAY-ORIENTED COMMERCIAL ZONE

Mr. Diekmann provided an overview of the request from Olde Main Brewing Company to allow for the construction of a production brewery facility in conjunction with an event center and tap room in the Highway Oriented Commercial (HOC) zoning district.

Scott Griffen, owner of Olde Main Brewing Company, spoke regarding the growing popularity of microbreweries, and stated there needs to be allowable space to have these. Ms. Wannemuehler asked if a location had been selected. Mr. Griffen stated the planned location is

a 4-acre empty lot at S. 17th Street and S. Kellogg Avenue. Mr. Griffen also emphasized how this type of microbrewery would become a destination location and draw visitors to Ames.

Ms. Lee clarified that the special use permit requirement, would allow for a case-by-case review of this type of request. Discussion ensued regarding this requirement. She also asked why this amendment wasn't broadened to include other types of businesses like artisan bakeries or cheese places. Mr. Diekmann stated the amendment was specific to the current request and the understanding staff had of how the commercial use with production would work. He also stated future types of businesses could make a similar request.

MOTION: (Tillo/Wannemuehler) to recommend the City Council adopt an ordinance that includes:

- A. Definition of a small-production facility of a microbrewery, distillery, and winery that includes retail and service commercial restaurant, tasting, or tap room.
- B. Require a Special Use Permit for a small production facility
- C. Amend Highway Oriented Commercial, Downtown, and Campustown Service Commercial zoning districts to allow for small-production facilities with approval of Special Use Permit.

MOTION PASSED: (4-0)

COMMISSION COMMENTS:

Commission members commented on the good discussion that took place during the meeting and thanked everyone for their participation.

STAFF COMMENTS:

Mr. Diekmann brought attention to the items on the tentative agenda for the April 15, 2015, meeting and mentioned an addition to the agenda, election of officers.

MOTION TO ADJOURN:

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

MOTION PASSED: (4 - 0)

The meeting adjourned at 9:48 p.m.

Debra Lee, Chairperson
Planning & Zoning Commission

Jaclyn Anderzhon, Recording Secretary
Department of Planning & Housing