

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

Date: October 7, 2015	Debra Lee, Chairperson	2018
	Rob Bowers, Vice Chairperson	2018
Call to Order: 7:00 PM	Yvonne Wannemuehler	2018
	Julie Gould	2016
Place: Ames City Hall Council Chambers	John Tillo	2016
	*Carlton Basmajian	2017
Adjournment: 7:19 PM	Matthew Converse	2017
	[*Absent]	

MAJOR TOPICS DISCUSSED:

1. Public Hearing for the Rezone of 601 and 705 Dotson Drive from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL)
 2. Public Hearing for the Zoning Text Amendment for Research and Innovation (R-I) Zoning District Hub Area Minimum Height Requirement
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CALL TO ORDER: Debra Lee, Chairperson, called the meeting to order at 7:00 PM

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Converse) to approve the Agenda for the meeting of October 7, 2015

MOTION PASSED: (4-0)

[John Tillo arrived at 7:01 PM.]

APPROVAL OF THE MINUTES OF THE MEETING OF SEPTEMBER 16, 2015:

MOTION: (Converse/Bowers) to approve the Minutes of the meeting of September 16, 2015

MOTION PASSED: (5-0)

PUBLIC FORUM: There were no public comments.

PUBLIC HEARING FOR THE REZONE OF 601 AND 705 DOTSON DRIVE FROM GOVERNMENT-AIRPORT (S-GA) TO FLOATING SUBURBAN RESIDENTIAL LOW DENSITY (FS-RL)

Karen Marren, Case Planner, reported that the rezoning request comes from Dayton Park, LLC, contract purchasers of two pieces of property owned by the Ames Community School District. The applicant is requesting rezoning from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL) to allow for development of a single-family residential subdivision, per the applicant's Master Plan.

[Julie Gould arrived at 7:02 PM.]

Ms. Marren provided an overview of the subject property and noted the displayed map did not reflect the final plat recently approved by the City Council that created two new lots west of the Dotson Drive extension. She reviewed the current Land Use Policy Plan designations for the area and reported that FS-RL zoning is consistent with the LUPP and also matches the zoning of neighboring properties to the north and west of the subject site. She explained that FS-RL zoning code requires submission of a Master Plan that identifies the proposed types of land uses, number of dwelling units, building types, densities, access points, and areas designated for open spaces and/or stormwater detention. Open space easement areas between the two development areas were reviewed on a map showing the location of College Creek and the existing Conservation Easement as well as an existing bike trail.

The Master Plan for the subject site proposes construction of 15 single-family units, each with private access driveways onto either Dotson Drive or a public loop road proposed for the southern lot. Ms. Marren noted that the loop road eliminates curb cuts onto Dotson Drive for that portion of the development. The necessary utility infrastructure for the development is already in place, as it was installed as part of the Dotson Drive extension. The proposed density of 15 single-family detached homes developed on approximately 3.75 acres averages to 4 units per acre and falls within the allowed FS-RL range of 3.75 to 10.0 units per net acre. According to Ms. Marren, staff found the proposed Master Plan met code requirements and recommends Alternative #1, which calls for approval of the rezoning with Master Plan. She also noted an error on the Master Plan referencing single-family attached homes that will be corrected to reflect the intended plan for development of *detached* single-family homes.

Applicant, Justin Dodge, Hunziker Companies, 105 South 16th Street, said his company views this project as a 'win-win' for the community because the school district was able to acquire desired property located on South Bell Avenue from Hunziker, and Hunziker acquired a parcel across from the Ames Middle School where it can construct single-family housing. He indicated the developer proposes seven lots on the north parcel and is ready to begin construction soon, as all utilities are stubbed in. Hunziker will submit a preliminary plat within the next few weeks, Mr. Dodge reported, and intends to proceed with construction of single-family detached houses as soon as the final plat is in place. Hunziker will return in spring 2016 for further development. Mr. Dodge explained there is a fair amount of dirt on the south parcel that will need to be moved before putting in the looped street and utilities. The Master Plan proposes development of an additional eight lots for the south parcel. Mr. Dodge indicated that Hunziker will submit a preliminary plat for the entire development in 2015 that includes all 15 proposed lots. He noted his excitement for single-family lots across the street from the school, and stated the project is desirable for the community and has received substantial public interest. Mr. Dodge clarified the proposed layout for Dotson Drive, including the loop road, in response to questions from John Tillo and Debra Lee, and confirmed that the loop road will also be a public street.

Ms. Marren added that the applicant will come before Commission again with plans for a Major Subdivision. She said the Commission will see a preliminary plat for the whole area that will lay out lot lines and any necessary new public improvements, e.g., sidewalks, street trees, etc., as part of the preliminary plat review and recommendation/approval process.

Timothy Kerkhove, 203 Barton Hall/Anders House, a sophomore planning student at Iowa State University and Co-President of Students for the New Urbanism, commented that he believes the proposed development is a good idea, although he wondered about the rationale for low-density development for that parcel and whether higher density development options were considered.

Ms. Marren added that other zoning districts exist within the Village/Suburban designation that would allow for higher densities, and that FS-RL zoning will allow for up to 10 units per acre. Ms. Marren believes that staff would regard the subject site, located across from the middle school and surrounded by other single-family homes, as inappropriate for high-density development, although the zoning district itself would allow for higher-density housing than what is proposed.

Ms. Wannemuehler commented that the Commission has reviewed numerous higher density development cases at other meetings and that examples of high-density housing developments are present near the subject site.

Ms. Lee asked about anticipated development in the area northwest of the subject property. Ms. Marren indicated that lots in that area are platted as part of the South Fork Subdivision as long, single-family lots with a trail cutting through the southern portion of the lots. She noted other single-family lots near the northern edge of the subject property, as well as a utility and trail connection that will come through two of the proposed lots connecting to Dotson Drive from Cochrane Parkway. Ms. Lee also inquired about the area near the Dotson Drive/Coy Street intersection. Ms. Marren reported that most of that area has been platted, with perhaps just one portion that has not gone through final plat yet. Ms. Marren indicated that all of the development in the areas adjacent to the subject property is part of various South Fork Subdivision additions, and that most of the development will be single-family homes, with perhaps a couple of attached homes. Ms. Lee said she was trying to get a feel for the broader area and street connections and asked if Coy Street will connect everything. Ms. Marren was uncertain if that was indicated on the preliminary plat without having it available for reference.

MOTION: (Tillo/Bowers) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council **approve** the request for rezoning with a Master Plan for the properties at 601 and 705 Dotson Drive from Government-Airport (S-GA) to Floating Suburban Residential Low Density (FS-RL), based upon staff's findings and conclusions as found in the addendum.

MOTION PASSED: (6-0)

PUBLIC HEARING FOR THE ZONING TEXT AMENDMENT FOR RESEARCH AND INNOVATION (R-I) ZONING DISTRICT HUB AREA MINIMUM HEIGHT REQUIREMENT

Karen Marren, Case Planner, reported that in June 2015 the Commission reviewed a Zoning Text Amendment to create the Research and Innovation (R-I) zoning district for the new part of the ISU Research Park that was recently annexed and is under development. She explained that a portion of the R-I industrial district, the Hub, was intended as a higher activity center that allows for higher intensity commercial uses. The Zoning Text Amendment presented to the Commission in June 2015, and later approved by the City Council, included a two-story minimum height requirement for the Hub area of the R-I zoning district; however, this minimum height requirement was omitted from the final passage of the ordinance. Ms. Marren indicated that the item comes before the Commission again to restore the minimum height requirement.

There were no public comments on this item.

Debra Lee reiterated that the Commission essentially approved this request in June, and that the text amendment is not receiving a cursory review now.

MOTION: (Converse/Gould) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council **adopt** the proposed amendment to the Research Park and Innovation Zoning District for minimum height within the Hub Activity Area.

MOTION PASSED: (6-0)

COMMISSION COMMENTS: There were no comments.

STAFF COMMENTS: There were no staff comments.

MOTION TO ADJOURN:

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

MOTION PASSED: (6-0)

The meeting adjourned at 7:19 PM.

Debra Lee, Chairperson
Planning & Zoning Commission

Joseph C. Newman, Recording Secretary
Department of Planning & Housing