

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

Date: December 16, 2015	Debra Lee, Chairperson	2018
	Rob Bowers, Vice Chairperson	2018
Call to Order: 7:00 p.m.	Yvonne Wannemuehler	2018
	*Julie Gould	2016
Place: Ames City Hall	John Tillo	2016
Council Chambers	*Carlton Basmajian	2017
	Matthew Converse	2017
Adjournment: 7:41 p.m.	*Absent	

MAJOR TOPICS DISCUSSED:

1. Continuation of the Rezone of 1110 Delaware Avenue from Residential Low Density (RL) to Residential High Density (RH)
2. Public Hearing for the Rezone of 5440 and 5442 Grant Avenue (Hayden's Crossing)
3. Zoning Text Amendment for Fence Standards
4. Zoning Text Amendment for the Sight Visibility Triangle

CALL TO ORDER: Debra Lee, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (Wannemuehler/Converse) to approve the Agenda for the meeting of December 16, 2015.

MOTION PASSED: (4 - 0)

John Tillo arrived at 7:00 p.m.

APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 2, 2015:

MOTION: (Converse/Bowers) to approve the Minutes of the meeting of December 2, 2015.

MOTION PASSED: (5 - 0)

PUBLIC FORUM: There were no public comments.

CONTINUATION OF THE REZONE OF 1110 DELAWARE AVENUE FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL HIGH DENSITY (RH)

Kelly Diekmann, Director of Planning & Housing, stated that this item was presented at the last Planning and Zoning Commission meeting. He stated that the Commission approved a motion to continue this case in order to allow them time to receive and review the RH Site Evaluation checklist for this property.

John Tillo stated that he appreciates receiving the evaluation checklist for this request.

MOTION: (Converse/Bowers) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request for rezoning from "RL" (Residential Low Density Zone) to "RH" (Residential High Density) for the property located at 1110 Delaware Avenue, based upon the applicant's project description and staff's analysis.

MOTION PASSED: (5 - 0)

PUBLIC HEARING FOR THE REZONE OF 5440 AND 5442 GRANT AVENUE (HAYDEN'S CROSSING)

Kelly Diekmann, Director of Planning & Housing stated that the developer is proposing a second phase of a development. He stated that the applicant is requesting to rezone the properties from Agricultural to Suburban Residential Low Density to match the zoning of the property in the area. Mr. Diekmann stated that it is the applicant's intent to develop single family homes. He stated that a master plan is included with the project. Mr. Diekmann outlined the proposed area on a map. He reviewed various details about the access points and trails that are outlined in the master plan. Mr. Diekmann stated that staff recommends approval and feels that the master plan matches the area and is approvable as proposed.

The applicant did not have any comments for the Commission.

Debra Lee asked Mr. Diekmann for a review of the layout of the Quarry Estates Subdivision. Mr. Diekmann stated that Quarry Estates Subdivision has one point of access off of Grant Avenue and two points of access off of 190th Street. He outlined details of the open space areas and the location of the homes that will be built on the property.

Ms. Lee asked if Parks & Recreation still intends to build a parking lot on the south edge of this property. Mr. Diekmann outlined the area where the parking lot will be built.

Discussion was held about the two access points on the west along Grant Avenue (one access point is required to be coordinated with the development to the west, previously discussed as part of the original Hayden Crossing's approval). Mr. Diekmann stated that the location of the access points on Grant Avenue will need to be resolved prior to final plat approval.

MOTION: (Bowers/Wannemuehler) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council approve the request for rezoning from Agricultural (A) to Suburban Residential Low Density (FS-RL), including the Master Plan to be integrated with the development site to the south.

MOTION PASSED: (5 - 0)

ZONING TEXT AMENDMENT FOR FENCE STANDARDS

Charlie Kuester, Planner, stated that the City Council approved the creation of a new industrial district (the new Research & Innovation Zoning District) in August of 2015. He stated that the city's fence regulations currently exempt industrial districts. Mr. Kuester stated that the first

amendment staff recommends is that the Research & Innovation Zoning District needs to be added to the list of districts for which the fence regulations are exempt.

Mr. Kuester stated that the second proposed amendment within the fence regulations is to clarify a situation where a six foot fence can be allowed in the side or rear setback of a corner or through lot. He reviewed the setbacks and the two criteria that need to be met. Mr. Kuester stated that the word “and” needs to be inserted between the two criteria. He stated that staff has always enforced this; however, they feel that this will help clarify the language of the standards. Mr. Kuester stated that staff recommends approval of these two amendments.

Ms. Lee asked for clarification as to why it is appropriate to exempt the Research & Innovation District from the fence regulations. Mr. Diekmann explained the reasons that staff felt that it was reasonable to exempt the Research & Innovation District from the fence regulations.

John Tillo asked if there has ever been non-compliance because of the existing language (the absence of the word “and”). Mr. Diekmann stated that it has occurred.

MOTION: (Tillo/Wannemuehler) to accept Alternative #1, which states: that the Planning and Zoning Commission recommends that the City Council adopt the proposed amendments regarding fences.

MOTION PASSED: (5 - 0)

ZONING TEXT AMENDMENT FOR THE SIGHT VISIBILITY TRIANGLE

Charlie Kuester, Planner, stated that the City of Ames Traffic Engineer asked staff to see if there was a better way to define the sight visibility triangle. He reviewed the components of the city’s current sight visibility triangle. Mr. Kuester stated that staff has reviewed sight visibility triangle criteria from other communities and have found that they are varied. He reviewed the criteria and standards that staff considered before making their recommendation. Mr. Kuester reviewed aerial photos of various intersections in the city and outlined the sight visibility triangle changes for each of those intersections.

Ms. Wannemuehler asked if the proposed amendment replaces the language that is currently in place. Mr. Kuester stated that the proposed amendment will totally replace the section that pertains to the 20 foot visibility triangle.

Mr. Tillo asked if staff has determined what intersections would be impacted by the approval of this Zoning Text Amendment and if action will be taken. Mr. Kuester stated that he has visited with the City’s neighborhood codes liaison as she has been enforcing the sight visibility triangle on private property and in the right-of-way. He stated that in most instances the proposed amendment will have either the same or less of an impact on private property. Mr. Kuester stated that he does not know if this will result in any code enforcement. Mr. Tillo stated that he wants to take into consideration impacts on property owners along with potential safety issues.

Mr. Kuester reviewed an aerial map of an uncontrolled intersection that would be significantly impacted by the proposed text amendment. He stated that the property owner could ask to have a stop control placed at the intersection that would reduce the sight visibility triangle. Mr. Diekmann stated that placing a stop control does not automatically increase safety. He stated that it involves more than a property owner placing a request. Mr. Diekmann stated that it also

needs to be approved by the City staff. Mr. Kuester stated that another option is to request that the speed limit be lowered as this would also decrease the size of the sight visibility triangle. Mr. Diekmann reviewed the potential impacts to property owners. He outlined several items that staff decided not to include in the proposed zoning text amendment.

Ms. Lee stated that she has a corner that she would like to have staff examine (northeast corner of Clark Avenue and Lincoln Way).

Mr. Kuester stated that the current zoning ordinance only applies to the Agriculture, Residential, and Hospital-Medical zoning districts. He stated that the proposed zoning text amendment would apply to every intersection within all of the zoning districts in the City.

Mr. Diekmann stated that the City did not have a particular intersection in mind when drafting the proposed zoning text amendment for the sight visibility triangle. He stated that the traffic engineer requested the zoning text amendment and it would apply to site plan reviews in commercial zoning districts

Mr. Kuester stated that he hopes to add a diagram within the final zoning text amendment.

Ms. Lee pointed out a typographical error in the proposed zoning text amendment. She stated that the word ensure is listed twice within item (d) on page 14 of the Commission Action Form.

MOTION: (Wannemuehler/Converse) to accept Alternative #1, which states: that the Planning & Zoning Commission recommends that the City Council adopt the amendment regarding the visibility triangle.

MOTION PASSED: (5 - 0)

Ms. Wannemuehler expressed her concern about uncontrolled intersections in the city. Mr. Diekmann outlined factors that traffic engineers take into consideration when considering the placement of stop controls. He stated past experience in the traffic engineering field shows that over-control will result in motorists ignoring the signs.

COMMISSION COMMENTS: None.

STAFF COMMENTS: Kelly Diekmann stated that the last City Council meeting of the year will be held next week.

Mr. Diekmann stated that he will make a determination by next Wednesday as to whether the January 6, 2016 meeting will be held.

MOTION TO ADJOURN:

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

MOTION PASSED: (5 - 0)

The meeting adjourned at 7:41 p.m.

Debra Lee, Chairperson
Planning & Zoning Commission

Lorrie Banks, Recording Secretary
Department of Planning & Housing