

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

Date: July 6, 2016	Debra Lee, Chairperson	2018
	Matt Converse, Vice Chairperson	2018
Call to Order: 7:00 PM	Carlton Basmajian	2017
	Rob Bowers	2018
Place: Ames City Hall Council Chambers	Doug Ragaller	2019
	Yvonne Wannemuehler	2018
Adjournment: 7:20 PM		

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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 July 6, 2016 meeting agenda

*MOTION PASSED: (6-0)*

APPROVAL OF THE MINUTES OF THE MEETING OF June 15, 2016:

MOTION: (Ragaller/Wannemuehler) to approve the June 15, 2016 meeting minutes

*MOTION PASSED: (6-0)*

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PUBLIC FORUM: There were no public comments.

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**PUBLIC HEARING FOR THE REZONING WITH MASTER PLAN FOR 5871 ONTARIO ST.**

Property owner D&R Furman, LLC requested rezoning of the subject property from Agricultural to Suburban Residential Low Density (FS-RL) to allow for construction of 70-80 single-family homes. Case Planner Justin Moore reviewed the proposed Master Plan illustrating the general intentions for development, including the area for housing construction, open space detention and buffer areas, right-of-way area, and proposed street connections. The requested rezoning is consistent with the property's Land Use Policy Plan (LUPP) land use designation. Surrounding property consists of farmland and low-density residential development. Staff recommended approval of the rezoning request.

Applicant Rich Fitch, 2734 Clayton Drive, D&R Furman, LLC offered to address questions—there were none.

Debra Lee inquired about other potential zoning options for the property. Mr. Moore indicated the Village/Suburban Residential land use designation would also allow for medium density residential development. He noted both attached and detached single-family dwellings would be permitted with the requested FS-RL zoning classification.

Carlton Basmajian asked if a zoning option existed that would allow for small-scale commercial or retail uses. Kelly Diekmann, Planning and Housing Director, indicated commercial interests

could not be added at this location under the current LUPP. Commercial development would be allowed in the identified future growth area to the northwest.

Ms. Lee questioned if the small creek bordering the subject property would preclude a street extension to the west. Mr. Diekmann stated the proposed Master Plan does not show planned western connections. Staff did not believe that would be necessary or beneficial, given that most of that area is floodplain with little developable land. Mr. Basmajian asked if cul-de-sacs would be used in the proposed development. Mr. Diekmann said the street layout would likely feature a looped road configuration, with homes backing up to the creek (with at least a 100-foot setback), with a street connection south to Ontario Street.

An unidentified area resident spoke about creek erosion and shared her thoughts about the benefit of the proposed green space buffer area to protect any new homes built on the property.

MOTION: (Converse/Wannemuehler) to accept **Alternative #1**, which states: that the Planning and Zoning Commission can recommend that the City Council **approve** the request for rezoning from Agriculture to Suburban Residential Low Density (FS-RL) with the attached Master Plan.

Ms. Lee noted concern about further residential development in this area without nearby commercial services.

*MOTION PASSED: (6-0)*

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COMMISSION COMMENTS: Matt Converse said he would be absent from the July 20 meeting.

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STAFF COMMENTS: Mr. Diekmann reported that Julie Gould would join the City's Planning staff later in the month. The Mayor has an open recruitment for the vacated Commission seat. Mr. Diekmann reviewed the tentative agenda for the July 20, 2016 Commission meeting. He also noted a recent City Council workshop related to development options for the 'middle parcel' located on State Street.

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MOTION TO ADJOURN:

MOTION: (Wannemuehler) to adjourn the meeting.

*MOTION PASSED: (6-0)*

The meeting adjourned at 7:20 PM.

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Debra Lee, Chairperson  
Planning & Zoning Commission

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