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TO: Ames City Council and Mayor

FROM: Kelly Diekmann, Planning and Housing Director

DATE: May 18, 2018

SUBJECT: Downtown Gateway Commercial Zoning Changes 2nd Reading

City Council reviewed a draft ordinance on May 8th and provided direction to staff to modify the ordinance prior to the 2nd reading scheduled for May 22nd.

City Council directed changes to allow for up to 10% of the dwelling units in a building to have four bedrooms. Table 29.1004 (2) includes the proposed change.

A parking standard of 3 parking spaces per 4 bedroom unit was also added. Tables 29.1004(4)-1 and 29.1004(4)-2 include this change.

Staff also proposes one change to the allowed use category for Rail Line Utility Corridor. Based upon the proposed rezoning boundary existing rail and utility corridors would be bisected by the zoning. Staff proposes to continue to allow the use as Special Use Permit per current zoning requirements. This change is shown within Table 29.1004(2).