

ITEM #: 41  
DATE: 01-24-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**REQUEST: REZONING FROM RESIDENTIAL LOW DENSITY ZONE (RL) TO RESIDENTIAL MEDIUM DENSITY ZONE (RM) PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH A MASTER PLAN AT 3216 TRIPP STREET**

**BACKGROUND:**

The City owns the property at 3216 Tripp Street in the Baker Subdivision. As part of a City Council initiated rezoning, the City proposes to rezone this property from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Overlay and Master Plan for the property at 3216 Tripp Street. The subject parcel is 2.78 acres. (See *Attachment A for Location Map*) This site has been identified by the City Council as a desired location for affordable multi-family housing to meet the needs of the community and to seek its development with a partner developer through use of Low Income Housing Tax Credit (LIHTC) administered by the Iowa Finance Authority.

**One of the qualifying criteria for a LIHTC application is to have zoning for the proposed project in place for the subject property. As part of City Council's direction to proceed with a RFP for a partner developer on December 13, 2022, there was a commitment to have zoning in place prior to April 1, 2023. Staff proceeded to initiate the rezoning concurrent with the RFP process, even though a partner developer has not yet been identified. The submittal deadline for development proposals was January 17, 2023. It is hoped that a staff recommendation concerning a partner developer will be made to the Council on February 28, 2023.**

The proposed rezoning request is to allow for a medium density residential development as small apartment buildings, townhomes, or duplexes. (See *Attachment B*) The proposed PUD Master Plan identifies the proposed uses of the site along with the minimum and maximum number of units, parking allowances, and building types. (See *Attachment C*) **The PUD Overlay standards require a future Major Site Development Plan approval by the City Council prior to development of a specific project on the site.** A detailed description of the Master Plan is found in the Addendum below.

**AMES 2040 COMPREHENSIVE PLAN CONSIDERATIONS:**

The current Ames Plan 2040 land use designation of the site is RN-2. (See *Attachment D*) The RN-2 land use designation is reflective of existing neighborhoods primarily developed prior to 2000 with a mix of single family, two-family, and some multi-family development. These established neighborhoods are a majority single family detached homes built in the mid-to-late 20<sup>th</sup> and very early 21<sup>st</sup> century. RN-2 land use description

identifies a mix of corresponding zoning districts to implement the goals and policies of this designation. **While primarily intended for one- and two-family development types, it also includes a selective option for medium density residential (RM) zoning for development of small apartments and townhomes in clusters within or adjacent to established neighborhoods.**

The projected density for RN-2 designated area is six units per acre. However, clusters of higher densities may exist to meet other goals of Ames Plan 2040. Conservation of general neighborhood character and structural conditions will be maintained with new development in RN-2 areas. *(See Attachment G)*

The City's overall housing goals and needs are also taken into consideration with the rezoning. The Ames 2040 Comprehensive Plan identifies Housing goals in the Policy Framework of the Housing, Neighborhoods and Subareas section on page 111. The Policy Framework covers attainability in Framework goals H1-1 through H1-6. Specifically, H1-5 addresses the need for utilizing a variety of funding sources and programs to support retention and creation of affordable housing. The rezoning and planned project will help leverage local investment with other funding sources to produce greater levels of affordability. *(See Attachment H)*

**Within an RN-2 designated area contextual sensitivity for the rezoning to RM adjacent to existing RL zoned areas must be a priority consideration. The PUD Overlay is a response to this issue with its mandatory design requirements, flexibility in standards, and requirements for a Major Site Development Plan approval through a public hearing.** Rezoning this property from RL to RM-O-PUD has a deliberate purpose and must be viewed for consideration through the lens of the goal of providing affordable housing for the community as part of a specific development within Baker Subdivision. Here, the City Council goal of providing affordable housing in a multi-family setting provides support for the rezoning that creates a multi-family cluster within the boundaries the larger planned development of Baker Subdivision. **Due to the site location and its focus on affordable housing, the rezoning can be found to meet the land use designation description, goals for compatibility, and support goals for expanding diverse housing opportunities.**

Staff notes that in other circumstances, a rezone to RM may not be viewed the same depending on the attributes of the individual request. Intensifying the zoning designation in an RN-2 area must be considered on a case-by-case basis on each individual site against the broader policies of the designation and goals of Plan 2040. Small site rezoning is not anticipated by Plan 2040. The ability to guide development with a PUD Master Plan is a valuable tool to allow for increasing zoning density within a set of parameters for development of the site. PUD rezonings are only permitted for sites greater than two acres.

**PUD MASTER PLAN:**

**The PUD Overlay (Zoning Ordinance Section 29.1114) allows for City Council to initiate a rezoning and defer final PUD plan approval. In this case, staff has proposed to include a Master Plan with the rezoning to match the described range of development for the site within the planned LIHTC application. Final site plan approval by City Council will occur once a partner developer is selected.**

The PUD standards are found in Section 29.1114. In this case the PUD Master Plan will require that a range of 30-50 units be constructed on site. This equates to a range of 11.1 to 18.5 dwelling units per acre. The Master Plan also has allowances for reduced parking, sets a limit on building height of three stories and lists the allowed housing types, including a requirement for affordable housing. The full details of the Master Plan are in the Addendum.

The subsequent Major Site Development Plan must comply with the Master Plan for the site as well as the required PUD standards. Review of the Major Site Development Plan will include a determination of compliance with PUD compatibility and design standards, as well as appropriateness of any proposed deviations for site improvements. The Major Site Development Plan will control the architectural features, arrangement of buildings along with all remaining site details in compliance with zoning standards.

**PLANNING & ZONING COMMISSION RECOMMENDATION:**

At the January 4 Planning & Zoning Commission meeting, the Commission reviewed the proposed rezoning with PUD and Masterplan and voted 7-0 to recommend the City Council approve the Rezoning from RL to RM with a PUD and Masterplan.

**ALTERNATIVES:**

1. Approve on first reading the Rezoning from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Master Plan for the property at 3216 Tripp Street. (See Attachment C)
2. Modify or Deny the request for Rezoning from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Master Plan for the property at 3216 Tripp Street.
3. Defer Action on this request and wait for the City to select a partner developer.

**CITY MANAGER'S RECOMMENDED ACTION:**

The rezoning request is to allow for RM zoning with a PUD overlay and Master Plan. This request is being made as a City Council initiated rezoning request to allow for a multi-family affordable housing component in the Baker Subdivision. **As described in this report, the combined factors of multiple Plan 2040 goals and the context of the subject site support this rezoning.**

Staff finds that the proposed rezoning at this location is compatible with the intent of the RN-2 land use designation with the associated Master Plan for the purposes of providing for a multi-family affordable housing component in Baker Subdivision. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.**

## ADDENDUM

### APPLICABLE REGULATIONS

#### **Planned Unit Development (PUD) Development Principles.**

Property that is zoned PUD must adhere to the development principles in Ames Municipal Code Section 29.1114. *See Attachment F.*

#### **Infrastructure**

Water main currently exists abutting the site along Tripp Street to the north and is able to fully serve the future development of the site. Sanitary Sewer main exists to the east along the eastern property line of the site in a neighboring outlot and can fully serve the site from the east. An adjacent detention pond on the neighboring outlot to the east provides direct access for stormwater drainage and treatment. City storm sewer facilities exist abutting the along Tripp Street and the site can be developed with proper storm sewer facilities. Ames Electric facilities are able to fully serve the site.

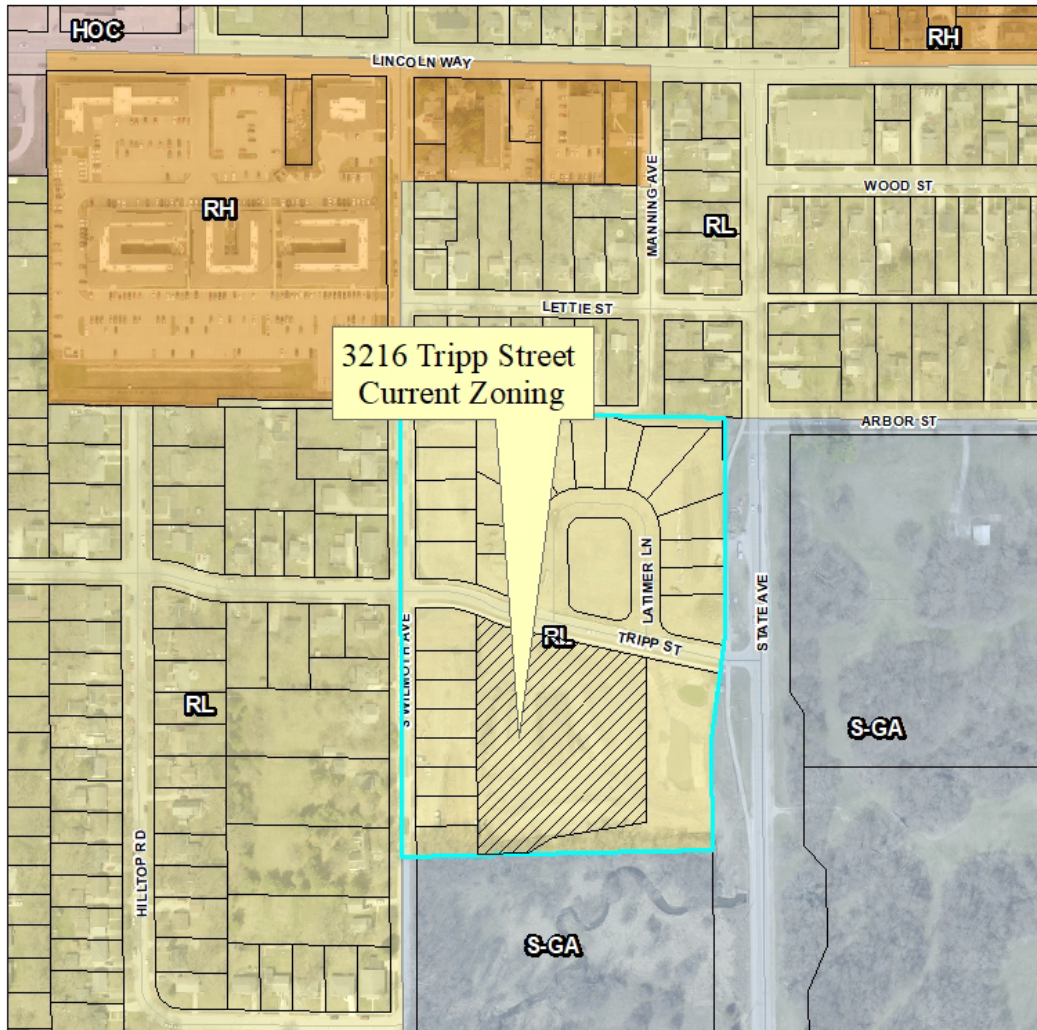
#### **Street Classification**

Tripp Street is classified as a local residential street and designated with a Neighborhood Street typology. This street was designed to accommodate the future traffic needs of the development of Baker Subdivision and this site. Access will be limited to one point of access at the time of development. Tripp Street provides connections to State Avenue as well as points to the west through Baker Subdivision. A standard sidewalk will run along the entire frontage of the site and it connects to the shared use path along State Avenue.

#### **Environmental & Floodplain**

A Greenway designation exists to the south of the site for College Creek. Within this designation there is a greenway trail, however this trail is located south of College Creek and does not connect to this site. College Creek has a defined flood inundation level for a floodway and fringe area to the south of the site on a neighboring outlot. No flood plain area extends onto this site and are no significant natural resources that will be disturbed with development of this site under the proposed RM-O-PUD.

## Attachment A- Location & Current Zoning Map



3216 Tripp Street  
Existing RL Zoning

### Legend

PARCELS

### Zoning District

Residential Low Density Zone "RL" (sec 29.701)

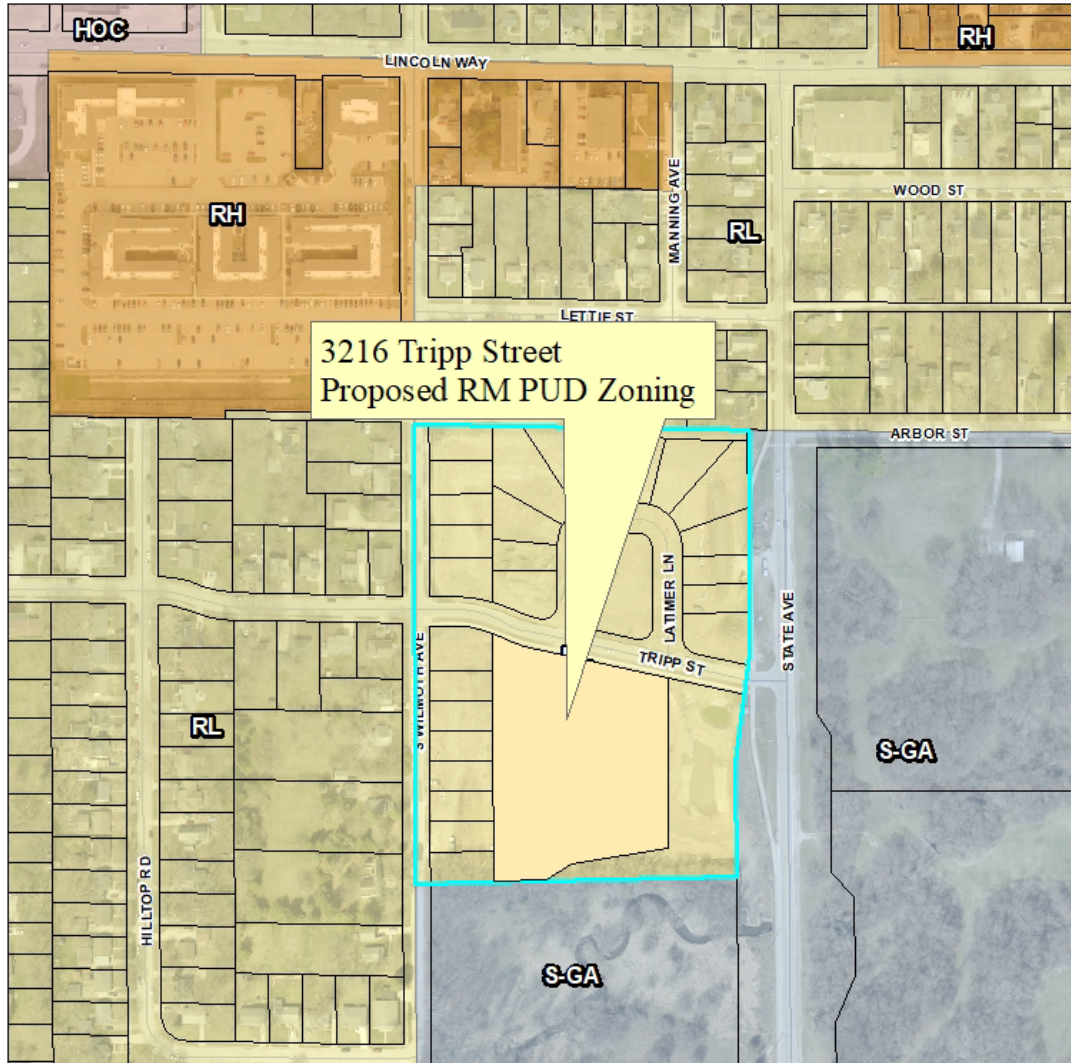
Residential Medium Density Zone "RM" (sec 29.702)

Residential High Density Zone "RH" (sec 29.704)

Highway-Oriented Commercial Zone "HOC" (sec 29.804)

Government/Airport District "S-GA" (sec 29.1002)

## Attachment B- Proposed Zoning



3216 Tripp Street  
Existing RM PUD Zoning

### Legend

- PARCELS
- Zoning District**
- Residential Low Density Zone "RL" (sec 29.701)
- Residential Medium Density Zone "RM" (sec 29.702)
- Residential High Density Zone "RH" (sec 29.704)
- Highway-Oriented Commercial Zone "HOC" (sec 29.804)
- Government/Airport District "S-GA" (sec 29.1002)

**Attachment C- Master Plan**



**3216 Tripp Street Master Plan**

- Number Of Units:** 30-50
- Permitting Housing Type:** Apartments, Townhomes and Duplexes
- Building Height Limit:** Three Stories
- Parking:** PUD Parking Rate of 2 Spaces Per Unit
- Use:** Residential Including Affordable Housing



# Attachment D -Land Use Designation Map



**RN-2 Designation. 3216 Tripp Street.**

## Land Use Designation Legend

- Residential Neighborhood 1 - Traditional (RN-1)
- Residential Neighborhood 2 - Established (RN-2)
- Residential Neighborhood 3 - Expansion (RN-3)
- Residential Neighborhood 4 - Village (RN-4)
- Residential Neighborhood 5 - Multi-family (RN-5)
- Neighborhood Core (NC)
- Neighborhood Core - Mixed Use (NC MU)
- Community Commercial/Retail (Com-CR)
- General Commercial (GC)
- Core (Core)
- Redirection (Redir)
- Urban Corridor
- Employment (Emp)
- Park/Recreation
- Open Space
- Civic
- Civic - University
- Hospital/Medical Special Area
- Near Campus Overlay

## **Attachment E– RM PUD Rezoning Application Narrative**

### **1. Written explanation of the reasons for requesting rezoning:**

The rezoning of property with a PUD Overlay will accommodate a medium density multi-family affordable housing project as a goal of the City Council to expand such opportunities in the City. By rezoning the site to RM with a PUD overlay and Master Plan the City can realize its goal of providing for a multi-family component of affordable housing in the Baker Subdivision.

### **2. Written explanation of the consistency of this rezoning with the Ames 2040 Comprehensive Plan:**

The proposed rezone to RM is consistent with the underlying land use designation of RN-2 in the Ames 2040 Comprehensive Plan. RN-2 supports mid-sized apartments and attached housing by way of supporting the RM zoning designation. The RN-2 designation is supportive of medium density housing in or adjacent to established neighborhoods such as is the case at 3216 Tripp Street. The land to the immediate north and west will develop as single-family detached homes in the Baker Subdivision, which has already been platted. Nearby further west and north are existing single-family detached homes that were constructed in the mid 20<sup>th</sup> century.

In terms of design compatibility for infill development, the proposed PUD Master Plan places limits in building height that are compatible with RM zoning and are seen as harmonious with the nearby RL zoned areas as there will not be a large difference in maximum heights between both zones. Additionally, the location of the site is set at a lower elevation than the single-family homes having height transitions less significant. The restriction of having smaller apartment buildings in RM zoning also provides a more harmonious transition between zones as compared to a higher density zone with less gradual transition. This supports compatibility with surrounding single-family detached residential neighborhoods. The City also plans for dwelling units to be placed along Tripp Street and have doors that face the street to reinforce residential character. Final design and architectural details will be subject to a Major Site Development Plan approval.

The City's Housing Goals, shown in Attachment G, provide support for consideration of the rezoning to accomplish overall housing goals of the City with a suitable design context for the surrounding area.

## Attachment F-Rezoning Establishment Findings

### Sec. 29.1114 “PUD” PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

**(1) Purpose.** The Planned Unit Development (PUD) Overlay zone is intended to allow flexibility in Zoning District and General Standards where design flexibility helps further the goals of the Comprehensive Plan and is compatible with its surroundings. The PUD zone is intended to:

- (a) Provide for innovative and imaginative development through flexibility in the design, placement of buildings, clustering of housing types, use of open space, and related site and architectural design considerations;
- (b) Increase the stock of diverse housing types for a variety of income levels;
- (c) Promote efficient land use and infrastructure construction, while maintaining high-quality living environments for privacy, architectural interest, streetscape, walkability, and open spaces for private and common use;
- (d) Provide for a variety of private and common open space areas corresponding to smaller lot sizes along with additional amenities for larger developments;
- (e) Encourage and preserve opportunities for energy efficient development; and
- (f) Encourage context-sensitive infill development.

**(3) Establishment.** The PUD Overlay zone applies to all lands that are zoned PUD on the Zoning Map. A Zoning Map Amendment may be approved provided the City Council makes the following findings:

- (a) The Zoning District and Overlay are consistent with the comprehensive plan.

**Finding:** The RN-2 Land Use designation in the Ames Plan 2040 includes the RM zoning designation as an implementing option for the designation. Although the general density of an RN-2 area is targeted at 6 dwelling units per acre, individual site can exceed the general density limitation when taken in combination with other goals of the Comprehensive Plan. Specifically, RM is allowed for small areas of “multi-family clusters” and the PUD Zoning helps ensure the design of the site will be compatible with the surroundings. As discussed above, the plan for affordable housing supports rezoning of the site to create additional diverse housing opportunities that are contextually sensitive to the area.

The site is 2.78 acres with a proposed residential use which meets the minimum site size for a PUD.

- (b) The property on which the PUD is requested has a residential zoning of RL, RM, UCRM, RH, FS-RL, FS-RM, S-SMD, or is concurrently proposed to be changed to one of these Zoning Districts.

**Finding:** The proposed rezone is to change the zoning to an RM zoning designation which is supported in RN-2.

- (c) The design of the commercial area is compatible with the overall PUD design concept and integrated in the development.

**Finding:** Not applicable.

- (d) The existing and proposed infrastructure is sufficient in design and capacity to support the project with water, sanitary sewer, storm drainage, streets and other transportation related facilities.

**Finding:** The property at 3216 Tripp Street can be directly served by Water, Sanitary Sewer and the abutting street. Storm water management is planned with a regional facility abutting the site. All utilities serving the site were completed as part of the construction of the Baker Subdivision.

- (e) The PUD Master Plan includes interconnected pedestrian and bicycle circulation routes to the surrounding areas and within the development.

**Finding:** The PUD standards require that the future building proposal include connections to the sidewalk along Tripp Street as well as circulation throughout the site to any and all residential buildings for bicycles and pedestrians.

- (f) The proposed PUD Master Plan is consistent with the requirements of this ordinance and all deviations, exceptions, and limitations stated on the Master Plan are clear, identifiable, and necessary in support of the design concept and the purpose statements of the overlay.

**Finding:** The Master Plan included with this proposal states the parameters for future development of the site with regard to number of units, parking rate, allowed uses, housing type and building height. No specific deviations are identified at this time.

- (g) The proposed PUD Master Plan is in harmony with the purpose of the overlay.

**Finding:** The PUD Master Plan maintains the standards within the allowed deviations in the overlay. The base RM zoning standards will be maintained as well as the minimum allowed deviations in the PUD standards. Future Major Site Plan review by City Council will ensure compliance with the remaining zoning standards.

The following purpose statements apply directly to the future development of this site:

- 1. Increase the stock of diverse housing types for a variety of income levels;**  
The future project will provide additional housing for affordability which will provide housing for a mix of incomes separate form the typical market rate.
- 2. Promote efficient land use and infrastructure construction, while maintaining high-quality living environments for privacy, architectural**

**interest, streetscape, walkability, and open spaces for private and common use;**

The project to be developed here will utilize infrastructure that has already been constructed adjacent to the site and will call for an orientation of some buildings facing Tripp Street. The project will also encourage architectural interest beyond typical standard design to create a more aesthetic presence in the neighborhood. Common open space will also be encouraged for use by residents living here.

**3. Encourage and preserve opportunities for energy efficient development;**

The proposed project at this location will be required to utilize geothermal heating and cooling. The geothermal infrastructure is already installed. The future partner developer will be required to connect to this system.

**4. Encourage context-sensitive infill development.**

Future building construction at this site is limited to 3 stories in height the PUD Masterplan and will be reviewed with consideration for building design in relation to the surrounding neighborhood. With regard to building mass and roof design so as to integrate with the existing surrounding residential areas.

- (h) Findings for approval of a Master Plan with a PUD Overlay rezoning may be deferred, when the City Council initiates a property rezoning.

**Finding:** No specific findings are proposed to be deferred with the proposed rezone. Future building design and site design details will be reviewed by City Council through a Major Site Development Plan and must be found to comply with the PUD masterplan and all other applicable zoning standards.

# Attachment G- Ames Plan 2040 Excerpts

## LAND USE: CATEGORIES

### Residential Neighborhood 2 (RN-2: Established)

#### CHARACTERISTICS

- » Typically mid to late 20th century through 21st century development.
- » Completely built-up except for infill sites.
- » Mostly but not exclusively single-family, with some attached and small-scale multifamily.
- » Relatively large single-use blocks, beginning of suburban type development patterns.
- » Variety of lot and single-family home sizes.
- » Common pattern of automobile-oriented design with front-loaded garages.
- » Breaks the fine-scale grid with larger blocks and curvilinear streets, cul-de-sacs and loops.
- » Some sidewalk discontinuity, with some internal pathways and cluster development.
- » Limited or no transit access.
- » Includes some Planned Developments with unique design features.

#### APPLICABLE EXISTING ZONING CATEGORIES

- » RL Residential Low-Density
- » RM Residential Medium-Density
- » F-PRD Planned Residence District

#### GOALS

- » Conservation of general neighborhood character and structural conditions.
- » Target maximum gross density in the range of 6 units/acre, except in multifamily clusters.



#### DEVELOPMENT GUIDELINES

- » Maintain character of single-family residential blocks.
- » Infill limited to attached units and small townhome developments adjacent or near existing attached units and public space.
- » On infill sites, use scale and design to respect context.
- » Small-scale office and commercial uses with limited traffic generation that preserve residential scale along avenues, mixed use avenues, and thoroughfares.
- » Recognize street hierarchy and capacity when considering changes in land use and transportation.
- » Allow common accessory functions, e.g. places of worship, and parks.
- » Support increased use of architectural features, such as porches, and quality building materials to enhance the visual appearance of properties and neighborhoods.

#### PUBLIC ACTIONS

- » Infrastructure rehabilitation where necessary.
- » Use urban environment enhancements such as neighborhood gateways, placemaking, traffic calming, and lighting to add aesthetic value.
- » Recognize increasing historic integrity of mid-century residential design.
- » Monitor neighborhood conditions and develop programs to support reinvestment in older neighborhoods.
- » Support transit service extensions to serviceable areas.
- » Improve pedestrian environment where necessary and upgrade bike route connectivity and wayfinding to complement trails.
- » Consider exception processes related to additions, garage placement, and accessory dwelling units to support reinvestment in existing homes.
- » Use overlays and neighborhood plans to address specific areas with conservation and design guidelines to reflect the broad geographic diversity, lot sizes, and architectural styles.

# Attachment H- Ames Plan 2040 Excerpts

## POLICY FRAMEWORK

### HOUSING CHOICE AND ATTAINABILITY

**Ames will have housing choice that are attainable for people of all income ranges.**

**H1-1.** Establish a goal and coordinated program to increase annual production of non-multifamily housing units, specifically focusing on single-family attached and detached, duplex forms, townhomes and rowhouses, and small footprint apartment developments.

**H1-2.** Establish standards and appropriate areas within both growth and infill redirection areas for a variety of residential types. The intent is support a general variety of housing that is integrated within a neighborhood. Discourage purpose-built student housing located away from campus.

**H1-3.** Work with neighborhoods to explore modification of selected single-family zoning districts to permit accessory dwelling units and duplexes on lots that meet specific criteria focused on design compatibility.

**H1-4.** Evaluate City programs and development standards for diversifying housing types, tenure, and price points within developments over a certain size. This includes consideration of financial incentives and acquisition of land for low-income housing and consideration of public participation in infrastructure or other development costs to create additional housing opportunities.

**H1-5.** Utilize a variety of funding sources and programs to support retention and creation of affordable housing. This includes supporting use of Section 8 vouchers within the community, partnerships with private or nonprofit development corporations, use of CDBG and HOME funds, and other housing trust, state and federal programs.

**H1-6.** Encourage development of housing forms that provide a source of rental income for potential owner-occupants, in coordination with Policy HD-3. These include owner-occupied duplexes, accessory dwelling units, and co-housing concepts.

### NEIGHBORHOOD QUALITY

**Ames will support maintaining the quality of existing neighborhoods by encouraging reinvestment and conserving and enhancing existing housing stock.**

**H2-1.** Maintain the character of existing single-family blocks in established neighborhoods. When diversifying density, limit higher-density infill to areas with frontages along avenues and boulevards as designated in the Complete Streets Plan.

**H2-2.** Make strategic investments in public infrastructure that enhance character and sustain the value of neighborhoods. Examples include support of neighborhood driven and identified improvements as well as regular City investment in infrastructure upgrades and maintenance for consistent quality and features across the community. Infrastructure includes sidewalks, lighting, street trees, storm water, public art, traffic calming, and other traditional infrastructure.

**H2-3.** Support use of a Rental Code and other property maintenance codes to ensure safe and high-quality living conditions for Ames residents. Addressing nuisances and dilapidated or dangerous building conditions may require specific intervention tools and methods to alleviate impacts to the surrounding and neighborhood character.

**H2-4.** Identify resources, such as the use of CDBG and HOME funds, for targeted programs that 1) maintain the integrity of residential building envelopes, 2) encourage energy efficiency, and 3) fund acquisition/rehab/resale programs for homes that become available at feasible cost.

**H2-5.** Use zoning and building standards to address neighborhood design and architectural compatibility. Specific overlays, such as Historic Districts, Hospital Medical, and Single-Family Conservation, address design features, scale, transitions, and uses for the purpose of maintaining neighborhood character.

### NEW DEVELOPMENT AREAS

**Ames will use density, scale, and building types to define development areas that build connected communities, each of which provides housing choices.**

**H3-1.** Implement the essence of this plan's growth area concepts by providing specific land use guidance for their development with required density ranges. Plan for a mix of housing types that match the land use intent for the growth areas and infill areas. Monitor development as it occurs over time to ensure trends are consistent with land use, growth, environment, and housing goals.

**H3-2.** Emphasize design quality with density to create compatibility of uses and lasting character for new neighborhoods and developments. Through the development approval process, encourage attributes such as walkability, continuous and usable public space, trail connectivity, and placemaking features. Establish general standards and outcomes that give applicants both the flexibility and the responsibility to demonstrate consistency with the goals for housing diversity and quality.