

MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION

AMES, IOWA

JANUARY 4, 2023

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike Clayton at 7:02 p.m. on January 4, 2023 in the Council Chambers at 515 Clark Avenue. Commission Members present were Julie Winter, Mike Sullivan, Jon Emery, Mike LaPietra, Aspen Pflanz, and Jim Blickensdorf.

APPROVAL OF THE AGENDA: Moved by Sullivan, seconded by LaPietra, to approve the Agenda for the meeting of January 4, 2023.

Vote on Motion: 7-0, Motion passed

APPROVAL OF THE MINUTES OF THE NOVEMBER 16, 2022 MEETING: Moved by LaPietra, seconded by Winter, to approve the Minutes of the November 16, 2022 meeting.

Vote on Motion: 7-0, Motion passed

PUBLIC FORUM: Chairperson Clayton opened public forum and closed it when no one came forward to speak.

PUBLIC HEARING FOR THE REZONE OF 3216 TRIPP STREET FROM RESIDENTIAL LOW DENSITY ZONE (RL) TO RESIDENTIAL MEDIUM DENSITY ZONE (RM) PLANNED UNIT DEVELOPMENT (PUD) OVERLAY WITH A MASTER PLAN

City Planner Justin Moore presented the staff report and stated the City of Ames is the property owner and applicant for the rezoning request at 3216 Tripp Street. Mr. Moore said the property is within the Baker Subdivision and has been set aside for a multi-family development from the original conception of the development. City Council directed staff to pursue a LIHTC (Low Income Housing Tax Credits) application with the State of Iowa. There is a RFP (Request for Proposal) out for partner developers which are due back by January 17. It has been a long standing goal of Council that the Baker Subdivision provide a component of affordable multi-family housing within it.

Mr. Moore continued by saying the land use designation is RN-2, which in the Ames 2040 Plan contemplates a situation where there is an established neighborhood with some infill or some development immediately abutting the neighborhood, and it allows for small clusters of multi-family development. Staff felt, in the case, that it was appropriate to designate it as a Planned Unit Development (PUD) with a Master Plan that will have parameters that will guide the number of units, allowable housing types (apartments, townhomes or duplexes), a height limit of three stories, a reduced parking rate of two spaces per unit will be allowed, and an affordable housing component must be included. Mr. Moore said staff feels the PUD Overlay with a Master Plan supports Council's goals for the property and is consistent with Plan 2040 policies. Staff emphasized the combination of affordable housing and the overall development support the PUD for infill, this is not a precedent for all RN-2 areas.

Planning Director Kelly Diekmann said with the PUD, there is not a site plan for the Commission to review at the current meeting, but when a partner developer is in place, their actual apartment project will come to the Commission as a Major Site Plan review. Julie Winter asked if staff had something in mind for the density of the site. Mr. Diekmann said

the density has been established at between 30 and 50 dwelling units, and with this being the third effort from staff to try to procure LIHTC funding for the project, staff has a good understanding of what the layout will be with a mix of townhome style apartments and stacked apartments. Mr. Diekmann added there is very little land available for affordable housing, so Council has been very clear that they want to get an efficient use out of this land while also maintaining residential compatibility.

Jon Emery asked if the Commission would review the project again, as they had previously a couple of years ago. Mr. Diekmann clarified the Commission only reviewed the plat, not an actual site plan for the site. Mr. Diekmann added that the last developer who was selected ended up not receiving credits because credits were pushed to other regions that had sustained damage from the derecho and the City did not make the cut. Staff is confident they have a good chance this time of securing the LIHTC funding. Mr. Emery asked if single-family dwellings would be on the west side of the property and act as a kind of buffer. Mr. Diekmann said those lots are already platted and are ready to go, and the Housing Coordinator will be working on establishing opportunities for some of those houses to be started in the spring for affordable housing, as well as market rate homes. Mr. Diekmann confirmed the houses will act as a buffer, and said Wilmoth Avenue is higher than the site at hand, so even with three story buildings, the change of grade at the site will allow the single-family homes to transition right into the apartment site.

PUBLIC COMMENTS: Chairperson Clayton opened public comments and closed it when no one came forward to speak.

Moved by Winter, seconded by LaPietra, to approve Alternative 1 which states:

The Planning and Zoning Commission can recommend that the City Council Approve the Rezoning from Residential Low Density (RL) to Residential Medium Density (RM) with a PUD Master Plan for the property at 3216 Tripp Street.

Vote on Motion: 7-0. Motion Passed.

COMMISSION COMMENTS: Mr. Emery stated the Commission needs to be mindful of protecting existing neighborhoods and not plop down a bunch of apartment buildings in the middle of established neighborhoods. Ms. Winter added it is also important to consider the availability of affordable housing.

Mike LaPietra asked what package or parameters the City gives to potential building partners. Mr. Diekmann said the Request for Proposals have some minimum expectations and some scoring criteria to help staff sort out who has the best project and experience with the LIHTC program. In this case, the City is offering the land for free, up to \$1.8 million in federal HOME funds toward the construction of the project, and the zoning will be in place. The parameters are the density and height limits, and Council is hoping to have a more non-traditional architectural style for the development, although that is not mandatory. There are green building requirements that come with LIHTC and LIHTC itself has many requirements that the City did not have to add a lot other than what resources the City would put with the project.

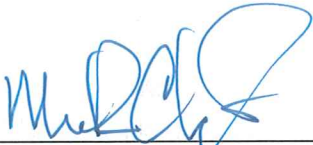
Mr. Emery asked if the low-income area is vulnerable to be taken over by students as it is close to campus. Mr. Diekmann said in a LIHTC apartment, there cannot be fulltime

unrelated students as the members of the household, but that does not mean someone could not be a fulltime student as part of a household that otherwise qualifies for a LIHTC apartment.

Aspen Pflanz announced she has accepted a job out of state and this is her last meeting.

STAFF COMMENTS: Mr. Diekmann said staff is working with Council on how to proceed with the Ames Fringe Plan Update. There will be a Planning & Zoning meeting on January 18, 2023.

MOTION TO ADJOURN: Moved by Emery to adjourn the meeting.
The meeting adjourned at 7:24 p.m.



Mike Clayton, Chairperson
Planning & Zoning Commission



Eileen Carter, Recording Secretary
Department of Planning & Housing