

MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION

AMES, IOWA

OCTOBER 18, 2023

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike Sullivan at 7:00 p.m. on October 18, 2023 in the Council Chambers at 515 Clark Avenue. Commission Members present were Mike Clayton, Mike Sullivan, Jon Emery, Mike LaPietra and Matthew Voss.

APPROVAL OF THE AGENDA

Moved by Emery, seconded by Voss, to approve the Agenda for the meeting of October 18, 2023. Vote on Motion: 5-0. Motion passed.

APPROVAL OF THE MINUTES OF THE OCTOBER 4, 2023 MEETING

Moved by LaPietra, seconded by Emery, to approve the Minutes of the October 4, 2023 meeting. Vote on Motion: 5-0. Motion passed.

PUBLIC FORUM

Chairperson Sullivan opened the public forum and closed it when no one came forward to speak.

PUBLIC HEARING ON THE INTEGRATED SITE PLAN FOR 3600 UNIVERSITY BLVD INCLUDING A MAJOR SITE DEVELOPMENT PLAN AND A PRELIMINARY PLAT

Planner Benjamin Campbell presented the staff report. He stated Ames Fitness Center and Ames Play Yard were the applicants requesting an Integrated Site Plan for the construction of a new building. The property is approximately six acres, and the proposal is to subdivide the property into two lots. The combined site will maintain access from University Blvd and Collaboration Place. An Integrated Site Plan is being used for parking, reducing setbacks, and for the placement of two buildings on separate lots with a physical connection: the new building will connect to the Fitness Center through a corridor. The site is zoned RI (Research Park Innovation District) which has guidelines for site design and architecture. Mr. Campbell stated staff found the proposal to be in compliance with the guidelines and recommends approval.

Jon Emery asked why the applicants were subdividing the lot. Mr. Campbell replied the property owners could then each own their separate pieces. Mike LaPietra asked what was planned for the playground and Mr. Campbell answered that it was going to be geared toward children. Mike Sullivan said there is an existing play center for children in the Ames Fitness Center and asked if that was going to remain. Planning Director Kelly Diekmann clarified that the subdivision will allow for a separately operated playground business and that whatever happens within Ames Fitness Center has nothing to do with the new building.

Mr. Emery asked if the new playground was going to have childcare. Mr. Diekmann said it will not have childcare as it is not a licensed daycare.

Mr. Sullivan asked staff to speak to the Research Park Innovation District zoning category and what uses can fall under it. Mr. Campbell said the category is designed for research related type institutions that are tied to the university. Most of the uses are pertaining to research or a similar use, with the fitness center as an exception. Mr. Sullivan asked if there was a limit to the number of uses in the area that are not research related. Mr. Diekmann said there are five properties that are considered hub area where commercial use is allowed in support of research park expansion, and it was planned to be that way. Mr. Sullivan asked if there were concerns that future research or industrial uses might be hampered by the uses that are in the hub. Mr. Diekmann said general industrial uses could possibly be affected by having a playground nearby, but any new business going into the area will have to take into account any sensitive receptors that are there. A daycare already exists in the McFarland Clinic north of the site, so a playground is not introducing a new type of customer to the area.

Chairperson Sullivan opened public comments and closed it when no one came forward to speak.

Moved by LaPietra, seconded by Clayton, to recommend that the City Council approve the follow requests:

- A. Approval of the Major Site Development Plan, subject to the following conditions:
 - i. Prior to approval of the MSDP, demonstrate compliance with the architectural design guideline in Sec. 29.903(5)(d)(i) pertaining to main building entrances.
 - ii. Compliance with the City's Outdoor Lighting Code.

- B. Approval of the Preliminary Plat for the Iowa State University Research Park Phase III Subdivision, Sixth Addition, noting that prior to final plat all requirements of the integrated subdivision for agreements and easements are to be reviewed and approved by the City.

Vote on Motion: 5-0. Motion Passed.

COMMISSION COMMENTS

Mr. Clayton asked if there are any items for the next meeting. Mr. Diekmann said there will probably not be a meeting until the middle of November.

STAFF COMMENTS

Mr. Diekmann said Council directed staff to move forward with the ADU changes, so a draft ordinance will be coming to the Commission. Council will also be reviewing the overall work plan for the Planning Division and new projects will be happening.

ADJOURNMENT

Moved by Emery to adjourn at 7:15 p.m.



Michael Sullivan, Chairperson



Eileen Carter, Recording Secretary

