

MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION

AMES, IOWA

JUNE 19, 2024

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike LaPietra at 7:00 p.m. on June 19, 2024 in the Council Chambers at 515 Clark Avenue. Commission Members present were Cheryl Moss, Mike Sullivan, Mike LaPietra, Mike Clayton, Matthew Voss, and Jim Blickensdorf.

APPROVAL OF THE AGENDA

Moved by Sullivan, seconded by Voss, to approve the Agenda for the meeting of June 19, 2024. Vote on Motion: 6-0. Motion passed.

APPROVAL OF THE MINUTES OF THE MAY 15, 2024 MEETING

Moved by Clayton, seconded by Sullivan, to approve the Minutes of the May 15, 2024 meeting. Vote on Motion: 6-0. Motion passed.

PUBLIC FORUM

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

HEARING ON A MAJOR SITE DEVELOPMENT PLAN FOR DUNKIN DONUTS AT 209 LINCOLN WAY

Planner Amelia Schoeneman presented the staff report. She stated the proposed plan is for a partial redevelopment, as the applicant plans to use a majority of the existing building on the site (former Burger King); the parking lot will be completely reconstructed. The property is in the Downtown Gateway Commercial (DGC) zoning district, which was created to enhance the streetscape of the Lincoln Way corridor and for complimentary commercial uses to the broader Downtown area. This is the first redevelopment project in the DGC zoning district and as a redevelopment site, there are several nonconformities that the applicant has made great efforts to bring into conformance, such as landscaping. Ms. Schoeneman said the applicant is also requesting a few waivers and alternatives to make the redevelopment site work: a reduction in required parking spaces from 27 to 24; a 20% reduction for the driveway setback from the alley on the north side of the site from 5 feet to 4 feet, although, a curb and landscaping bed will be added. The applicant is also proposing a new sidewalk on Sherman Avenue, however, due to the location of existing utility poles, an easement will be required for portions of the sidewalk because it would be located on private property rather than the public right-of-way.

Ms. Schoeneman concluded saying staff found that all the Major Site Development Plan standards and DCG zoning standards, and general development standards were met (other than the non-conformities that are allowed to remain on the site).

Pete Paraskis, the architect on the project, addressed the Commission. He thanked staff for the opportunity to be the first project in the redevelopment area, and said they are excited about revitalizing the site.

Moved by Clayton, seconded by Voss, to recommend that the City Council approve the Major Site Development Plan for 209 Lincoln Way for redevelopment of the site as Dunkin Donuts subject to the following alternative approvals and conditions:

- Allowance for a 10% reduction in the required number of parking spaces
- Allowance for a 20% reduction in the required drive-through setback along the north property line
- Prior to issuance of a building permit, record an approved Plat of Survey
- Prior to occupancy, the applicant shall submit for review and approval by the Planning Division an outdoor lighting plan that conforms to the Zoning Ordinance.
- Prior to occupancy, provide a sidewalk easement along Sherman Avenue for the construction of and the public use of the sidewalk

Vote on Motion: 6-0. Motion Passed.

COMMISSION COMMENTS

None

STAFF COMMENTS

Director Diekmann stated the July 3, 2024 meeting is cancelled.

ADJOURNMENT

Moved by Voss to adjourn. Meeting adjourned at 7:15 p.m.



Michael LaPietra, Chairperson



Eileen Carter, Recording Secretary