

## **MINUTES OF THE CITY OF AMES PLANNING AND ZONING COMMISSION**

**AMES, IOWA**

**OCTOBER 2, 2024**

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairperson Mike LaPietra at 7:00 p.m. on October 2, 2024 in the Council Chambers at 515 Clark Avenue. Commission Members present were Cheryl Moss, Mike Clayton, Mike Sullivan, Matthew Voss, and Jim Blickensdorf.

### **APPROVAL OF THE AGENDA**

Moved by Clayton, seconded by Voss, to approve the Agenda for the meeting of October 2, 2024. Vote on Motion: 6-0. Motion passed.

### **APPROVAL OF THE MINUTES OF SEPTEMBER 4, 2024**

Moved by Moss, seconded by Voss, to approve the Minutes of the September 4, 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.

### **PUBLIC HEARING ON THE INTEGRATED SUBDIVISION SITE DEVELOPMENT PLAN FOR A MIXED USE DEVELOPMENT AT 1726 COLLABORATION PLACE**

#### **A. Preliminary Plat for ISU Research Park, Phase III, 7<sup>TH</sup> Addition**

#### **B. Major Site Development Plan for ISU Research Park**

City Planner Amelia Schoeneman presented the staff report and explained that an Integrated Site Plan Subdivision means there is a site plan and a subdivision occurring at the same time which will allow the site to function essentially as one lot, but have separate lots. The parcel is being divided into two lots and will be connected by a shared parking area and shared amenity space. Zoning compliance will be determined based on the site as a whole while still having separate lots. Both lots will have mixed use buildings with garages and amenities. Tenant spaces will be on the first floors with one ADA accessible residential unit. The second and third floors will have residential units with a total of 25 per building.

Ms. Schoeneman continued stating there are certain standards that have to be met in the RI Zoning District (Research Park Innovation District) and specifically the Hub Activity area, such as having one main defining architectural feature, high levels of glazing, and high levels of connectivity for pedestrians on the site. The proposed buildings have high levels of glazing on the store fronts, brick, and a variety of materials, and they fit into the urban design of the area. The site includes a parking area with 50 garage parking spaces plus surface parking for the commercial spaces and residents. Staff also noted the parking accommodates one restaurant use and more parking could be added if needed. The landscaping will meet the

coverage requirements, however, the developer has requested an alternative landscaping plan for two trees located between the garages that will be columnar trees set 7.5 feet away from the buildings rather than the standard 15 feet. Another alternative approval is the setback of the buildings exceeding the minimum setback of 20 feet in a few areas on the sides of the building due to the topography of the site and how the building pads are set. There is a main public sidewalk and several sidewalks that lead into the site. There is also a future planned connection to the trail to the south.

Mike Clayton asked if the commercial properties would be subject to property taxes since they are owned by the ISU Research Park. Ms. Schoeneman said the lots are actually owned by Hunziker and they will be required to pay property taxes through the development agreement. Director Diekmann clarified that the Research Park is not owned by the State and they do pay property taxes on all of their property; only State owned properties are exempt from property taxes.

Jim Blickensdorf asked if there are transit connections to this part of the Research Park. Director Diekmann said CyRide currently goes to Plaza Loop, circulates through, and goes back out to University Blvd. The intersection at Plaza Loop is in front of the proposed site. If there is not currently a bus stop at the site, one can be added.

Mike Sullivan asked where the boundaries are for the Hub area and if a mixed-use development in the Research Park would affect future industrial uses on adjacent lots. Ms. Schoeneman explained the boundaries and said the closest industrial users are John Deere to the east and another user south of the tennis bubble. Future adjacent developments would be required to provide additional screening of parking and other areas of their site from the mixed-use development. Mr. Sullivan said he had concerns about residential uses in the Research Park where there are industrial users and industrial chemicals. Director Diekmann explained Mr. Sullivan's concerns were discussed in great detail by the Commission at a previous meeting regarding the text amendment. Ultimately, the vote in favor of adding the amendment was because the Research Park controls the adjacent land and with the site plan review process occurring on a case-by-case basis, the Commission could assess the situation if there was an impact to an industrial user. The Research Park, as the land owner, was not concerned that a mixed use development would inhibit their intended tenants for the immediate Hub area.

Mike LaPietra asked if there will be a connection to a bike path. Ms. Schoeneman said a future bike path is planned to the southeast. Mr. Diekmann said there are also bicycle lanes on Collaboration Place.

Chuck Winkleblack with Hunziker Companies addressed the Commission and stated he worked with staff for several months on this project. He said the representatives from the Research Park were not in attendance, but previously, they indicated the vast majority of their tenants are office users. Mr. Winkleblack pointed out the outdoor playground for the daycare center and said the Research Park is very cognizant of what is going around that area. He added the Research Park would probably say the number one question they get

asked when companies are looking at the Research Park is where their employees can live in close proximity. In addition to office users in the commercial spaces, Mr. Winkleblack stated they are hoping to attract some other amenities such as a restaurant, small bar, or coffee shop.

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

Moved by Clayton, seconded by Sullivan, to recommend that the City Council approve the Integrated Site Plan, which includes:

- (i) Approval of the Major Site Development Plan for 1726 Collaboration Place for a Mixed-Use Development, subject to the following conditions and alternative approvals:
  - i. Allowance for a design alternative to increase the 20-foot maximum principal building setback.
  - ii. Allowance for alternative landscaping plan to reduce the spacing of two parking lot trees from the garages to 7.5 feet from 15 feet.
  - iii. Prior to occupancy, the applicant shall submit for review and approval an outdoor lighting plan that conforms to the Zoning Ordinance.
  - iv. Prior to issuance of a building permit, the applicant shall submit the site plan for airspace study and a determination of no hazard by the FAA.
- (ii) Approval of the Preliminary Plat for the Iowa State University Research Park Phase III Subdivision, Seventh Addition, noting that prior to final plat all requirements of the integrated subdivision for phasing plans, agreements, and easements are to be reviewed and approved by the City.

Vote on Motion: 6-0. Motion Passed.

#### COMMISSION COMMENTS

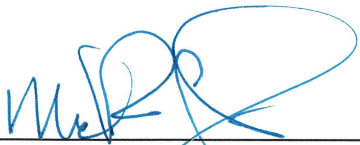
None

#### STAFF COMMENTS

None


#### ADJOURNMENT

Moved by Voss to adjourn at 7:25 p.m.



~~Michael LaPietra, Chairperson~~

Mike Clayton, Acting Chairperson



Eileen Carter, Recording Secretary