On April 13, 2004, the City Council adopted Resolution No. 04-146, approving amendments to the Land Use Policy Plan (LUPP) to change the minimum allowed density for Suburban Residential Single-Family attached and detached uses from 3.75 dwelling units per net acre to 3.4 dwelling units per net acre. The City Council directed staff to prepare an amendment to the Land Use Policy Plan to reflect the minimum density required for Suburban Residential Single-Family attached and detached uses. The Commission is scheduled to consider changing the minimum allowed density for Suburban Residential Single-Family attached and detached uses from 3.4 dwelling units per net acre to 3.75 dwelling units per net acre. You are encouraged to attend this meeting to provide the Commission with your input. The resolution as amended will be considered at the regular meeting of the City Council on November 1, 2006, at 7:00 p.m. at Ames Planning and Zoning Commission will conduct their regular meeting in the City Hall Council Chambers located on the second floor of the Ames City Hall, 15 Clark Avenue, Ames, Iowa. On November 1, 2006, at 7:00 p.m., the Ames Planning and Zoning Commission will conduct their regular meeting in the City Hall Council Chambers located on the second floor of the Ames City Hall, 15 Clark Avenue, Ames, IA 50010.
Any questions regarding this proposed amendment to the Land Use Policy Plan, please contact me at

(519)279-2400.

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the Planning and Housing Department. If you would like to make a statement regarding the Planning and Housing Department's recommendation, please do so during or after the public hearing.

Therefore, you are encouraged to attend the Planning and Zoning Commission meeting on November 1, 2006, to provide your input. If you cannot attend the meeting, please provide your input in writing to the Department of Planning and Zoning Commission.

Multi-family residential: 16.4 units per net acre.

1. Multi-family residential: 16.4 units per net acre.
2. Single-family residential and detached uses: 6.75 dwelling units per net acre.
3. Manufactured housing: 8 units per net acre; and
4. Multi-family residential: 16.4 units per net acre.

Revised LUP:

Multi-family residential: 16.4 units per net acre.

1. Multi-family residential: 16.4 units per net acre.
2. Single-family residential and detached uses: 6.75 dwelling units per net acre.
3. Manufactured housing: 8 units per net acre.

Current LUP:

Policy Options. "Option B" of the LUP. The "Minimum Density" section would be revised as follows:

The proposal amendment to the Land Use Policy Plan would change the text in the "New Lands" section to read:

"Minimum Density: The overall goal of Sutphinon Residential is to achieve an overall average of 6.75 dwelling units per net acre."

October 24, 2006
In discussions with the city manager, a development subcommittee of the Ames Chamber of Commerce discussed

and provided a homeworker with a greater amount of land area,

conventional single-family subdivisions with much larger lots to accommodate homes with three or more car garages.

"EDITORIAL," The Development Community to describe their projects in the city in the hopes ofquilting,

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During the period from 1998 to 2002, density in most of the community increased by 11% compared to the multi-family and development occurred at the periphery of multi-family development in the community. During the period from 1998 to 2002, an increase in density was observed.

<table>
<thead>
<tr>
<th>Year</th>
<th>All units</th>
<th>Multi-family</th>
<th>One and Two Family Combined</th>
<th>Single-Detached</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998</td>
<td>755</td>
<td>20</td>
<td>4.23</td>
<td>3.85</td>
</tr>
<tr>
<td>1999</td>
<td>772</td>
<td>21</td>
<td>4.39</td>
<td>3.93</td>
</tr>
<tr>
<td>2000</td>
<td>799</td>
<td>24</td>
<td>4.44</td>
<td>3.88</td>
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<tr>
<td>2001</td>
<td>823</td>
<td>25</td>
<td>4.50</td>
<td>3.94</td>
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<tr>
<td>2002</td>
<td>849</td>
<td>26</td>
<td>4.55</td>
<td>3.98</td>
</tr>
</tbody>
</table>


Zoning Ordinance

The proposal is not contrary to the following reasons:

1. Proposed area of proposed "burden" less than would be generated elsewhere in a large "burden" less is shown.

2. One of the two required from that would be an added benefit to a larger "burden" less if there is.

3. Existing standard.

After completing a review and analysis for a community that complies with the proposed standards, the proposal complies with the adoption of the Standing Ordinance.

Area of certain open spaces determined by the City's open space inventory of the City's open space standards.

Public or private open space (existing standard).

Public or private right-of-way (existing standard).

Required by the County:

County (New County Zoning Ordinance, Chapter II - Land Use)

Provisions for minimum standards including a minimum of housing and planning standards to be consistent with the City's open space standards or the proposed standards.

Both the City of Standing Ordinance and the City of Standing Ordinance standards establish a minimum of housing and planning standards. The City's open space standards are consistent with the City's open space standards or the proposed standards.

An additional important aspect of the City's open space standards is that they include a maximum of housing. A legislated density is authorized and likely may be necessary for the future.

Reducing density requirements may be necessary to offset market conditions expected by the developer.
residential use type.

net area to 0.4 units per acre which is the overall standard for the City of Amarillo. The drop from 0.76 units per acre in 1989 remains the same. However, the current standard for single-family land uses will maintain the overall goal of six units per acre. The land area consumed by single-family and multifamily development is 1.8 units per acre. The density standard is defined as 0.6 units per acre for detached single-family residential development.

Maintain the existing attributes that can be discerned to arrive at a net density calculation.

For one and two family, single detached, the standard could be modified as follows:

Recognizing that density over the last 30 years for single-family land uses are lower than the established requirement.

Compensation to either the developer or the City in administration of the standard.

Including all easements as part of the process of calculating density would again create an unnecessary complication.

Either the developer or the City in administration of the standard.

The process of calculating density creates an unnecessary complication to

The importance of planning for reasons when locational decisions are made and developed in the process.

The proposed "buffer" concept could partially define "encroachment" and "density" from a net use calculation.

On the other hand, the proposed from the development community could be problematic for the following reasons:

Continuous to recognize the appropriateness of discontinuous zoning features that can be commonly encountered.

Allows for flexibility in lot sizes that may contribute to a mixture of residential use types.
requirements and become focused on building multi-family even though they did not need it. The developer said in a seat where they would not be making density changes, the developer could be in a spot where they would not be making density changes. Even with the suggestions given, the city council said they could not accept the changes because it was a position thing to show that we have many amendments that the city council could not accept. The city council had not accepted the mix in the recent realization that can be accommodated in the discussions when we go back to the council.

Ray Anderson added that we also been addressed in the mix in the discussions about what we can do concerning large lots, which is kind of an outgrowth from this density issue.

Bob Kindred said when he remembers that the council could not agree to take the second step; it was not until it was forgotten. Now the council wants to go back and change the land use policy was the intent of the city council in 2004, to change the code.

The land use policy plan to carry out the council's intent at that time. The land use policy was changed. The city council was changing the zoning ordinance instead of the land use policy. This happened in April of 2004. By a resolution that included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. This resolution included some changes to the land use policy. 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Vivki Fallmeier said there are a number of issues that we could talk about related to density requirements, but understands what staff is asking for. To do a long-term and be consistent, or send a recommendation to leave things alone and be inconsistent.

Keith Barnes said he understands the reason for consistency in the documents, but is concerned that we make the documents consistent now. We take the position of the issue and the current situation.

Ray Anderson said he thinks the Commission for the two documents consistent will make it better to keep work on this issue and the focus on this issue. He said his concern is if we make the documents consistent, it is done.

Chuck Jons said staff alluded to several potential problems and wonder if those problems could be circumvented unless somebody moves in a different direction regarding the Zoning Ordinance.

Jami Larson said the Commission's decision is going to act on this issue. She is trying to figure out from a planning perspective what keeps the focus on this issue. She said staff have a role, but we need to think about the documents consistent.

Vivki Fallmeier reminded the Commission that the City Council is going to act on this issue. It's not that we have an issue that has to be taken care of someday.
there are alternative methods of development, which is shown in the alternative rezoning proposal. The Council has approved the rezoning and has expressed a desire to

Land Use Policy Plan was being prepared, but the Council and others had expressed a desire to

Ray Anderson explained that a coalition was formed to promote the development when the

required to review, he asked if that was a player when we were talking about villages.

Ray is on a team of a certain amount of commitments in order to achieve the draft that we are

now going to have a certain amount of commitments in order to achieve the drafting that we are

that some of the issues associated with this because the most pressing issues the building

public is larger than one of a large size for a small draft that was received. He asked if

get the city's support of most developers are participating in a coalition of some kind that will allow them to

Darryl Knight said he views this as being written in great variety and encourages a village concept. In order to

Ordinance and the Land Use Policy Plan is defined:

has not been adequately discussed, consistent between the zoning

because the Commission is in agreement that the issue of multi-family housing

following reason:

from 4 dwelling units per acre to 7 1/2 dwelling units per acre for the

be achieved by subdividing residential single-family property and developed uses

apply the land use policy plan amendment to change the zoning classification to

The Planning and Zoning Commission can recommend that the City Council not

MOTION: (JONES HEUSZ) to accept Alternative #2, which states:

Commission could prioritize this issue on the list of long-term planning initiatives, as well.

Vicki Flommer said that was indicated that it would be effective for the Commission to put a

quickly.

numbers match without sending a message that we want to get this whole issue on the table

thing more quickly and is reluctant to make the land use policy plan and the zoning ordinance

commercial spaces in places other than downtown and somehow is an issue of doing

areas and to deal with changing the land use policy plan amendment to divide the area

Morganston Road is a different zoning issue. It is not a zoning issue, it is another issue. It is not an issue for

Janet Larson said even though the commercial development plan lead to the appointments and on

appears to be a problem in this community that we feel like we have our current density issues.

development that was not minimum density requirement driven.

and a council member to try to develop mixed use. He said something else was wrong with the

We said something else was wrong with the development that was not minimum density requirement driven.

Bob Kindred said we frequently look at the development on Morganston Road, so we are taking

address a building more than 1/2 units.

Jeff Benson said he thinks the issue of minimum density in the F-S Zone is an issue of single

There was no one from the audience that wished to speak on this agenda item.
Bob Kindred said staff would convey the sense of the commission's discussion on this issue.

MOTION PASSED: 4-3 (Vikki Fellows, Darrell Knight, and Joe Aronson voted against this motion.)

Chuck Jones said the City Council will do what they feel is in the best interest of the city, but will by not approving this.

Maybe we can point out that there is another issue out there that needs to eventually be dealt with by not approving this.

MOTION PASSED: 4-3 (Vikki Fellows, Darrell Knight, and Joe Aronson voted against this.

Bob Kindred explained that compared to 10 or 15 years ago, there is an increased market for

Resid. said suburban residential allows more development that is conventional, but still has high density.