



Chapter 4:
Community Overview and Land Use

CHAPTER 4: COMMUNITY OVERVIEW AND LAND USE

The Ames metropolitan area is expected to grow in both population and employment into the future. The City of Ames Planning and Housing Department maintains a Land Use Policy Plan (LUPP) that seeks to guide and manage the development process. The LUPP covers topics including land use visioning, annexation, mobility, environmental factors, parks, recreation and open space, development priorities, affordable housing, planning management, and zoning. This section of the report highlights information obtained from the LUPP.



4.1 DEMOGRAPHIC TRENDS AND PROJECTIONS

POPULATION

Population within the City of Ames and the unincorporated Planning Area is projected to grow from approximately 50,000 in 1990 to between 65,000 and 67,000 by the year 2030. This represents an annual growth rate of approximately 0.7%. These historical trends and projections are shown in **TABLE 4.1**.

TABLE 4.1. CITY OF AMES/PLANNING AREA POPULATION PROJECTIONS/TRENDS

YEAR	POPULATION PROJECTIONS/TRENDS	
	LOW	HIGH
1990	50,000	50,200
1995	51,850	52,300
2000	53,750	54,400
2005	55,700	56,500
2010	57,600	58,600
2015	59,500	60,800
2020	61,400	62,900
2030	65,000	67,000

Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009

EMPLOYMENT

Total employment within the City of Ames and the unincorporated Planning Area is projected to grow from approximately 25,800 in 1990 to between 33,700 and 35,000 by the year 2030. This represents an annual growth rate of approximately 0.7%- 0.8%. These historical trends and projections are shown in **TABLE 4.2**.

TABLE 4.2. CITY OF AMES/PLANNING AREA EMPLOYMENT PROJECTIONS

YEAR	1990	2030	
		Low	High
Government	9,980	10,500	10,800
Services	5,480	8,900	9,200
Retail	5,180	7,200	7,400
Manufacturing	1,301	2,400	2,500
Finance/R.E.	978	1,800	1,900
Construction	850	1,100	1,200
Transportation/Utilities	778	1,100	1,200
Agriculture	782	100	115
Wholesale Trade	399	600	700
Mining	50	-	35
TOTAL	25,778	33,700	35,050

Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009

4.2 EXISTING LAND USE

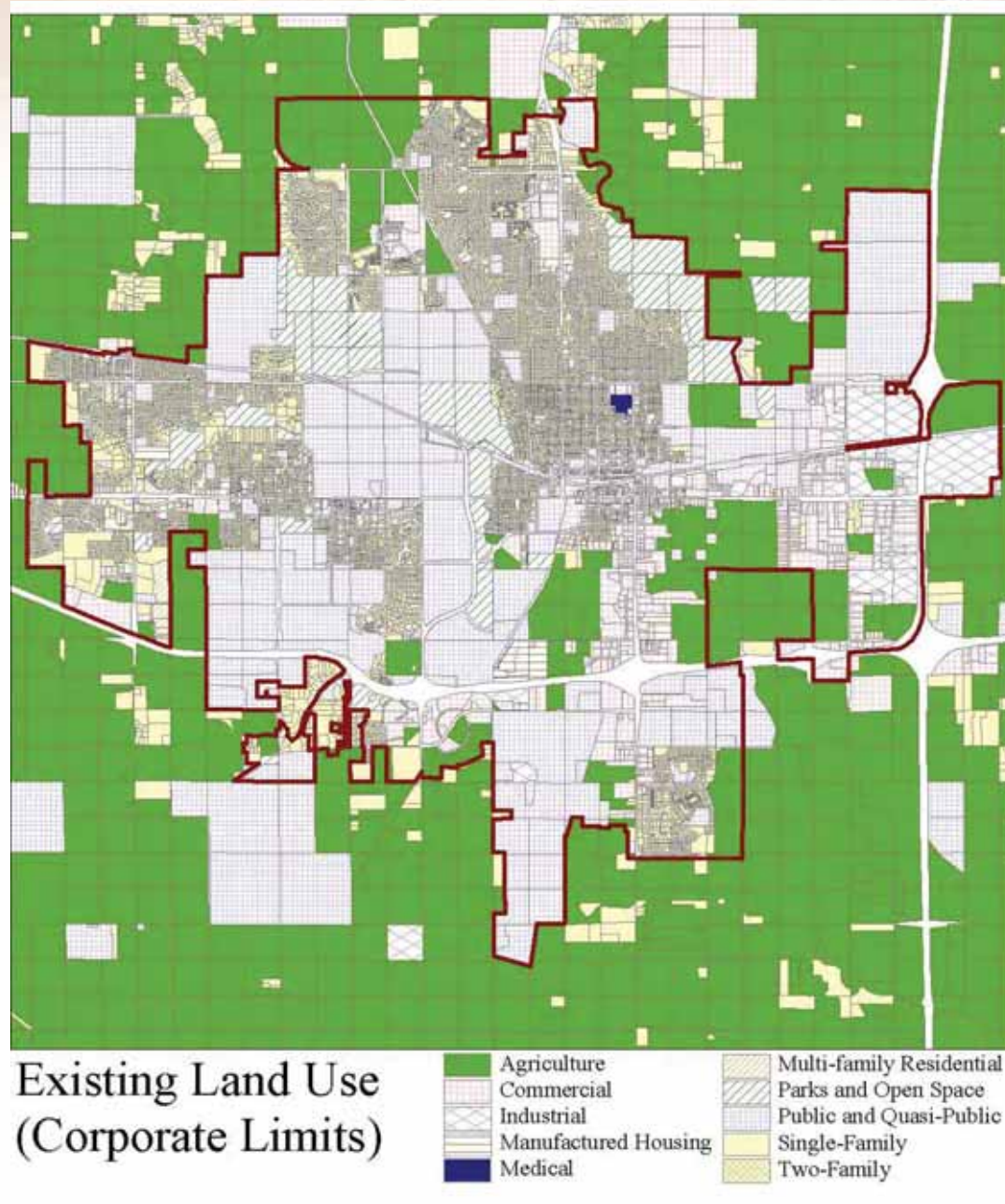
Existing land use as documented within the City of Ames corporate limits is shown in **FIGURE 4.1**.

4.3 FUTURE LAND USE

A map showing future land use incorporated within the Ames city limits is shown in **FIGURE 4.2**.

The Ames Urban Fringe area is generally within two miles of the Ames City limits. According to the LUPP, a shared land use plan was developed for this area by the City of Ames, Story and Boone Counties, and the City of Gilbert. It provides a consistent, predictable, and mutually agreed upon development plan that is compatible with existing land use in the fringe area. The Ames Urban Fringe Plan is shown in **FIGURE 4.3**.

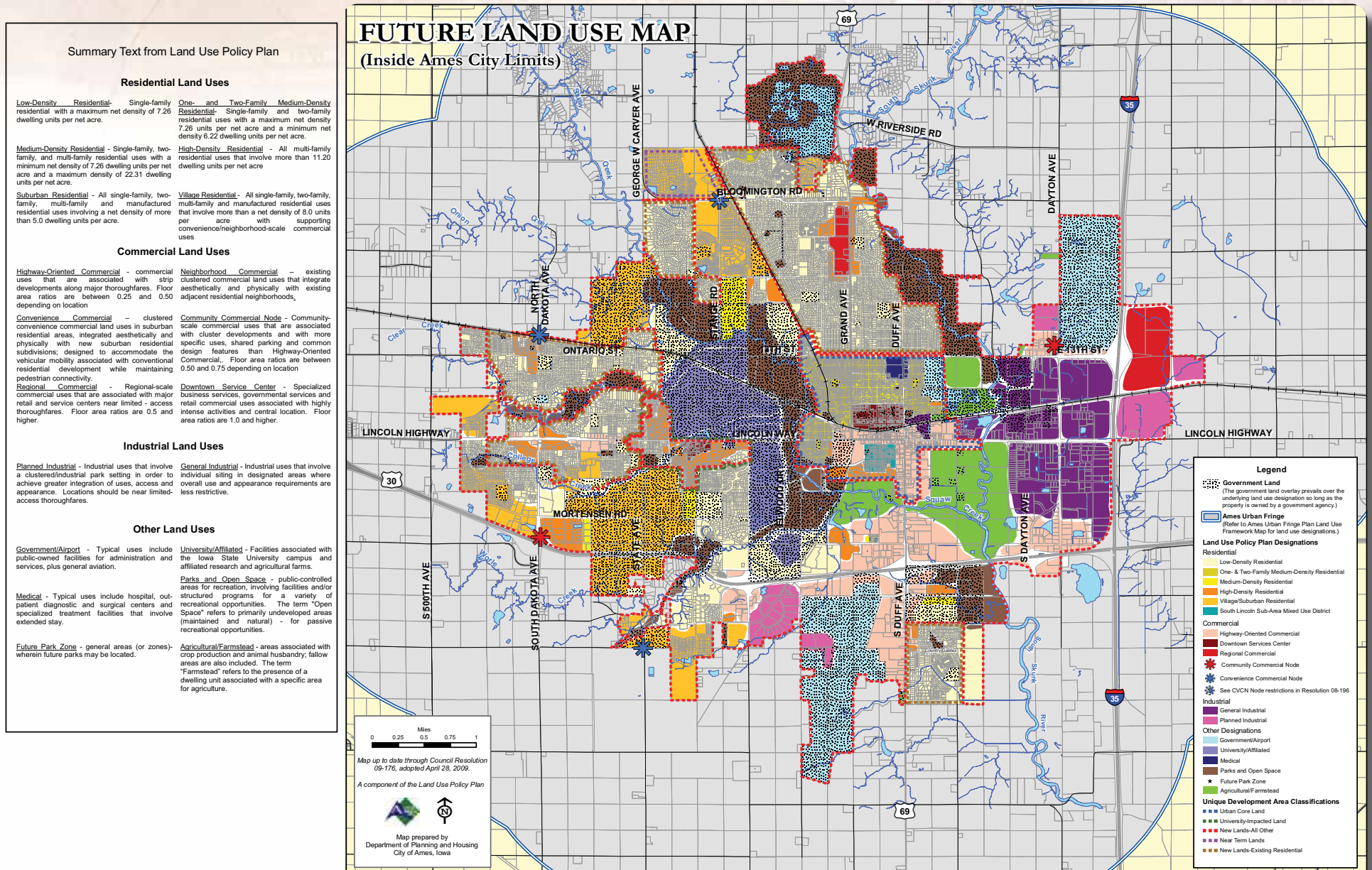
FIGURE 4.1. EXISTING LAND USE- INCORPORATED AREA



Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009



FIGURE 4.2. FUTURE LAND USE- INCORPORATED AREA



Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009

FIGURE 4.3. AMES URBAN FRINGE PLAN

Summary Text from Ames Urban Fringe Plan

Land Use Designations for Rural Service and Agricultural Conservation Area

Agriculture and Farm Service – Farming and agricultural production; industry and commerce that need to be close to agriculture; farmsteads, farmstead sites and pre-existing homes.

Parks and Recreation Areas – privately owned recreation, conservations and related uses, with rural services and decentralized systems.

Rural Residential – Single-family residences at one unit per acre or lower density, with rural services and decentralized systems; protect agricultural operations and environment.

Land Use Designations for Rural/Urban Transition Area

Rural Transitional Residential – Single- and two-family residences at densities from one unit per acre to 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs and annexation.

Priority Transitional Residential – Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.

Highway-Oriented Commercial – Commercial uses most compatible with rural areas, located on high-traffic roads and preferably in clusters; urban services, in some cases, rural services and decentralized systems with assessment waivers, other agreements on future costs and annexation.

Agriculture/Subsurface Mining – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; with limestone resources suitable for subsurface mining.

General Industrial – Surface portion of existing subsurface mining operation.

Natural Areas – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.

Watershed Protection Area – Watersheds for wetlands and with vegetation that protects or improves water quality, mitigation facilities; Best Management Practices.

Industrial Reserve/Research Park – Agricultural uses; future expansion of ISU Research Park with innovative technology companies supported by proximity to ISU; before development, change to Planned Industrial land use designation.

Agriculture/Long-Term Industrial Reserve – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; future large-scale industrial uses; before development, change to Planned Industrial land use designation.

Gateway Protection – Land uses and design that defines, accentuates and enhances entrance areas to community.

Airport Protection Area – Land close to airport; development characteristic that protects life and maintains integrity of aviation operations.

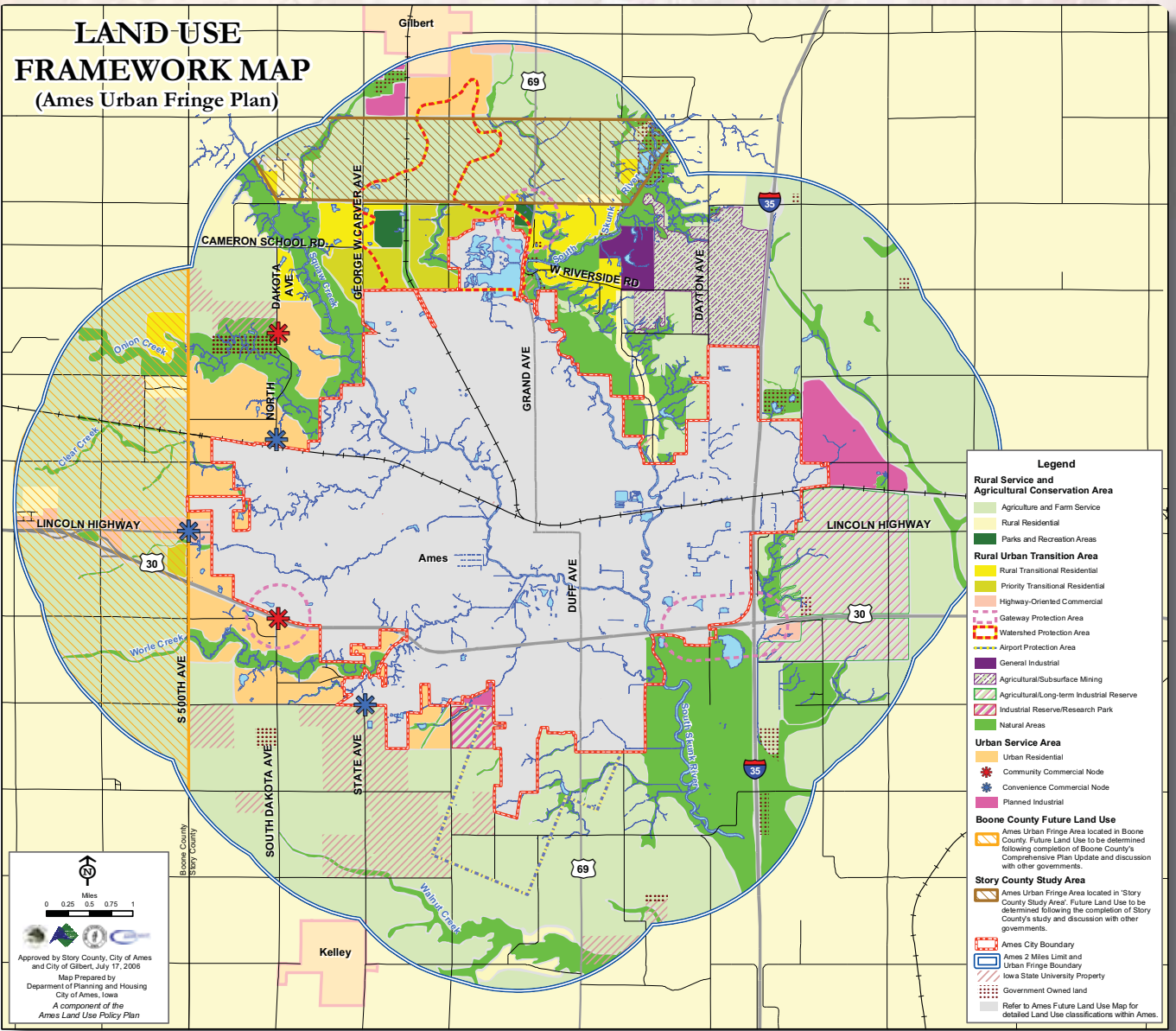
Land Use Designations for Urban Service Area

Urban Residential – Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services; development agreements.

Planned Industrial – Large-scale industrial uses clustered in industrial parks; annexation; urban services; development agreements.

Community Commercial Node – Clustered commercial uses up to 800,000 square feet per cluster; annexation; urban services; development agreements.

Convenience Commercial Node – Clustered commercial uses that serve convenience and localized neighborhood needs; up to 100,000 square feet per cluster; annexation; urban services; development agreements.



Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009





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