

Staff Report

**Chuck Brekke Request for
Change to Ames Urban Fringe Plan**

August 12, 2014

BACKGROUND

At its June 10 meeting, the City Council referred a letter from Chuck Brekke to staff for an explanatory memo. That letter (attached) asked for a change to the Ames Urban Fringe Plan to enable him to construct a house. A memo from staff giving added background to this request was provided to Council on June 27. On July 22 Council briefly discussed that memo, and then asked that this item be placed on an agenda for more robust discussion. This new staff report contains essentially the same information as the report provided on June 27, with additional information regarding actions taken by Story County.

Melvin and Sue Brekke own a parcel of land on 580th Avenue, north of US Highway 30. The property sits between Brekke's Town and Country Store and a single-family house on the west side of 580th Avenue. The property is 2.48 acres and is zoned A-2 Agribusiness by Story County. The zoning of the neighboring property is also A-2 Agribusiness. The Ames Urban Fringe Plan Land Use Map identifies this area as Agriculture/Long-term Industrial Reserve. Attachment 2 shows AUF designation of the property.

Chuck Brekke seeks to construct a single-family home on the property, which is a use not allowed in the A-2 Agribusiness district. Accordingly, he sought a rezoning of the Story County zoning map to A-1 Agriculture to allow the home to be built. **The Story County Department of Planning and Development determined that the proposed rezoning is not consistent with the Ames Urban Fringe Plan designation of Agriculture/Long-term Industrial Reserve.** City of Ames staff concurs with the conclusion of the Story County determination, and determined that a change to the Urban Fringe Designation would be required for a home to be built in this location. A change to Rural Transitional Residential or Rural Residential would be needed to support a rezoning to A-1 Agriculture and then allow for a new home to be built on the site.

Story County has not yet been asked whether they wish to consider a plan change. The County only determined that the proposed rezoning is not consistent with the current land use plan. It also appears that the applicant is not seeking subdivision review, since the subject parcel is considered a lot of record.

The subject property is within the City's intended long term expansion area for industrial uses. (See maps in Attachments 3 and 4.) The Urban Fringe Plan states that the **Agriculture/Long-term Industrial Reserve is intended to "support the long term planning objective of accommodating future demand for industrial growth as**

described in the Industrial Study of July 2002....” Agricultural uses are compatible with this designation, but the development of other uses that might be incompatible with the future industrial development should be prevented [page 34 of the Ames Urban Fringe Plan].”

STAFF COMMENTS:

If the Council believes the current designation as agricultural and industrial reserve is appropriate, it should decline to make a referral initiating a change to the Fringe Plan.

If the City Council wishes to consider a change to the Ames Urban Fringe Plan to accommodate a new house in the industrial reserve area, it should direct staff to move forward with the proposed amendment. Staff would then forward the request to both the City of Gilbert and Story County for their consideration. Two of the three jurisdictions would need to consent to begin the process for a change to the Ames Urban Fringe Plan.

If Gilbert or Story County also agree to consider moving forward with a possible change, then Chuck Brekke would complete an application for an amendment to the Land Use Policy Plan. That application would be presented to the City’s Planning and Zoning Commission for a recommendation prior to City Council action. **Ultimately, all three jurisdictions would need to agree to any change to (or to waive their interest in) such a change to the Ames Urban Fringe Plan.**

ATTACHMENT 1: LETTER FROM CHUCK BREKKE

June 3, 2014

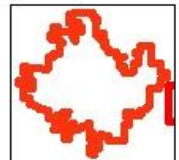
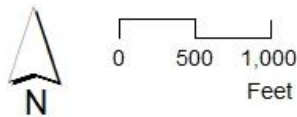
To Whom it May Concern with the City of Ames,

This letter serves as a written request of consideration for a proposed change to the Ames Urban Fringe Plan. We request rezoning of parcel number 1008400420 from A-2 to A-1 to build a single family dwelling. Thank you for your consideration.

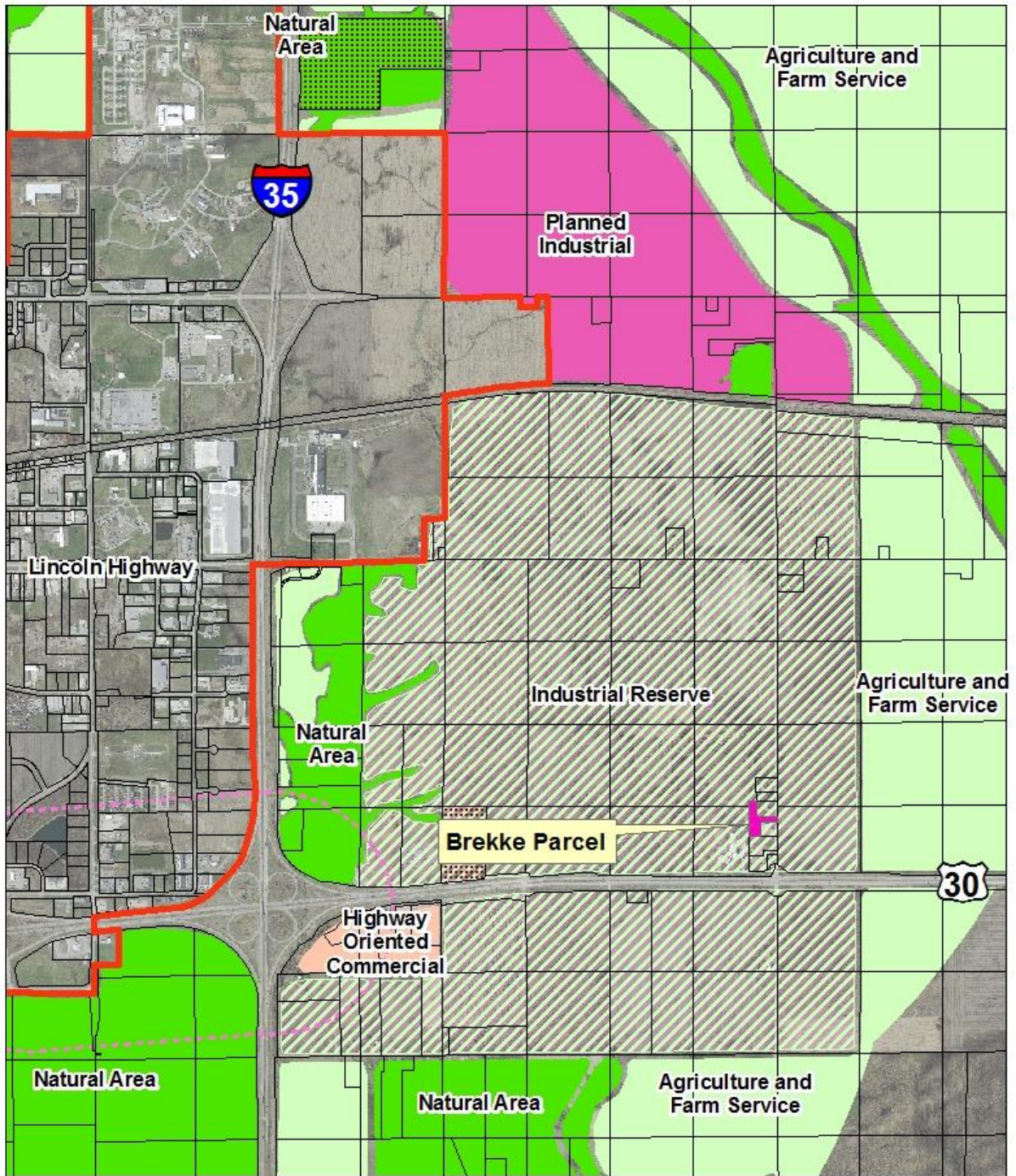
Chuck Brekke

515-291-4955

ATTACHMENT 2: AMES URBAN FRINGE PLAN (EXCERPT)



ATTACHMENT 3: LOCATION MAP (LARGE)



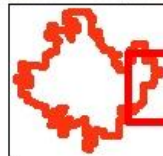
0 1,000 2,000
Feet

Legend

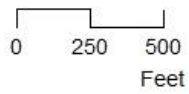
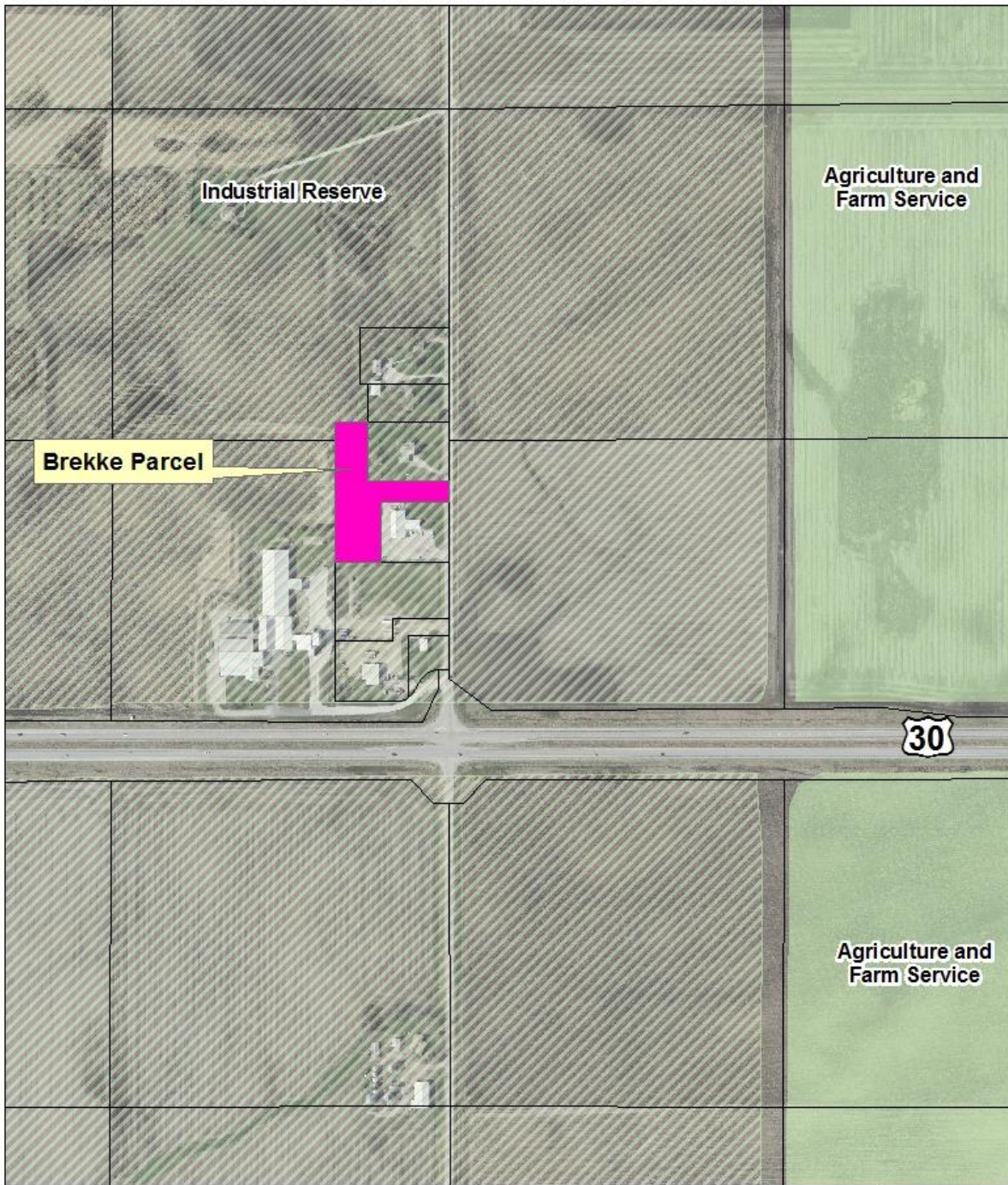
-  Ames City Limits
-  Brekke Parcel



2008 Aerial Photograph



ATTACHMENT 4: LOCATION MAP (SMALL)



Legend

-  Ames City Limits
-  Brekke Parcel



2008 Aerial Photograph

