

**COUNCIL ACTION FORM**

**SUBJECT: ANNEXATION OF 896 S. 500<sup>TH</sup> STREET (CRANE FARM) AND 900 S. 500<sup>TH</sup> STREET (CITY OF AMES WATER TOWER PROPERTY).**

**BACKGROUND:**

The City of Ames received an annexation petition for the property at 896 S. 500<sup>th</sup> Avenue within the Southwest Allowable Growth Area. The petitioner is the property owner, John R. Crane. The property is one parcel containing 52.36 acres on the north side of US 30, west of South Dakota Avenue at the west end of Mortensen Road. The property owners seeks annexation in order to sell the property to development interests that are interested in an extension of Mortenson Road and approximately 1/3 of the land as single-family homes and 2/3 of the land as medium-density apartments.

The annexation area also includes one additional property (900 500<sup>th</sup> Avenue) owned by the City of Ames and contains an existing city water tower. The City of Ames property is 1.28 acres and will square off the corner of land at the intersection of Highway 30 and South 500<sup>th</sup> Street. **The proposed annexation is for a 100% consenting annexation of land totaling 53.64 gross acres.** A location map of the proposed annexation is included as Attachment A and a map of the Southwest Growth Area is included as Attachment B.

**Land Use Policy:** The Land Use Policy Plan (LUPP) identifies these parcels as currently located within the “Southwest I Allowable Growth Area” and designated as Urban Residential (See Attachment C – LUPP & Ames Urban Fringe Map). Lands within the Urban Residential designation are intended for future annexation into the City with development of urban densities and design standards. If approved for annexation, the LUPP designation would be “Village/Suburban Residential”, allowing for a broad range of residential development types.

Land is automatically zoned as “Agriculture” upon annexation. The developers on the project anticipate seeking rezoning of the Crane property to FS-RL and FS-RM; both could be supported residential zoning designations under the Village/Suburban Residential Land Use designation.

**Infrastructure:** As part of an annexation request, the City reviews the potential to serve development with City utilities. Analysis will be needed to consider the additional loading of a future development to verify availability of capacity. City of Ames existing sewer and water mains extend to the north and east property lines at Mortensen Road and Wilder Avenue.

Generally, single-family homes are proposed north of a Mortensen Road connection with apartments proposed south of the Mortensen road extension. Public Works has received general information from the developer regarding sewer loading information for a potential future development which will need to be reviewed prior to rezoning of the

property. That information has been sent to the City's consultants who are reviewing it based upon current sewer capacity. Once the sewer study capacity results are completed, staff will work with the developer to address any mitigation, if needed, prior to rezoning of the property.

This area lies within the City's water service territory. The property does contain an existing 16" water main which bisects the site from the end of existing Mortensen Road to the water tower property on S. 500<sup>th</sup>. Water supply is available and adequate to serve the site.

Electric service is split for the property, with the City of Ames providing electric service for the east half of the site and Alliant Energy providing service for the west half.

Additionally, evaluation of the traffic generated by the project will be required. A traffic study is usually triggered when at least 100 peak hour trips are added to the transportation network. The scope of evaluation then depends on the specific types of trips, nearby operations, and potential for project specific impacts. At the time of rezoning for the project, Public Works would request a specific evaluation based on the potential for significant impacts from a particular project.

Currently, CyRide has a route that terminates at the end of Mortensen Road abutting the subject property. Changes to CyRide service would be reviewed in conjunction with a rezoning and subdivision request for the property.

**Outreach:**

As part of the state-mandated process for annexations, City staff invited the Washington Township Trustees and the Story County Board of Supervisors for a Consultation Meeting on November 4, 2015. No one representing Story County or Washington Township attended the meeting. No comments have been received.

Public notice has also been sent to surrounding property owners and all Public Utility providers based on state-mandated notice requirements for an annexation public hearing.

**Planning and Zoning Commission:**

At its meeting of December 2, 2015, the Planning and Zoning Commission reviewed the proposed annexation request. By a vote of 6-0, the Commission recommended approval of the annexation request. Members of the public attended the meeting and two residents spoke noting concerns for the long term viability of additional apartments in west Ames and the concern for increased traffic along Mortensen Road and in the neighborhood surrounding Edwards Elementary School.

**ALTERNATIVES:**

1. The City Council approve the annexation of 53.64 gross acres, all in Section 7 of Washington Township, Story County by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan.
2. The City Council deny the request to annex the 53.64 gross acres, all in Section 7

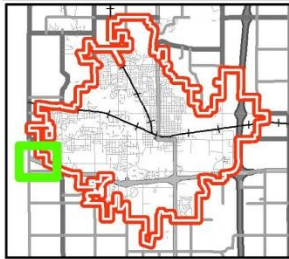
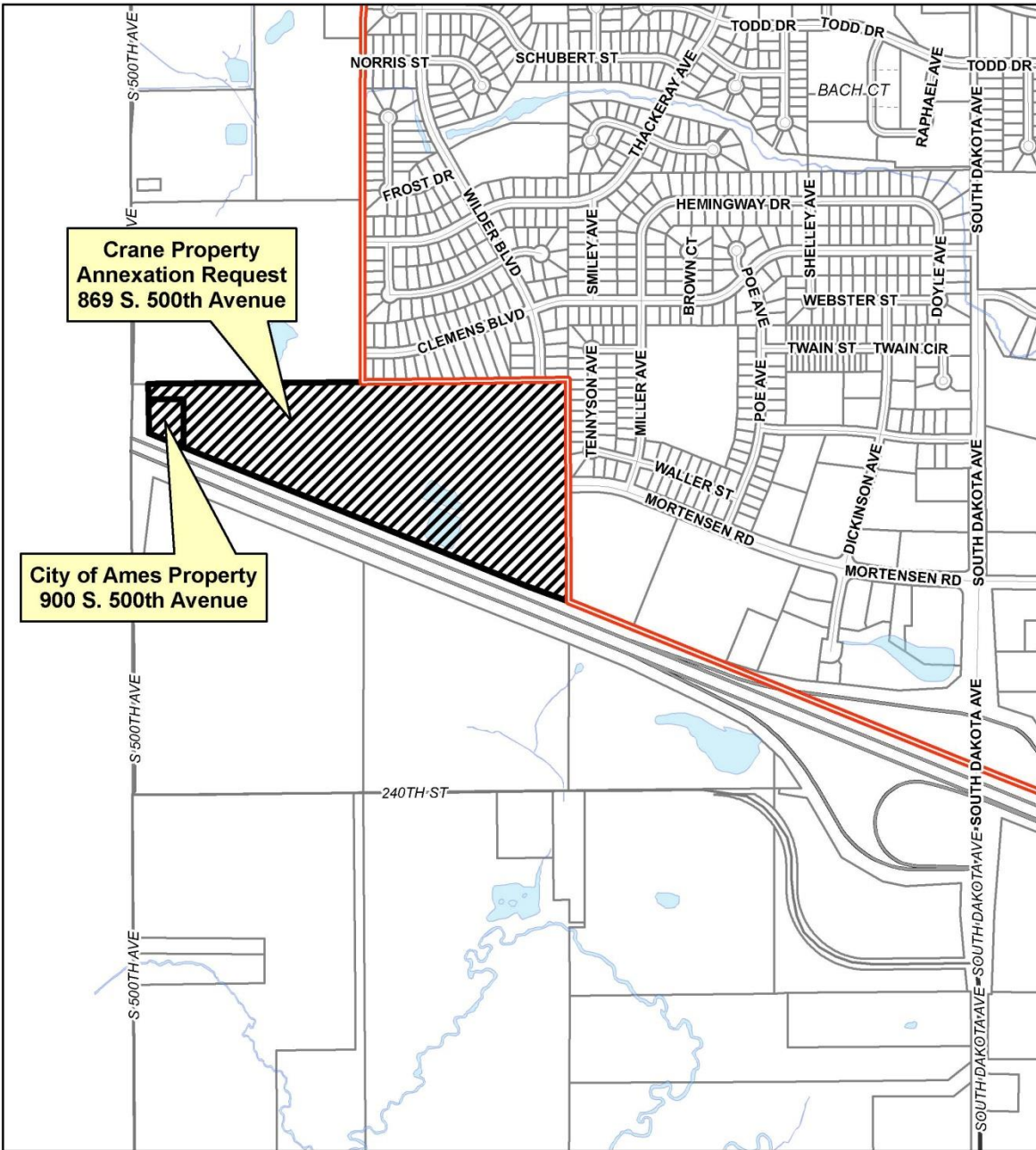
of Washington Township, Story County by finding that the request is not consistent with the Land Use Policy Plan and Urban Fringe Plan.

3. The City Council can defer this item and request additional information from either city staff or the applicant.

**MANAGER'S RECOMMENDED ACTION:**

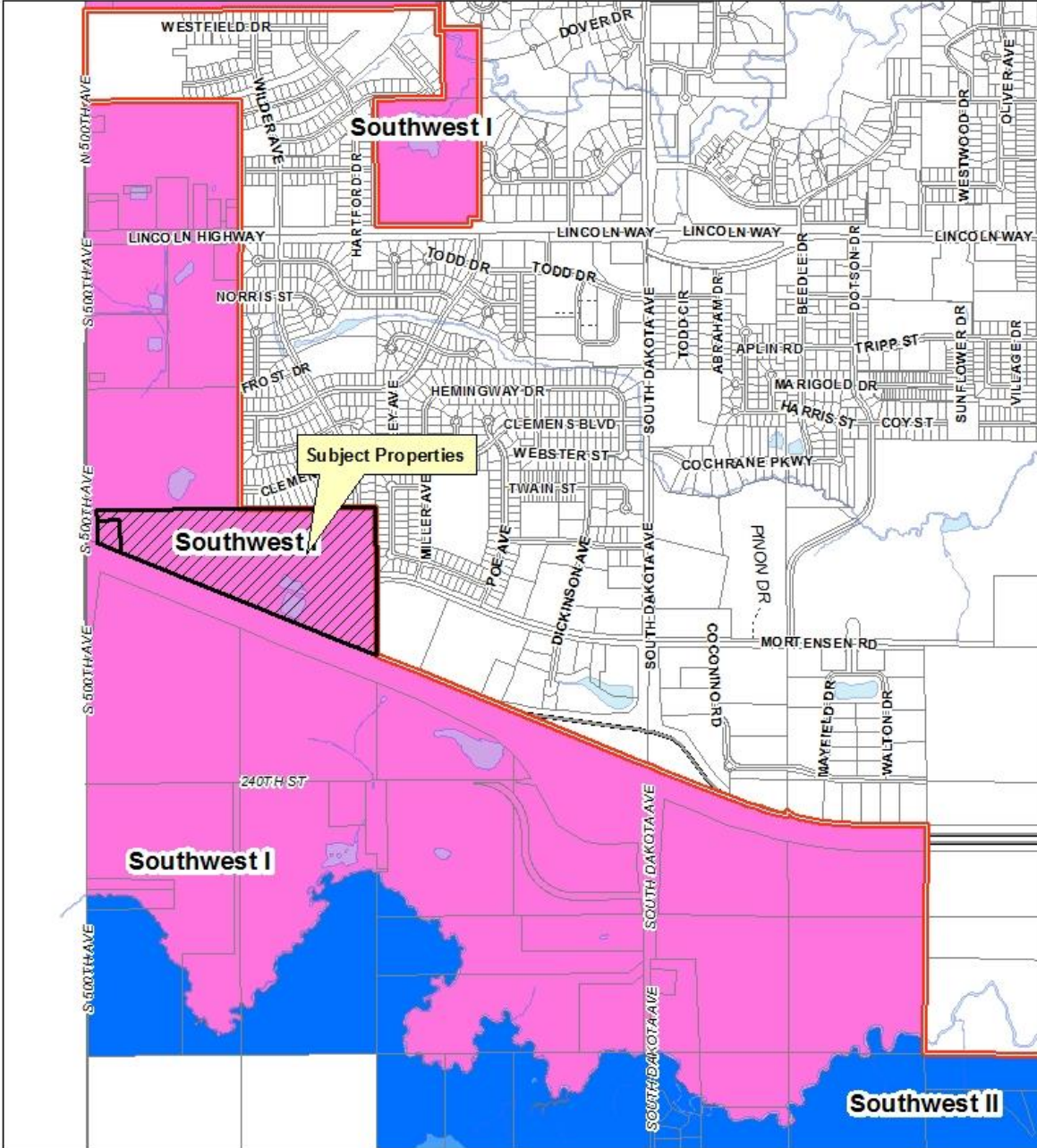
This 100% voluntary annexation is consistent with the Land Use Policy Plan and the Ames Urban Fringe Plan for areas of expansion of the City. **Therefore, it is the recommendation of the City Manager that the City Council adopts Alternative No. 1 and approve the proposed annexation of 53.64 gross acres of property in Washington Township, Story County by finding that the proposed annexation is consistent with the Land Use Policy Plan and the Urban Fringe Plan.**

**ATTACHMENT A:  
LOCATION MAP**



**Annexation Map  
896 and 900 S. 500th Avenue**

**ATTACHMENT B:  
LUPP: ALLOWABLE GROWTH AREAS**



**Land Use Policy Plan  
Allowable Growth Areas**

**ATTACHMENT C:  
LUPP & AMES URBAN FRINGE MAP**

