

COUNCIL ACTION FORM

SUBJECT: REQUEST FROM AEDC TO ESTABLISH INDUSTRIAL ZONING FOR PRAIRIE VIEW INDUSTRIAL CENTER (EAST INDUSTRIAL AREA)

BACKGROUND:

At the September 22 City Council meeting the Council referred to staff a letter from the Ames Economic Development Commission (AEDC) to designate industrial zoning on land that is referred to as the Prairie View Industrial Center. The area was annexed in 2016 and contains 1,300 acres east of I-35 and on both sides of East Lincoln Way (Attachment A). The land has been zoned Agricultural since its annexation. The AEDC is now requesting an industrial zoning designation on portions of the land to facilitate recruitment and development of industrial businesses.

The City's intent at the time of annexation was to create development opportunities with large tracts of land to help diversify the employment base in Ames and contribute to the continued economic growth of the community. The vision for the Prairie View Industrial Center is to provide land for large general industrial uses, such as manufacturing, and to take advantage of rail access for properties along the north side of Lincoln Way.

Planning for industrial zoning with the Prairie View Industrial Center has been part of the Planning Division workplan for many years, but has not been prioritized due to the need for completing water and sewer extensions to serve the area. **Considering zoning options for this area is now appropriate as the City has budgeted for water and sewer extensions with the intent of starting construction in 2021.** There has also been substantial interest in Prairie View, as indicated by the AEDC, with a need to define the development parameters for prospective businesses.

The current Land Use Policy Plan (LUPP) designation for the area is Planned Industrial. Ames Plan 2040 also identifies Prairie View as industrial. Currently there are three industrial zoning classifications within the Zoning Ordinance: General Industrial (GI), Planned Industrial (PI), and Research Park Innovation District (RI). However, the Planned Industrial LUPP designation relates specifically to PI and RI zoning districts. General Industrial is its own separate category.

PROPOSED "MANUFACTURING INDUSTRIAL" ZONE

Although the area could be zoned PI, it is not believed that the allowed range of uses and development standards would suit the types of businesses recruited by AEDC for this area. **City Council is being asked to give direction regarding whether to create a new industrial zoning district rather than applying the current PI zoning. Staff believes that creating an additional zoning district is preferable compared to**

modifying the existing PI zoning district designation and changing the range of uses and standards that apply to PI zoned properties in the City. Attachment B includes proposed new Manufacturing Industrial and the current industrial zoning district zoning standards.

Creation of a new zoning classification and standards would provide for the opportunity to develop standards designed for the Prairie View Industrial Center. **The emphasis of this zoning classification would likely be a “manufacturing industrial” focus that would support medium to large scale industrial uses reflective of the goal of attracting more manufacturing to the employment base of the community.**

Staff’s understanding for the area is to allow for the siting of large uses, similar in scale to Barilla. Staff believes that the new standards should contain design allowances similar to PI zoning in terms of generous setbacks while allowing for many of the industrial uses permitted similar to GI. Staff proposes that the front setbacks be greater (similar to PI) to ensure that potentially large uses are pushed back to allow adequate space for landscaping and screening. Staff also proposes a larger minimum lot size and minimum frontage that matches PI compared to GI to ensure that lots can more easily accommodate all required elements of a site plan and to allow for adequate space for access points for heavy truck traffic. A new feature to setbacks is that rear setbacks for uses abutting rail lines be zero.

Staff can support a maximum height limit in this new district of 150 feet compared to 100 feet in other industrial zones. This is more than any district currently allows in the zoning ordinance. Staff believes allowing heights of 150 feet in this zone reflect the larger scale of uses that may locate here and their related appurtenances. The height allowance is based upon the intended scale of large or traditional industrial uses, large amounts of land and space for separation in this area, and potential for new technologies or future uses to need concentrated areas of height increases. Staff does not envision tall office components, but instead high-volume space for warehouse or industrial processes.

If height allowances greater than 150 feet are necessary, staff will develop either an exception process through the Zoning Board of Adjustment or an alternative site development plan review process for City Council approval. Examples of taller features for a large industrial use would be structures such as cooling towers, exhaust stacks, and testing or production areas that must extend higher to achieve a certain design interests of the user. Standards governing specific types of appurtenances or exhaust stacks could be put in the ordinance to allow extensions beyond 150 feet in height.

Staff proposes that several of the main industrial uses allowed in either PI or GI be permitted in the proposed Manufacturing Industrial Zone while excluding some other minor uses allowed in other industrial zones. **Creating a new zoning district would allow a broad range of manufacturing, production, R&D, warehouse, and distribution uses that are not currently permissible in these combinations in either GI or PI.** This range of activities includes food processing, fuel refineries, packing plants,

and chemical production as some of the more intense options that are not easily sited within the City currently.

Staff believes a rail yard as a principal use should only be allowed via special use permit. Accessory rail sidings would be permitted with industrial uses, such as what has been approved with Barilla. In addition, Staff supports restricting standalone vehicle service facilities, most retail sales and services, and salvage yards in this new industrial zone to maintain its focus on large industrial uses. Planning for accessory and support service uses can be addressed at a later time when the patterns of development and character of the area is better understood. Future uses along Teller Avenue and HWY 30 would be likely areas to allow for support commercial activities as well.

Staff does not anticipate including any architectural design elements as part of the new zoning district. Neither GI or PI zoning has design standards or guidelines. Only the RI zoning district includes architectural design requirements.

ALTERNATIVES:

1. Direct staff to prepare a zoning text amendment to create a new industrial zoning district for the Prairie View Industrial Center based upon the standards described in this report.

As part of this alternative, the Planning & Housing Director will meet with representatives from the Ames Economic Development to obtain their feedback regarding the standards suggested for this new zoning district.

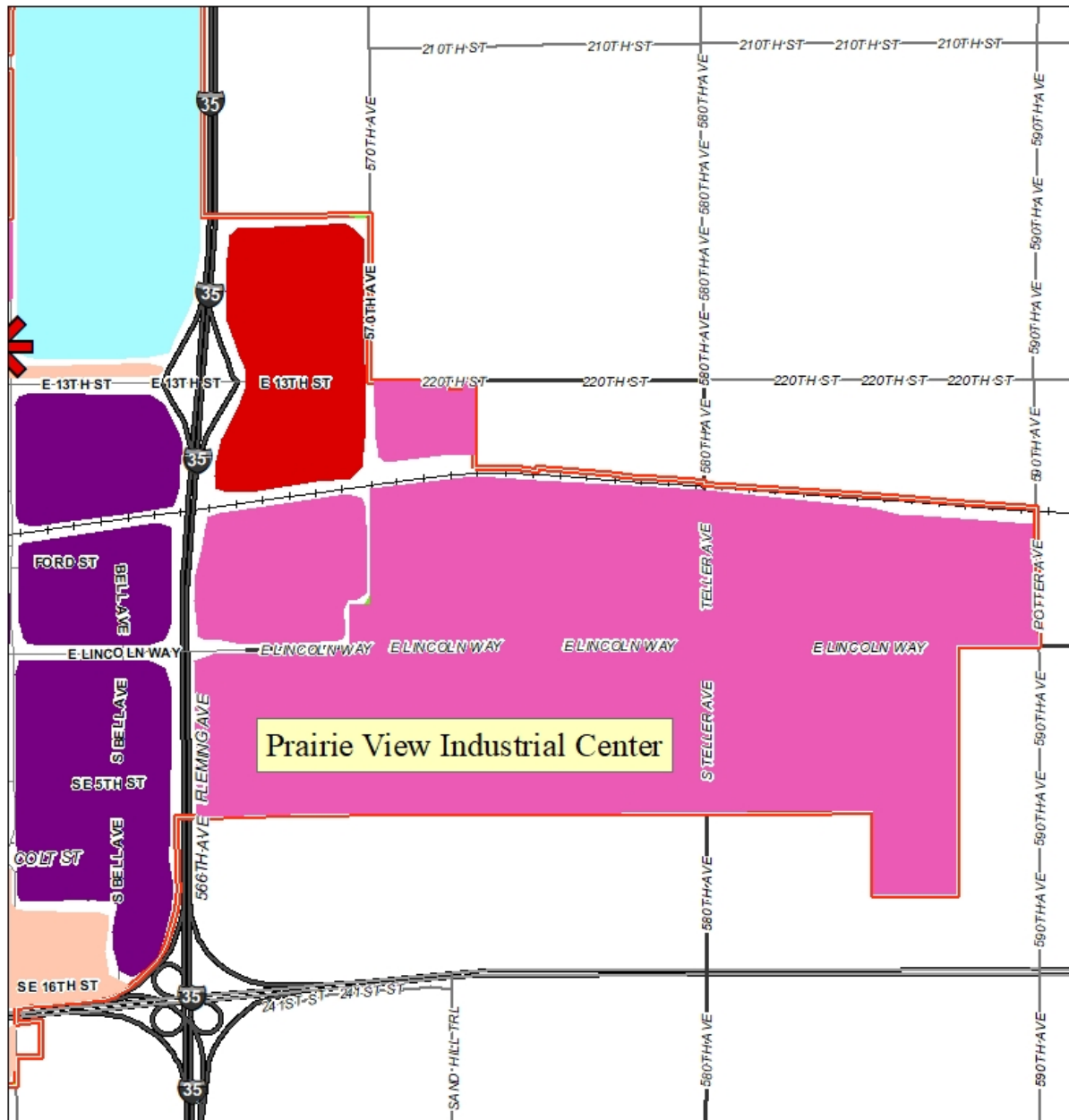
2. Direct staff to prepare zoning text amendment with different draft standards.
3. Direct staff to apply Planned Industrial zoning to the Prairie View Industrial Park and to not create a new zoning district.

CITY MANAGER'S RECOMMENDED ACTION:

Staff does not view Research Innovation District (RI) or Planned Industrial (PI) zone as appropriate designations for the Prairie View Industrial Center given the intent to allow for "heavy" or traditional industrial uses. Staff prefers the option of developing new standards in order to be able to realize the vision for this area with expanded industrial opportunities and to achieve the right mix of uses that make this area of the community distinct from other industrial areas.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

Attachment A



Prairie View Industrial Center



Attachment B: Proposed Industrial Standards

Development Standards:

- Height- 150 feet
- Minimum Lot size- 1 acre
- Minimum frontage- 100 feet
- Maximum Building Coverage 85%
- Minimum Landscaped Area 15%
- Front setback 40 ft.
- Street side 40 ft.
- Side setback interior 20 ft. and
- Rear setback 20ft.

Permitted Uses:

- Manufacturing/Processing
- Resource Production/Extraction
- Warehousing/Freight Storage
- Offices when in conjunction with an Industrial Use
- Industrial Services
- Transportation, Communications and Essential Services, Rail Yard by Special Use Permit
- Personal Wireless Communications Facilities

Restricted Uses

- Vehicle Service Facilities
- Salvage Yards
- Miscellaneous Uses
- Most Retail Sales & Service

Attachment C- GI Design Standards And Uses

Sec. 29.901. "GI" GENERAL INDUSTRIAL ZONE.

(1) **Purpose.** This Zone is intended to provide a limited development review procedure, involving only developer- and staff-coordinated efforts to satisfy the planning and permitting requirements. This District applies to those areas where there is a need to provide a desirable industrial environment and to promote economic viability of a type generally not appropriate for or compatible with retail sales areas. A site plan review process is required in order to assure such development and intensity of use in a way that assures safe, functional, efficient and environmentally sound operations.

(2) **Permitted Uses.** The uses permitted in the GI Zone are set forth in Table 29.901(2) below:

**Table 29.901(2)
General Industrial (GI) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Service - General Uses greater than one 3,000 sf use per site require a Special Use Permit from the ZBA.	Y	SDP Minor/SP	Staff/ZBA
Automotive and Marine Craft Uses greater than one 10,000 sf use per site require a Special Use Permit from the ZBA.	Y	SDP Minor/SP	Staff/ZBA
Entertainment, Restaurant and Recreation - General	N	--	--
Banquet halls, and Exhibition and meeting areas	Y when in combination with manufacturing and processing industrial uses on the same lot or parcel	SDP Minor	Staff
Wholesale Trade	Y	SDP Minor	Staff
INDUSTRIAL USES			
Manufacturing/Processing *Except Major Industrial Groups 28 & 29	Y*	SDP Minor	Staff
Resource Production/Extraction	Y	SDP Minor	Staff
Warehousing/ Freight Storage	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Industrial Service (except Salvage Yards)	Y	SDP Minor	Staff
Salvage Yards See Sections 29.1306 and 29.1503.	Y	SP	ZBA
Waste-Processing and Transfer	Y	SP	ZBA
INSTITUTIONAL USES			
Child Day Care Facilities and Vocational/ Technical High Schools	Y	SDP Minor	Staff
Colleges and Universities	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS, AND ESSENTIAL SERVICES	Y*	SDP Minor	Staff
*Except Passenger Terminals			
Personal Wireless Communication Facilities	Y	SP	ZBA
MISCELLANEOUS USES			
Adult Entertainment Facilities	N	--	--
Commercial Outdoor Recreation	N	--	--
Detention Facilities	Y	SP	ZBA
Major Event			
Entertainment	N	--	--
Vehicle Servicing Facilities	Y	SDP Minor	Staff

Attachment C (Cont.)

Table 29.901(3)
General Industrial (GI) Zone Development Standards

DEVELOPMENT STANDARD	GI ZONE
Minimum Lot Area	No limit
Minimum Frontage	25 ft.
Minimum Building Setbacks	
Front Lot Line	10 ft.; 40 ft. if abutting an arterial street, except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Side and Rear Lot Lines	12 ft.; 40 ft. if abutting an arterial street except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Lot line abutting a Residentially Zoned Lot	20 ft.
Landscaping in Setbacks Abutting a Residentially-Zoned Lot	10 ft. minimum with Industrial screen and wall. See Section 29.403
Maximum Building Coverage	85%
Minimum Landscaped Area	15%
Maximum Height	100 ft. or 9 stories
Parking Allowed Between Building and Streets	Yes
Drive-Through Facilities Permitted	Yes. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3970, 10-28-08; Ord. No. 4312, 6-27-16)

Attachment D- PI Design Standards And Uses

Sec. 29.902. "PI" PLANNED INDUSTRIAL ZONE.

(1) **Purpose.** This District is intended to be applied to those areas where there is a need to provide a desirable industrial environment. It is also intended to:

- (a) Accommodate large-scale industrial land uses;
- (b) Promote a clustered and integrated development in a park-like setting; and
- (c) Locate such developments near limited-access highways, air transportation or the Research Park.

(2) **Permitted Uses.** The uses permitted in the PI Zone are set forth in Table 29.902(2) below:

**Table 29.902(2)
Planned Industrial (PI) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services - General	N	--	--
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade Except as necessary to an industrial use, in which case a Special Use Permit is required from the ZBA.	N	--	--
Wholesale Trade	N	--	--
INDUSTRIAL USES			
Industrial Service - limited to: printing, publishing, commercial art and reproduction services; and research and development laboratories	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; and rock crushing and screening	Y	SDP Minor	Staff
Warehouse and Freight Handling limited to: inter-modal transfer facilities, parcel services, regional postal distribution facilities, and wholesale distribution centers	Y	SDP Minor	Staff
INSTITUTIONAL USES			
Colleges and Universities	N	--	--
Public Facilities and Services	Y	SDP Minor	Staff
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas	Y	SP	ZBA
Religious Institutions	N	--	--
Schools	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Rail Line and Utility Corridors	Y	SDP Minor	Staff
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N	--	--
Vehicle Repair	N	--	--

Attachment D (Cont.)

Table 29.902(3)
Planned Industrial (PI) Zone Development Standards

DEVELOPMENT STANDARDS	PI ZONE
Maximum FAR	.35
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.

DEVELOPMENT STANDARDS	PI ZONE
Minimum Building Setbacks:	
Street Lot Line	50 ft.
Side Lot Line	20 ft.
Rear Lot Line	30 ft.
Lot Line Abutting an R Zoned Lot	50 ft. side
	50 ft. rear
Maximum Building Setbacks:	
Street Lot Line	None
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes