

COUNCIL ACTION FORM

SUBJECT: AMES URBAN FRINGE FUTURE LAND USE MAP AMENDMENT FOR LANDS ADDRESSED AS 23959 580TH AVENUE AND ADJACENT PARCELS

BACKGROUND:

Roger S. Larson is seeking a minor amendment to the Ames Urban Fringe Plan (AUFPP) Land Use Framework Map for a parcel located at 23959 580th Avenue. In July 2020, City Council voted to allow the Fringe Plan Amendment application to move forward concurrently with an annexation application. Since the July 2020 meeting, additional annexation applications have been submitted and the Fringe Plan Amendment area has been enlarged to include those additional properties in order to create an orderly boundary change with the designation to Planned Industrial (Attachment A). The proposed designation change covers approximately 144 acres.

The proposed Fringe Plan amendment will allow for the property owner of Larson Leasing, LC to move forward with changes in use to the property to allow for a different mix of uses for the existing buildings of office, industrial, and warehouse space that are not permissible under County A-2 zoning. These changes can occur upon annexation to the City and rezoning to a City zoning district.

The current designation of the AUFPP is Agriculture\Long Term Industrial Reserve (Attachments B and C). This designation is a sub-category of the Rural/Urban Transition Area. The Fringe Plan is clear in its expectation that Long Term Industrial Reserve land is intended for future annexation and development within the City when there is need for additional land and development within the City. Additionally, the AUFPP states that when development is proposed urban level design requirements and service standards should be required and that the Plan change to the Planned Industrial designation.

Planned Industrial policies address use and land use designation locations being located near limited access thoroughfares to accommodate the transportation of industrial goods and services. It also requires annexation into the city and compliance with all municipal regulations. The change to Planned Industrial brings the land use designation into alignment with the larger vision for the area. Given the proximity to the Prairie View Industrial Center and future Highway 30 interchange it would not be unexpected for future development to occur in the area. In fact, it would become the gateway to the area and beneficial for the City to control future development and land use planning in this area.

In any proposed change to the Future Land Use Map, the City examines the suitability of infrastructure, such as sewer and water capacity, storm drainage, and general circulation needs. In this instance, no changes in infrastructure are planned. The Larson Leasing, LC site is currently developed and there are no plans for new construction at this time. Current rural services can support its reuse, even within City building code standards.

Any future use would need to comply with zoning and be able to be supported by the existing rural water service line and septic. No surrounding properties or uses should be affected by the proposed change as the two sites are currently in related ownership. Development of those sites would require rezoning and plans for infrastructure extensions prior to development approvals.

The Planning and Zoning Commission considered the request at a Public Hearing on February 17, 2021. The Commission voted 6-0 to recommend approval of the proposed map change. On March 9, 2021, the Story County Board of Supervisors approved the proposed amendment to PI along with support of the annexation. The Gilbert City Council will consider this request at an upcoming meeting. Staff notes that Gilbert's approval is not necessary for final approval of the change due to its location to the east of Ames and the annexation can continue forward upon City of Ames approval of the amendment.

ALTERNATIVES:

1. Approve a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map to change the land use designation of approximately 144 acres of land located at the northwest corner of 580th Avenue and Highway 30, from Agriculture\Long Term Industrial Reserve to Planned Industrial, as depicted in *Attachment B* and an amendment to the Ames Urban Fringe Plan Land Use Classes Map to reflect the changes to the subclasses described above.
2. Do not approve the request for a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change to the AUFPP will aid in the annexation of land into the City and allow the property to be used in a manner that aligns with the way it is currently developed. The change also aligns with the policies of the Planned Industrial designation within the AUFPP. No changes are proposed to other surrounding properties and the map change will allow future development that may occur given the future development of the Prairie View Industrial Center and future Highway 30 interchange.

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

ADDENDUM

Request and Referral. On July 28, 2020 the City Council voted to initiate a Minor Amendment to the Ames Urban Fringe Land Use Framework Map, as requested by the property owner, Roger Larson. Mr. Larson owns 23959 580th Avenue (formerly Caremoli), designated as “Agriculture/ Long Term Industrial Reserve” in the Rural/Urban Transition Area, located south and east of the corporate limits at the intersection of Highway 30 and Teller Avenue (see *Attachment A*). The proposed amendment will change the AUFPP designation to “Planned Industrial” in the Urban Service Area.

In addition to the AUFPP Amendment, the property owner was also directed to apply for annexation into the City. This application evolved from one parcel to a total of four parcel making application for annexation. Approval of the AUFPP Amendment is required in order for the properties to be annexed per the AUFPP policies. City Staff expanded the AUFPP amendment area from the initial request of only including 23959 580th Avenue to include all lands applying for annexation and along 580th Avenue. Properties along 580th Avenue are not applying to be annexed but for clarity in the AUFPP map they were included. The change will have no direct impact on these properties.

Ames Urban Fringe Plan. The Ames Urban Fringe Plan designates this site as “Agriculture/ Long Term Industrial Reserve.” To accommodate the request, an amendment must be made to designate this land as “Rural Residential.” The existing and proposed land use designations are each a subclass of the “Rural Service and Agricultural Conservation Area.” This designation

Zoning. The subject site is currently zoned A-2 by Story County. Upon annexation, 23959 580th Avenue, will apply to be rezoned to Intensive Industrial, a newly created Industrial zoning district within the City. Intensive Industrial was created to be used for properties located within the adjacent Prairie View Industrial Center development area. Three other parcels all owned by LDY, LLC will rezoned to Agricultural per City policy. All other properties along 580th Avenue that will not be annexed will retain the existing County Zoning designation.

Applicant’s Statement. The applicant’s Narrative for the Amendment to the Ames Urban Fringe Land Use Framework Map is included in Attachment C

Amendment Considerations. Staff finds that the proposed amendment meets the following policies found in the AUFPP (Attachment D). Although some residences do exist in the area, there are no immediate changes that will have a direct negative impact on their properties.

Traffic. There should be minimal to no impact on traffic as a result of the amendment. Access to the site will not change with this amendment and annexation. There is no new development planned to the larger area. The site will likely be used for commercial/industrial uses after sitting vacant for some time so there may be an increase

in traffic trip in and out of the site the impact be minimal. There is a proposed new Highway 30 interchange to be built by the Iowa DOT in 2023 with a frontage road that will go through this area. At this time there will be a change to traffic circulation.

Public Utilities. The City of Ames does not extend public infrastructure beyond the corporate limits. No public utilities will serve the parcels under consideration for a land use amendment with this amendment. These properties will continue to use rural water and septic services. There are no plans for the City to extend utilities to these sites in the near future. Any future extension of City utilities and connections will be at the property owner's expense.

Attachment A: Location and Current Urban Fringe Designation



Proposed AUF Amendment Area

Attachment B: Proposed AUF Map



Proposed AUF Designation Change

Attachment C: Applicant's Narrative for AUF Change

Explain the consistency of this proposal with the goals and policies set forth in the Ames Urban Fringe Plan

This proposal aligns with the overall goals for the Ames Urban Fringe Plan regarding the development of Planned Industrial (PI) on the east side of Interstate 35. The site is located approximately 1,300 feet south of the city's planned Prairie View Industrial Center and along Highway 30, a limited-access thoroughfare with a direct connection to Interstate 35.

The IDOT plans to construct a new interchange in the vicinity of this site to serve as the primary entrance from Highway 30 to the planned Prairie view Industrial Center. The PI designation of this site will ensure the long-term use and appearance will be consistent at this critical entry into the City's planned industrial expansion area.

Demonstrate why the AUF Map designation for this property should be changed. Explain why the site cannot be reasonably developed under current designation.

The current county zoning designation only allows for agricultural activities and does not support commercial or light industrial activities that fall in-line with the city's future vision of this area. The site sat vacant for two years due to the limited approved use of the space before the current owner purchased the property. The owner plans to offer much needed multiple office, shop, and warehouse space that can only occur with a new zoning designation and a change to the AUF.

Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for expanding the amount of land included in the designation proposed for this property.

There is very limited developable property in and around the City of Ames that could meet the owner's business needs for light industrial. Given the site's proximity to the City's planned industrial expansion the designation change essentially expands the city's industrial park to connect with the primary thoroughfares serving the area and opens the opportunity to provide a new gateway to the city.

As a result of this action, will there be an adverse impact upon:

Other undeveloped property in the designation proposed for this site.

There is not an adverse impact on other undeveloped property in the area. The proposed designation ties into development plans to the north.

Other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.

There is not an adverse impact on other developed property in the area which includes a pipe supply company, a Veterinarian, and animal feed supply. The proposed designation compliments these uses.

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Attachment D: AUFPP Excerpt (Planned Industrial)

Planned Industrial (PI)

Planned Industrial is a designation intended for clustered industrial uses. These uses are strategically located to minimize environmental impacts and conflict with residential land uses. Locations also provide for an orderly and efficient transition between land uses within municipal limits and the unincorporated areas of the county. Such areas involve the integration of uses, access, and appearance.

PI Policy 1: Land uses are clustered/industrial park uses that are larger in scale than most general industrial uses.

PI Policy 2: Locate Planned Industrial uses near limited access thoroughfares and/or major railroad systems to accommodate the transportation of industrial goods and services. Minimize environmental impacts and conflict with residential land uses.

PI Policy 3: Give preference to clustering of uses to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

PI Policy 4: Permit Planned Industrial uses when suitable infrastructure and services are available. Require annexation into the city and comply with all municipal regulations, including zoning, land use policy, subdivision, and building code requirements.

PI Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards.

PI Policy 5: Require buildings to front major thoroughfares to minimize the appearance of industrial operations and enhance the aesthetics of the road corridor. Require landscape and earthen buffering of parking areas and industrial activity, such as assembly yards, storage locations and loading facilities.

Additional Policies for All Areas

These policies statements are organized based on the Common Goals listed in the section "Vision and Goals for the Urban Fringe".

Goal 1.1: To provide a balanced mix of land uses that are arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.

Policy 1.1.1: Use the identified land use designations in the Land Use Framework Plan section for future land use planning, as they relate to the Ames Urban Fringe Land Use Framework Map. The uses set forth in the Land Use Designations section generally describe uses and should not be considered all-inclusive. Intensities establish the minimum net density or density range for each land use category. Residential densities are expressed as dwelling units per acre