

ITEM #: 21  
DATE: 07-11-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: REZONE PARCEL AT 314 BORNE AVENUE FROM “GI” (GENERAL INDUSTRIAL) TO “S-GA” (SPECIAL PURPOSE GOVERNMENT/ AIRPORT DISTRICT)**

**BACKGROUND:**

The City of Ames Electric Services Department is requesting that the City rezone property located at 314 Borne Avenue from the current zoning designation of “GI” (General Industrial) to “S-GA (Government/Airport). Property to the south and east is also zoned GI. Land to the north and west is zoned S-GA.

The subject property includes approximately 1.68 acres purchased by the City in 2005, to use as a site for the storage of electrical equipment. The north property line abuts the railroad right-of-way, and the northern end of Borne Avenue terminates along the west property line of the site (*see Attachment A – Location Map*). Borne Avenue right-of-way extends along the west side of the property, but it is an unimproved road across the frontage of this site.

**The proposed rezoning is intended to facilitate an expansion of a cold storage facility of electrical equipment. Approval of S-GA zoning allows for some flexibility regarding zoning standards to accommodate public facilities. However, it is expected that the government entities will work with the Department of Planning and Housing to encourage the development of standards which will be applicable to and compatible with the general character of the area in which the district is situated.**

There are two existing buildings on the property. The larger of the two is in the northwest corner of the site next to Borne Avenue. The other building was constructed along the east property line. Both buildings are used for the storage of electrical equipment. A third building is planned for the site as cold storage for additional electrical equipment. No utilities immediately abut the site. Development of the site may require extension of a water line and fire hydrant for fire protection of a new building.

Ames Plan 2040 designates the subject property, and the surrounding properties along 6<sup>th</sup> Street, as “General Commercial (GC)” (*see Attachment D- Ames Plan 2040 Land Use Designation*).

At the time of approval of Plan 2040, government-owned lands were principally mapped as “Civic” to recognize that they had a specific purpose at that time and were not privately-owned. The City did not project changes of use for “Civic” land as part of the analysis of Plan 2040. The Civic designation does not apply to all governmentally owned property and is not required to allow for rezoning to S-GA.

## **PLANNING & ZONING COMMISSION RECOMMENDATION:**

On June 21, 2023, the Planning & Zoning Commission voted 6-0 to recommend approval of the rezoning.

## **ALTERNATIVES:**

1. Approve on first reading the request to rezone 1.68 acres of the property at 314 Borne Avenue from "GI" (General Industrial) to "S-GA" (Governmental/Airport) District.
2. Deny the request to rezone 1.68 acres of the property at 314 Borne Avenue from "GI" (General Industrial) to "S-GA" (Governmental/Airport) District.
3. Refer this matter back to staff or the applicant for more information.

## **CITY MANAGER'S RECOMMENDED ACTION:**

The appropriateness of the rezoning should be considered in relation to past civic use of the site and the continued use of the site facilitated by rezoning the site to S-GA. The current use of the site in this case will stay the same and be operated in a similar manner as is currently done. The expansion of facilities is consistent with current use. These uses are general industrial in nature and have been compatible with the surrounding uses as is. **The change will facilitate a more efficient expansion of a city facility that is in close proximity to other City owned land and facilities. Rezoning will have no impacts on current infrastructure and City services for this parcel.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

## ADDENDUM

### REZONING BACKGROUND:

A Plat of Survey boundary line adjustment was filed with the Story County Recorder's Office on October 7, 2003, platting the land into one parcel, described as 'Parcel J', and including 1.68 acres.

**Existing Uses of Land.** Land uses that occupy the subject property and other surrounding properties are described in the following table:

<b>Direction from Subject Property</b>	<b>Existing Land Uses</b>
Subject Property	Storage of City Electrical Equipment
North	Union Pacific Railroad R.O.W. & Former City Water Plant Site
East	Private Utility Office
South	Storage/Offices
West	City of Ames Electric Services Use

**Ames Plan 2040 and the Future Land Use Map.** Ames Plan 2040 is the City's Comprehensive Plan. The Future Land Use Map, which is part of the Plan, includes designations that describe the character of an area and intended goals, guidelines and actions that would further the Vision and Principles of the Plan. The Map includes supplemental information, such as street layouts, public facility locations, flood plain, and natural areas that are not in and of themselves land use designations. The boundaries between land use designations are intended to be general and not property specific unless specified through an action by the City Council. The general boundary allows for some flexibility regarding appropriate transitions between designations through precise zoning delineations as determined by the City Council. and it designates the extent of generalized land uses throughout the City.

Land use is the central element of the comprehensive plan because it establishes the overall mix and configuration of uses for the city. According to Ames Plan 2040, civic uses comprise 43% of all developed land in Ames. This is not unusual for a city with a major university. Parks account for the greatest share of civic uses (18%), with ISU following at 11%. At the time of approval of Plan 2040, government-owned lands were principally mapped as "Civic" to recognize that they had a specific purpose at that time and were not privately-owned. The City did not project changes of use for "Civic" land as part of the analysis of Plan 2040. Additionally, not all government owned property was mapped as Civic if it was not a significant public facility or planned for a different use.

Staff believes the rezoning request does not conflict with Ames Plan 2040 and the Future Land Use Map in that S-GA reflects the use of the property and ownership. It does not alter the use of the property that currently exists or transition the use of the property from one type of use to another.

**Existing/Proposed Zoning.** The property is currently zoned “GI” (General Industrial) (see *Attachment B- Existing/Proposed Zoning Map*). Properties to the north, west, and northeast are zoned “S-GA.” Properties to the south and southeast are zoned as “GI” (General Industrial).

The proposed zoning is “S-GA” Special Purpose Governmental/Airport District (see *Attachment C- Proposed Zoning Map*). The “S-GA” district is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal governmental authorities. Although properties within this district enjoy a legal exemption from local zoning requirements, it is expected that the development will utilize standards which are compatible with the general character of the area.

**Public Infrastructure.** City infrastructure is available to serve the site. However, only electric will be needed for the building proposed on the site.

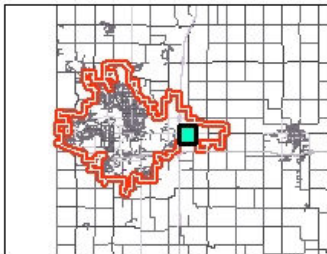
**Applicant’s Statement.** The applicant has provided an explanation of the reasons for the rezoning request in *Attachment F*.

**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by the City of Ames. The rezoning request and statement of justification is included as *Attachment E*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of “General Commercial” as identified on the Future Land Use Map included as *Attachment D* in that the use is a commercial/industrial use similar to the intended types of activities of the designation.
4. The proposed rezoning to “S-GA” (Special Purpose Governmental/Airport District) zoning is appropriate since the City owns the property and intends to develop it for enclosed storage of electrical equipment.
5. Development of the site will utilize standards which are compatible with the general character of the area.
6. Rezoning will have no impacts on current infrastructure and City services for this parcel.

**Public Notice.** The City provided mailed notice to all property owners within 200 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

**ATTACHMENT A: LOCATION**



**Location Map**  
314 Borne Avenue



**ATTACHMENT B: EXISTING/PROPOSED ZONING**



**Existing/Proposed Zoning Map**

314 Borne Avenue



**ATTACHMENT C: PLAT OF SURVEY**

INST. NO. **03-21166**  
 STORY COUNTY, IOWA  
 FILED FOR RECORD

*10/4*  
 AM OCT 07 2003 *PM*

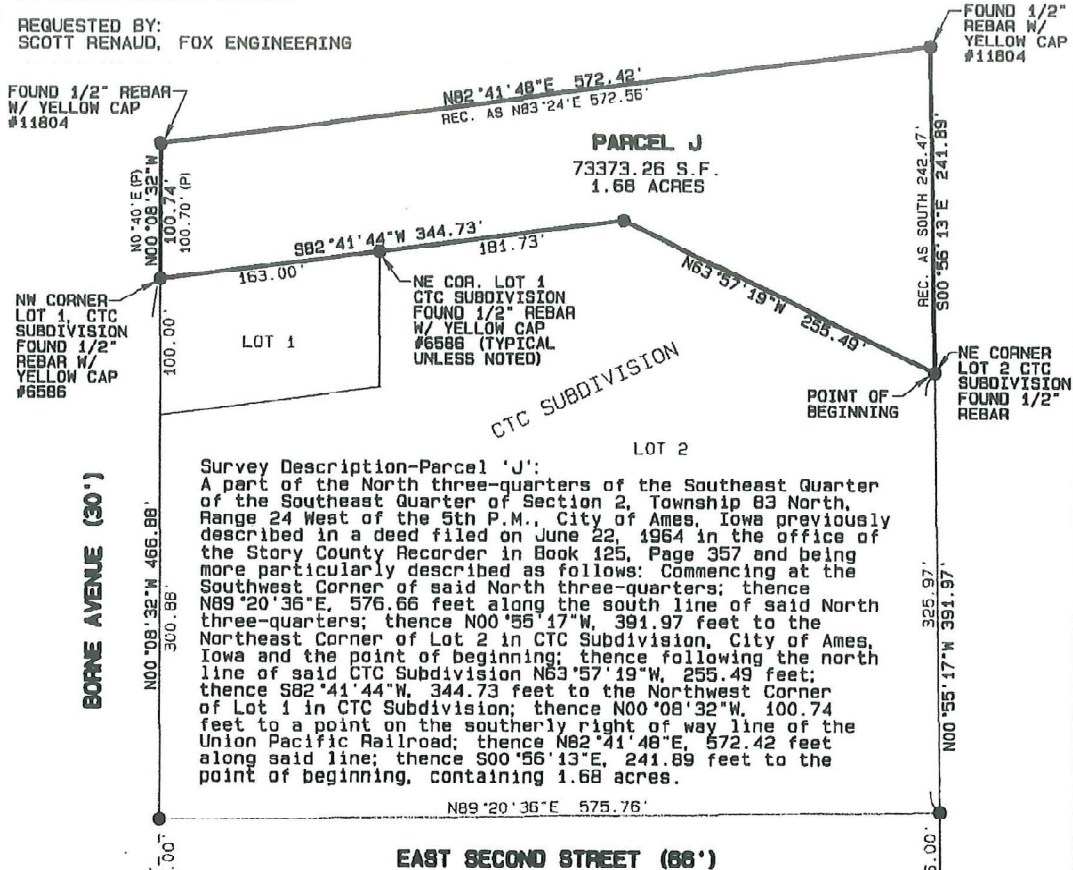
SUGAN L. VANDE KAMP, Recorder *COO*  
 REC. FEE \$ 11.00 AUD. FEE \$     

ROBERT L. STUMBO, JR. P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

**PLAT OF SURVEY**

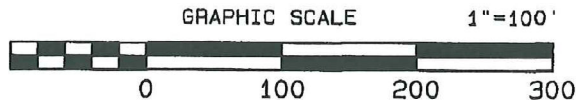
PROPRIETOR:  
 S. HANSON LUMBER COMPANY

REQUESTED BY:  
 SCOTT RENAUD, FOX ENGINEERING



**Survey Description-Parcel 'J':**  
 A part of the North three-quarters of the Southeast Quarter of the Southeast Quarter of Section 2, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Iowa previously described in a deed filed on June 22, 1964 in the office of the Story County Recorder in Book 125, Page 357 and being more particularly described as follows: Commencing at the Southwest Corner of said North three-quarters; thence N89°20'36"E, 576.66 feet along the south line of said North three-quarters; thence N00°55'17"W, 391.97 feet to the Northeast Corner of Lot 2 in CTC Subdivision, City of Ames, Iowa and the point of beginning; thence following the north line of said CTC Subdivision N63°57'19"W, 255.49 feet; thence S82°41'44"W, 344.73 feet to the Northwest Corner of Lot 1 in CTC Subdivision; thence N00°08'32"W, 100.74 feet to a point on the southerly right of way line of the Union Pacific Railroad; thence N82°41'48"E, 572.42 feet along said line; thence S00°56'13"E, 241.89 feet to the point of beginning, containing 1.68 acres.

**EAST SECOND STREET (66')**



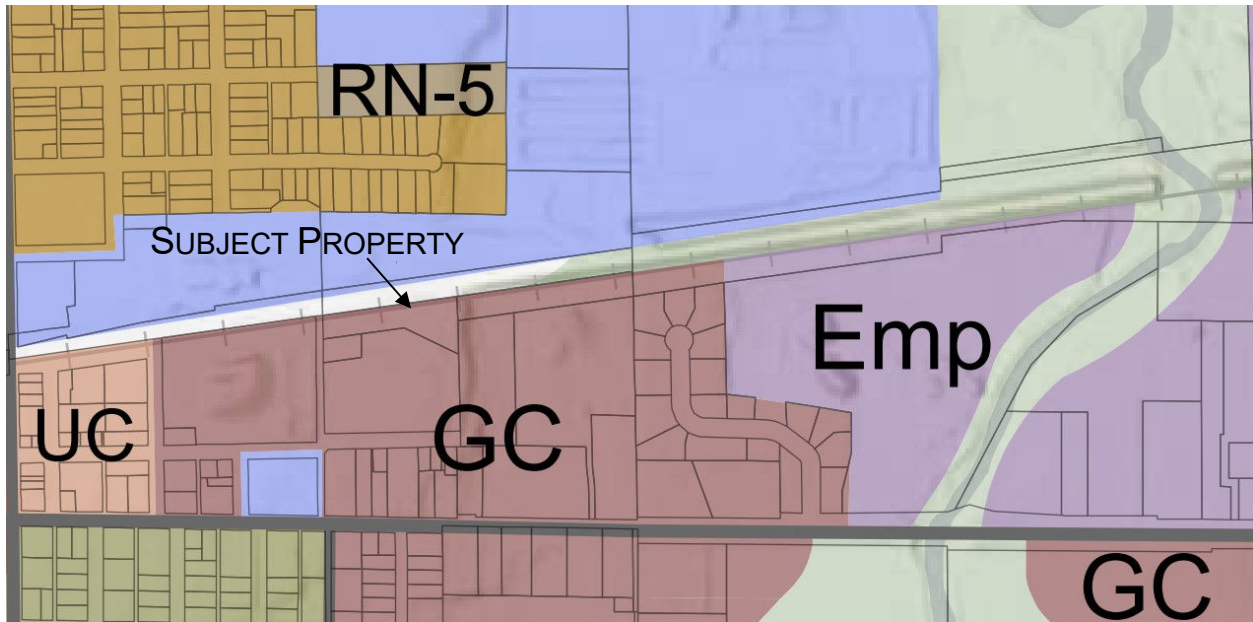
Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Robert L. Stumbo, Jr.*  
 Robert L. Stumbo, Jr. License #6586 Date: *10-3-03*  
 My license renewal date is December 31, 2004



Job #15354 Date: 10/02/03 Page 1 of 1

## ATTACHMENT D: FUTURE LAND USE MAP



### CURRENT LAND USE DESIGNATION OF SUBJECT PROPERTY

- GC (GENERAL COMMERCIAL)

### SURROUNDING LAND USE DESIGNATIONS:

- CIVIC (BLUE COLOR)
- EMP (EMPLOYMENT) (PURPLE COLOR)
- UC (URBAN CORRIDOR) (TAN COLOR)
- RN-5 (RESIDENTIAL NEIGHBORHOOD 5 - MULTIFAMILY) (BEIGE COLOR)
- RN-1 (RESIDENTIAL NEIGHBORHOOD 1 – TRADITIONAL) (GOLD COLOR)
- REDIRECTION (REDIR) (OLIVE GREEN COLOR)
- OPEN SPACE (LIME GREEN COLOR)



# LAND USE: CATEGORIES

## General Commercial (GC)

### CHARACTERISTICS

- » Wide variety of commercial uses, including non-retail commercial such as trade services and automotive sales and services.
- » May also include more consumer-oriented uses and services.
- » Also includes light and small-scale industrial.
- » Sites may include substantial outdoor storage and activity.

- » Utilitarian site use, generally minimum landscaping.
- » Generally small to medium sites differentiated from larger industrial operations.

### APPLICABLE EXISTING ZONING CATEGORIES

- » H-OC Highway Oriented Commercial
- » PRC Planned Regional Commercial
- » O-G Gateway Overlay Districts

### GOALS

- » Provide a compatible place with room to grow for a variety of commercial, automotive, and light industrial uses that are significant parts of the local economy.
- » Limit impact of external effects from uses that generate negative visual and operational impacts.
- » Allow space for small commercial and service uses, including non-retail commercial establishments, that benefit from locations along arterial streets.
- » While allowing for a variety of uses that include service and light industrial uses, maintain commercial design standards that support higher quality community aesthetics and compatibility not ordinarily typical of industrial uses.



### DEVELOPMENT GUIDELINES

- » Improve street appearance to the degree feasible, with strategic landscaping, definition of parking areas and driveway access, upgraded building facades or features.
- » Apply commercial design standards for compatibility and transitioning rather than industrial standards.
- » Screen outdoor storage or minimize exposure from public right-of-way.
- » Provide screening and landscaped buffering against any adjacent residential uses.

### PUBLIC ACTIONS

- » Complete reviews of general commercial corridors to identify access management and appearance improvement opportunities.
- » Where possible, manage street access with shared driveways and parking/service area interconnections.
- » Improve appearance of public properties with industrial impact within these areas.
- » Work with business owners on tactical improvements such as district identification, branding, and facade improvements appropriate to the nature and character of businesses. Develop a business manual illustrating possibilities for private reinvestment.

## **ATTACHMENT E: APPLICANT'S STATEMENT**

Please find the attached Rezoning Application for the site at 314 Borne Avenue. Ames Electric requests zoning be changed from GI to S-GA.

**Reason for requesting rezoning:** The site in question was formerly owned by S. Hanson Lumber Company. Due to its location and general operating purpose, it was zoned as General Industrial. The City of Ames purchased the property several years ago. The current and future uses of the property are as storage for equipment utilized by the Electric Services Department. Due to the change in use and ownership, it is requested to also change the zoning to S-GA (Government -Airport).

**Consistency with the Ames Plan 2040:** The usage and zoning of this site will have no impact on the Ames Plan 2040 goals.

---

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: Renee Hall City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105  
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

---

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That apportion of the real estate, generally located at 314 Borne Avenue, is rezoned from General Industrial Zone (GI) to Government/Airport District (S-GA)

**Real Estate Description: 314 Borne Avenue, Ames, Story County, Iowa**

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

---

Renee Hall, City Clerk

---

John A. Haila, Mayor