

community

mobility

environment

Chapter 4: Community Overview and Land Use

CHAPTER 4: COMMUNITY OVERVIEW AND LAND USE

The Ames area is expected to grow in both population and employment into the future. The City of Ames Planning and Housing Department maintains a Land Use Policy Plan (LUPP) that seeks to guide and manage the development process within the City limits and the unincorporated area. The LUPP covers topics including land use visioning, annexation, mobility, environmental factors, parks, recreation and open space, development priorities, affordable housing, planning management, and zoning. This section of the report highlights information obtained from the LUPP, as well as information from the U.S. Census Bureau and the Iowa Data Center.



4.1 DEMOGRAPHIC TRENDS

POPULATION

Population within the City of Ames has grown from approximately 27,000 in 1960 to approximately 50,700 in 2000. This represents an annual growth rate of approximately 1.6%. These historical trends are shown in **TABLE 4.1**.

TABLE 4.1. CITY OF AMES POPULATION TRENDS

YEAR	LOW
1960	27,003
1970	39,505
1980	45,775
1990	47,198
2000	50,731
2009 (Estimate)	58,339

Source: U.S. Census Bureau, AAMPO and Iowa Data Center

EMPLOYMENT

The employment data within the City of Ames was established using information from the American Community Survey 2006-2008 3-Year Estimates. The employment data is shown in **TABLE 4.2**.

TABLE 4.2. CITY OF AMES EMPLOYMENT DATA

OCCUPATION	ESTIMATE
Management, professional and related occupations	15,206
Service	5,682
Sales and office	7,441
Farming, fishing and forestry	309
Construction, extraction, maintenance and repair	1,422
Production, transportation and material moving	2,633
Total	32,693

4.2 EXISTING LAND USE

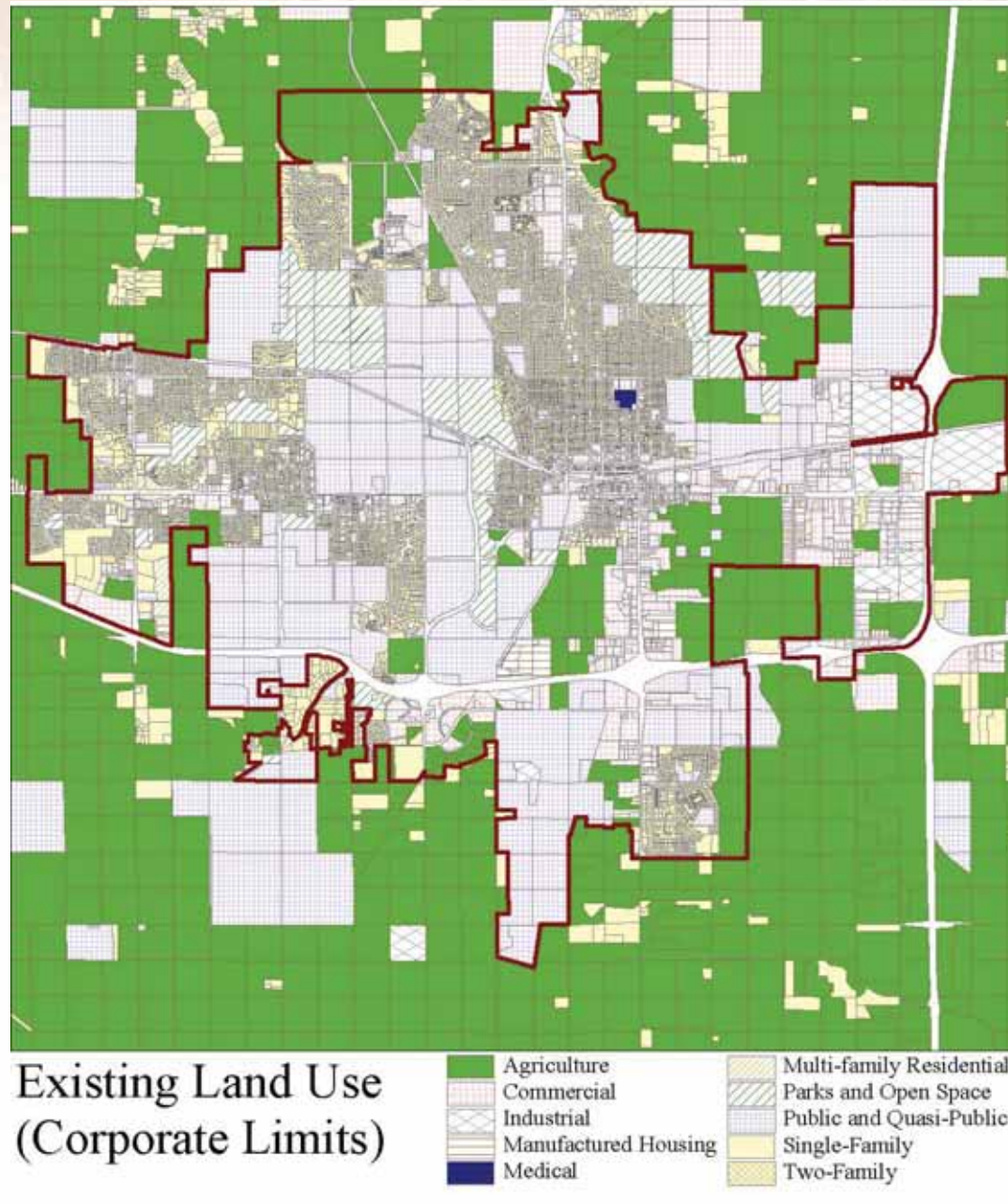
Existing land use as documented within the City of Ames corporate limits is shown in **FIGURE 4.1**.

4.3 FUTURE LAND USE

A map showing future land use incorporated within the Ames city limits is shown in **FIGURE 4.2**.

The Ames Urban Fringe area is generally within two miles of the Ames City limits. According to the LUPP, a shared land use plan was developed for this area by the City of Ames, Story and Boone Counties, and the City of Gilbert. It provides a consistent, predictable, and mutually agreed upon development plan that is compatible with existing land use in the fringe area. The Ames Urban Fringe Plan is shown in **FIGURE 4.3**.

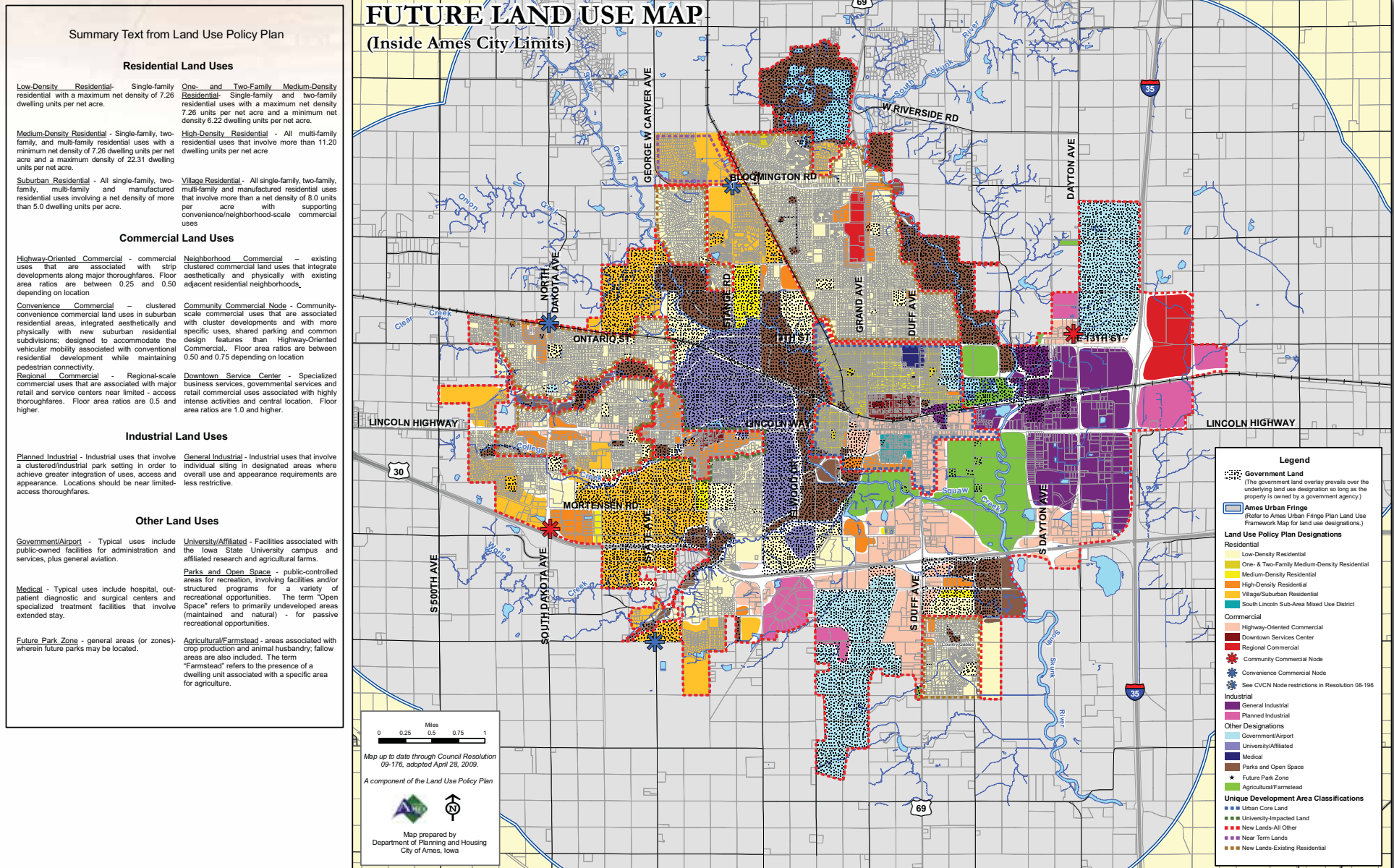
FIGURE 4.1. EXISTING LAND USE - INCORPORATED AREA



Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009



FIGURE 4.2. FUTURE LAND USE - INCORPORATED AREA



Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009

FIGURE 4.3. AMES URBAN FRINGE PLAN

Summary Text from Ames Urban Fringe Plan

Land Use Designations for Rural Service and Agricultural Conservation Area

Agriculture and Farm Service – Farming and agricultural production; industry and commerce that need to be close to agriculture; farmsteads, farmstead sites and pre-existing homes.

Parks and Recreation Areas – privately owned recreation, conservations and related uses, with rural services and decentralized systems.

Rural Residential – Single-family residences at one unit per acre or lower density, with rural services and decentralized systems; protect agricultural operations and environment.

Land Use Designations for Rural/Urban Transition Area

Rural Transitional Residential – Single- and two-family residences at densities from one unit per acre to 3.75 units per acre, preferably in clusters, with rural services and decentralized systems; in some cases, urban services for future use or assessment waivers and other agreements about future costs and annexation.

Priority Transitional Residential – Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.

Highway-Oriented Commercial – Commercial uses most compatible with rural areas, located on high-traffic roads and preferably in clusters; urban services; in some cases, rural services and decentralized systems with assessment waivers, other agreements on future costs and annexation.

Agriculture/Subsurface Mining – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; with limestone resources suitable for subsurface mining.

General Industrial – Surface portion of existing subsurface mining operation.

Natural Areas – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.

Watershed Protection Area – Watersheds for wetlands and with vegetation that protects or improves water quality; mitigation facilities; Best Management Practices.

Industrial Reserve/Research Park – Agricultural uses; future expansion of ISU Research Park with innovative technology companies supported by proximity to ISU; before development, change to Planned Industrial land use designation.

Agriculture/Long-Term Industrial Reserve – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; future large-scale industrial uses; before development, change to Planned Industrial land use designation.

Gateway Protection – Land uses and design that defines, accentuates and enhances entrance areas to community.

Airport Protection Area – Land close to airport; development characteristic that protects life and maintains integrity of aviation operations.

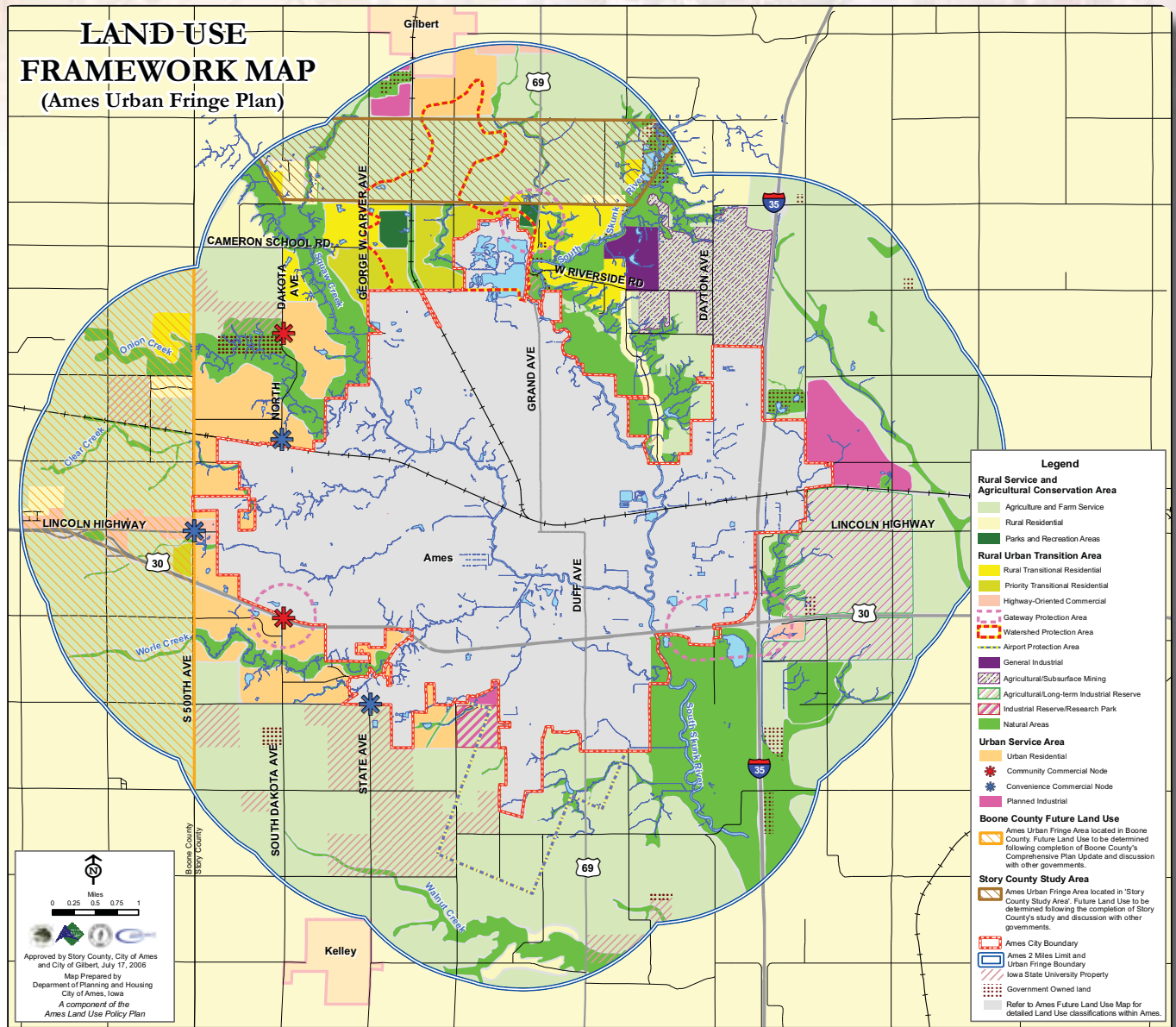
Land Use Designations for Urban Service Area

Urban Residential – Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services; development agreements.

Planned Industrial – Large-scale industrial uses clustered in industrial parks; annexation; urban services; development agreements.

Community Commercial Node – Clustered commercial uses up to 800,000 square feet per cluster; annexation; urban services; development agreements.

Convenience Commercial Node – Clustered commercial uses that serve convenience and localized neighborhood needs; up to 100,000 square feet per cluster; annexation; urban services; development agreements.



Source: City of Ames Land Use Policy Plan, Latest Revision April 28, 2009



4.4 YEAR 2035 PROJECTIONS

The AAMPO used historical data and information from the LUPP to establish year 2035 population and employment projections. The population projections indicate that the population is anticipated to grow from approximately 58,300 in year 2007 to approximately 69,700 in year 2035. This represents an increase of approximately 11,200 people and an average annual growth rate of approximately 0.7%. The employment projections indicate that the employment is anticipated to grow from approximately average 32,700 in year 2007 (average 2006 – 2008) to approximately 36,500 in year 2035. This represents an increase of approximately 3,800 jobs and an average annual growth rate of approximately 0.4%.

Using the future land use plan and current development trends, the population and employment projections were then distributed to the land use map. The total population change from year 2007 to year 2035 is shown on **FIGURE 4.4**. The total employment change from year 2007 to year 2035 is shown on **FIGURE 4.5**.

4.5 LAND USE AND TRANSPORTATION

Land use and transportation are interrelated. The land use patterns affect the needs of the transportation system and the transportation system affects the land use patterns. The year 2035 land use projections were incorporated into a travel demand model in order to identify future year transportation needs. See Section 5.2 for the results of this analysis.

FIGURE 4.4. PROJECTED POPULATION CHANGE 2007 TO 2035

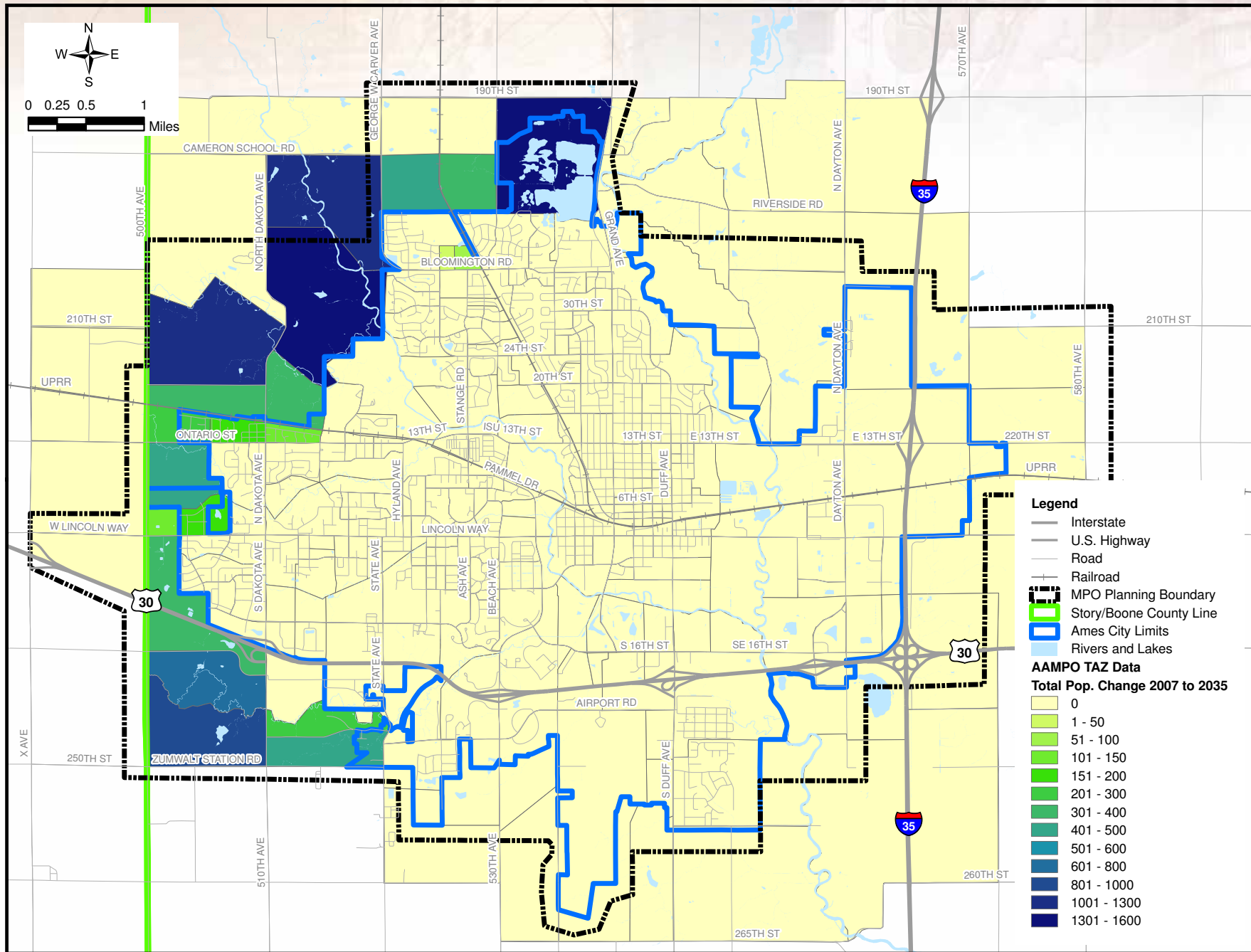


FIGURE 4.5. PROJECTED EMPLOYMENT CHANGE 2007 TO 2035

