

COUNCIL ACTION FORM

SUBJECT: URBAN FRINGE AMENDMENT FOR BURGASON ENTERPRISES, LLC

BACKGROUND:

Steve Burgason, representing Burgason Enterprises, LLC, is seeking an amendment to the Ames Urban Fringe Plan Future Land Use Map for a 9.72 acre parcel of land at the south end of Cedar Lane. The area is triangular in shape and is adjacent to and immediately south of other lands owned by Burgason (see Attachment A).

The request of Burgason is for three map changes. These are:

- An amendment to the Ames Urban Fringe Plan Land Use Framework Map from Agriculture and Farm Service to Urban Residential (Attachment B and C).
- An amendment to the Ames Urban Fringe Plan Land Use Classes Map from Rural Services and Agricultural Conservation Area to Urban Services Area.
- An amendment to the Land Use Policy Plan Allowable Growth Map to designate this as part of the Southwest II Growth Area (Attachment D).

Burgason explored the idea of annexing their other lands north of this request in 2014. Because other parties withdrew their applications for annexation, Burgason also withdrew, resulting in the annexation of only the land included in the ISU Research Park expansion (and 5 non-consenting parcels). At that time, their proposed application did not include this triangular piece because it was not identified as an Allowable Growth Area or designated for Urban Services in the Fringe Plan. Subsequent to the 2014 annexation effort, Burgason requested the City Council initiate an amendment to the Fringe Plan and LUPP so that the area could be included in a future annexation proposal.

The Ames Urban Fringe Plan anticipated that growth of the City would not extend south of the half section line that is the north property line of the subject area. This is the line that marks the south end of the Ringgenberg development and the south end of the ISU Research Park expansion as well. South of this half section line, much of the land is owned by Iowa State University, the Iowa State University Foundation, or the Committee for Agricultural Development. The subject request is the only privately owned property in the immediate vicinity.

Further details and analysis are found in the Appendix.

Planning and Zoning Commission Recommendation The Planning and Zoning Commission considered the request at their meeting on February 17, 2016. The applicant spoke about his desire to develop this 9.72 acre parcel along with the other land already designated Urban Residential. No one else spoke concerning the request. The Commission was supportive although they indicated there may be an impact on ISU farm land surrounding this parcel. Staff noted that Iowa State University as well as the ISU Foundation (abutting property owners) were advised of the request and staff

met with a member of ISU staff who did not register an opinion for or against the request. The Commission voted 6-1 to recommend approval of the request (Alternative 1, below).

ALTERNATIVES:

1. The City Council can approve:
 - a. An amendment to the Ames Urban Fringe Plan Land Use Framework Map from Agriculture and Farm Service to Urban Residential (Attachment C).
 - b. An amendment to the Ames Urban Fringe Plan Land Use Classes Map from Rural Services and Agricultural Conservation Area to Urban Services Area.
 - c. An amendment to the Land Use Policy Plan Allowable Growth Map to designate this as part of the Southwest II Growth Area (Attachment D).

2. The City Council can deny the proposed amendments.

CITY MANAGER'S RECOMMENDATION:

Including the parcel in the Urban Residential Area and Southwest II Allowable Growth Area allows for its future annexation and development. Otherwise, as an isolated tract with an irregular shape, it would be difficult to efficiently farm once the neighboring property to the north is urbanized. It also appears that the half-section line did not take into account individual ownership patterns. It effectively isolated the 9.72-acre parcel from the remainder of Burgason's 40-acre development parcels. Staff views this area as suitable for single family home development and, in accordance with LUPP policies, densities would average 5 units per acre in New Lands, with a minimum density of 3.75 units per net acre upon development. At this time, staff estimates the subject area may be suitable for 20 to 45 single-family homes, dependent upon future rezoning and subdivision requests. To include it with the Allowable Growth Area of the City for development would have only a minimal impact on the provision of services by the City. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1 approving the map changes as requested.**

APPENDIX

Request and Referral: Steve Burgason, representing Burgason Enterprises, LLC, owns about 40.53 acres in the Urban Residential area on the east side of Cedar Lane. He sought to develop this property, going so far as to seek annexation in 2014. That annexation included multiple property owners comprising about 310 acres but, because of several withdrawals, only 204 acres were ultimately annexed for the ISU Research Park.

The land subject to this request is 9.72 acres. It lies south of the half section line of Section 21 of Washington Township. This half section line defined the south area of the growth area of Ames, evidenced by the south line of the Ringgenberg development (including the 40-acre parcel acquired by ISU), the ISU Research Park expansion, and the Southdale development further to the east of US Highway 69.

Because of the extensive ISU (and ISU affiliated) land holdings south of Ames near the Burgason property, it was not anticipated that the city would annex and displace these farm and research operations. However, Burgason owns a triangular piece adjacent to their other holdings, which juts south of that half section line. It appears that the determination of that growth area boundary did not take into account individual ownerships of all parcels.

Land Use Policy Plan and Ames Urban Fringe Plan: The Ames Urban Fringe Plan designates this site as Agriculture and Farm Services, a subclass of the Rural Service and Agricultural Conservation Area. **To accommodate the request, an amendment must be made to designate this land as Urban Residential, a subclass of the Urban Services Area.** This designation would preclude development unless and until the land is annexed, full City services are brought to the site, and development met urban density standards. This designation is consistent with the rest of the yet-to-be-annexed land east of Cedar Lane, south of Oakwood Road, and west of University Boulevard.

The Land Use Policy Plan designates Allowable Growth Areas, identifying “new areas for growth and to establish incentives for their development.” In general, the Allowable Growth Areas of the LUPP reflect the Urban Residential Areas of the Ames Urban Fringe Plan. **The LUPP Allowable Growth Map will need to be amended to designate this land as Southwest II Growth Area.** This designation is consistent with the yet-to-be-annexed area described in the previous paragraph. There are no incentive policies for development in the Southwest II Growth Area. Altering the Allowable Growth Map in this instance is viewed as minor amendment due to the limited scope of the request and the isolated nature of the site, yet it appears to be readily serviceable by the City if it were to be annexed and developed.

Zoning: The subject site is currently zoned A-1 by the County.

Applicant’s Statement: The applicant’s Narrative for LUPP Change is included in Attachment E.

Amendment Considerations: The Land Use Policy Plan provides guidance on what considerations should be given for an amendment to the Land Use Policy Plan.

When reviewing major and minor proposed amendments to the Land Use Policy Plan, consideration should be given to whether or not the proposed amendment is consistent with the Goals for a New Vision described in the Land Use Policy Plan. [Found in Attachment F.] These goals, and the related objectives below each goal, should apply to review of both minor and major amendment. In addition to these, it is also helpful to consider for major amendments:

- 1. City resources, including staff, budget, utilities, transportation, parks and/or schools, necessary to implement the proposed amendment.*
- 2. The City's ability to provide the full range of public facilities and services at the planned level of service, or if the proposal will consume public resources otherwise needed to support comprehensive plan implementation strategies.*
- 3. How the proposal relates to current land use allocations and growth projections that are the basis of the comprehensive plan.*
- 4. Compatibility of development allowed under the proposal amendment with neighboring land uses and surrounding neighborhoods, if applicable.*
- 5. Affects of the proposed amendment on historic resources or neighborhoods, or the City's general sense of place.*
- 6. The cumulative impacts of the proposed amendment, in combination with other proposed or recently approved amendments.*

The LUPP Goals for a New Vision are found in Attachment F.

ANALYSIS:

A. TRAFFIC

With the full build out of expected development in the area east of Cedar Lane and west of University Boulevard, traffic will be routed to the main collectors of Oakwood Road and University Boulevard. As other development occurs, Cottonwood Road will connect to University Boulevard. In addition, other east-west connections will be made south of Cottonwood Road. This site may or may not need to include the extension of Cedar Lane south or include an east west road along its North property line.

The addition of 9.72 gross acres of residential development can reasonably be seen to be only a minimal increase in traffic volumes. The upper limit of projected single family density would be 45 homes. The true density of development would be reviewed through annexation, rezoning, and subdivision requests.

B. WATER AND SANITARY SEWER

City water and sanitary sewer services can serve this area by the extensions of existing lines through the logical development of land abutting the site to the north.

C. STORM WATER

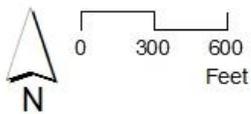
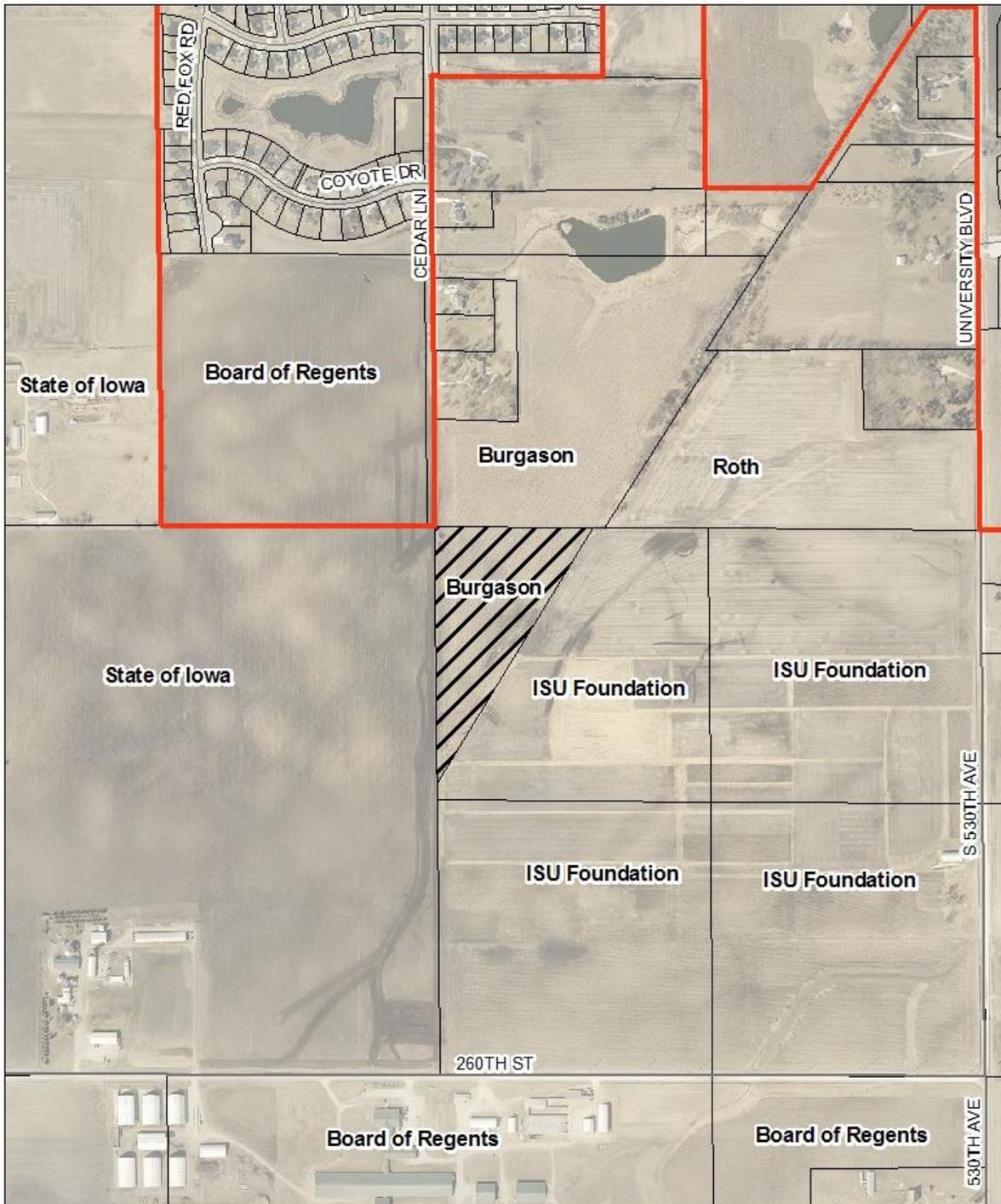
Any development will need to meet the storm water standards of Chapter 5B, retaining water from up to a 100-year storm event and releasing it at a rate no

greater than current runoff rates. In addition, the standards also address water quality from the first flush of rainfall.

D. NATURAL RESOURCES

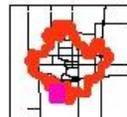
This parcel has been row-cropped for years. No evidence of natural resources or native vegetation is present. Although a former rail corridor defined the eastern boundary of this parcel, the tracks and road grade have been obliterated.

Attachment A: Location and Ownership

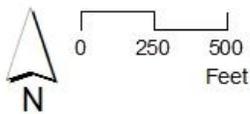
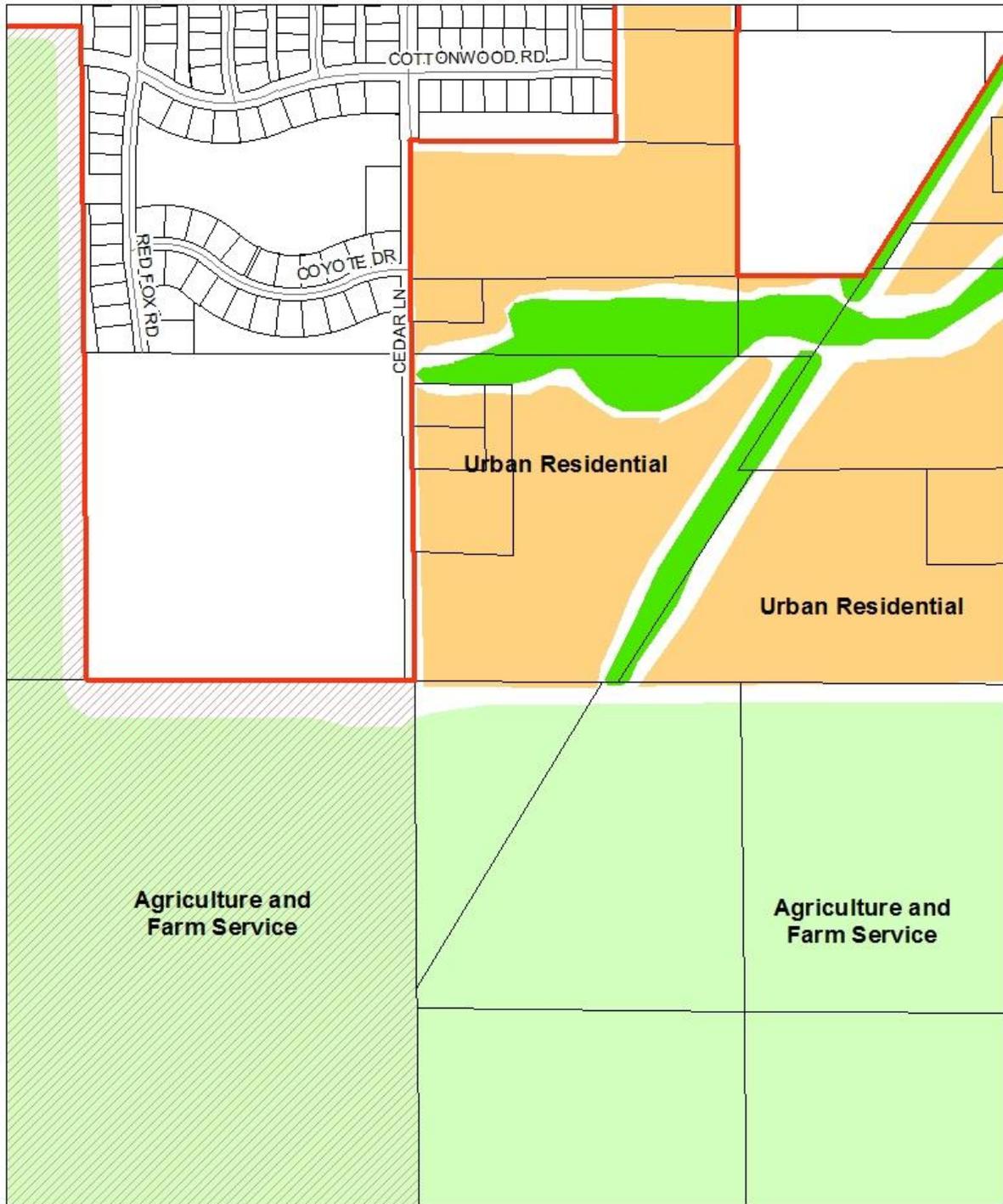


Legend

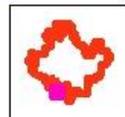
- Ames City Limits
- Subject Parcel



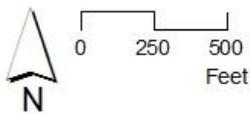
Attachment B: Current AUF Map



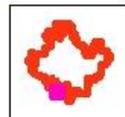
Current Urban Fringe Plan [excerpt]



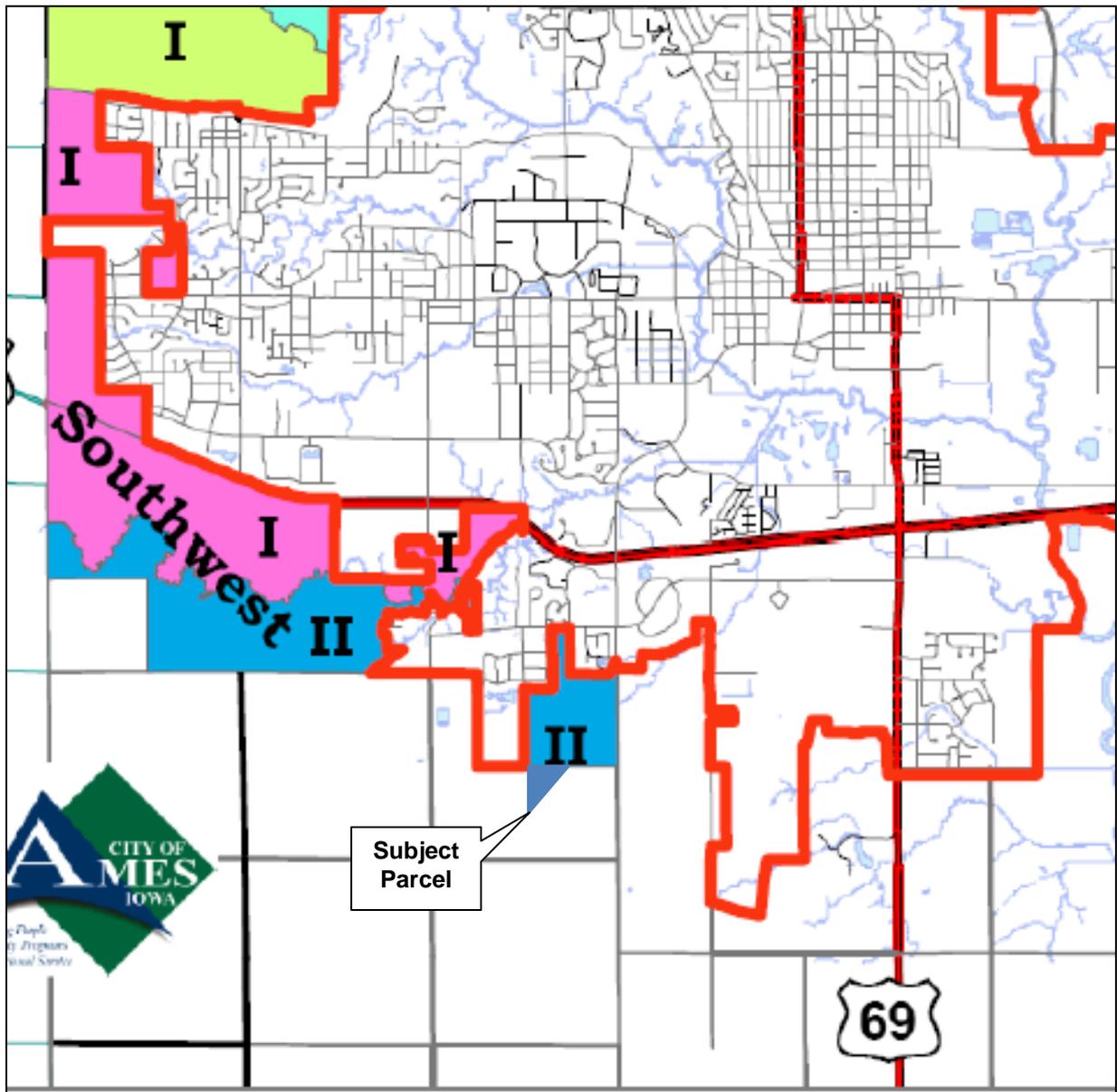
Attachment C: Proposed AUF Map



Proposed Urban Fringe Plan [excerpt]



Attachment D: Allowable Growth Areas: (Excerpt from Land Use Policy Plan)



Attachment E: Applicant's Narrative for LUPP Change

Written Narrative:

- This is consistent with the city of Ames Growth plans especially in light of the usefulness of this land clearly is developmental alongside the rest of the property owned by Burgason Enterprises. Also the abandon railroad track alongside this land will serve the county and Ames well for a proposed bike trail going toward the town of Slater
- The entire Burgason Enterprise property is going to be annexed for future development in the City of Ames. This parcel belongs in that annexation. The economic value of this land as annexed land is significantly greater then remaining outside of city annexation.
- The need for developmental land within the city of Ames is self-evident...especially surrounding the research park
- There is no adverse effect on anyone as a result of this action.
- The new designation of this property is in the public interest as it will be developed into single and multiple units of housing and provide access to the proposed bike trail by Ted Tedesco and Story County.

What impact will the proposed change have upon the following.....

??? Only positive as far as I can see.

**Attachment F: Goals For a New Vision
(Excerpt from Land Use Policy Plan, Chapter 1)**

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Goal No. 3. It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

Goal No. 7. It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

Goal No. 8. It is the goal of Ames to enhance the role of Downtown as a community focal point.

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

Goal No. 10. It is the goal of Ames to maintain and enhance its cultural heritage.