

COUNCIL ACTION FORM

SUBJECT: **AUBURN TRAIL ANNEXATION**

BACKGROUND:

The City of Ames received an annexation petition in late 2016 from Hunziker Land Development, LLC, representing a 68.19-acre parcel owned by Erben and Margaret Hunziker Apartments, LLC. The property has an address of 4605 Hyde Avenue, lying on the west side of Hyde Avenue immediately north of Bloomington Heights and south of Rose Prairie. (Attachment A) The owner refers to it as Auburn Trail. The proposed annexation is for one property and is a 100% voluntary annexation request.

The City first considered annexation options for properties along Hyde Avenue in December 2016. Initially, the City Council directed staff to include several non-consenting owners in order to create more uniform boundaries. Since the City's long-range growth patterns anticipate annexation of the North Allowable Growth Area, the City Council thought it responsible to include the non-consenting owners in order to create those more uniform boundaries now as well as in the future. These more uniform boundaries result in the more efficient delivery of services for the City, County, and Township. The City Council approved that annexation on April 25, 2017 with Resolution Number 17-253.

Following a public hearing of the City Development Board, the Board denied the annexation after concluding that the inclusion of the non-consenting owners did not create more uniform boundaries.

At the applicant's request of November 14, 2017, the City Council directed that the initial request of annexation be placed on the agenda for action. Since the public hearing was previously held on the annexation, no further notification is required, although staff did send a courtesy notice to those homeowners along Hyde Avenue.

The proposed annexation territory is designated Urban Residential in the Ames Urban Fringe Plan. These designations allow for the annexation and development of the land. An excerpt from the Urban Fringe Plan is found in Attachment B.

The territory is also designated as part of the Allowable North Growth Area. This Land Use Policy Plan designation is intended to identify the residential areas of the City needed to accommodate the future population growth of Ames. An excerpt from the LUPP is found in Attachment C.

This annexation includes no non-consenting owners and lies farther than two miles from any other city and, therefore, no review or action by the City Development Board is needed if the City approves annexation.

The December 13, 2016, staff report outlined three annexation options for the area that included different combinations of 80/20 non-consenting annexations and a 100% voluntary annexation. It was noted then (and remains true today) that if only the Auburn Trail property were annexed as requested, it would require the consenting annexation of the Ames Golf and Country Club (AGCC), the Borgmeyer property, and several smaller parcels to overcome the non-consenting owners' 56 acres. If the City Council chooses to approve the requested annexation, it is unlikely that any further annexations can occur east of George Washington Carver Avenue unless and until the lands of The Irons Subdivision, The Ames Golf and Country Club, and the Borgmeyer property all seek consenting annexation concurrently.

Another option in that 2016 staff report was to defer the annexation of the Auburn Trail property and wait to include it with The Irons and Ames Golf and Country Club (Borgmeyer wasn't needed under this scenario) as an 80/20 annexation to include the remaining properties along Hyde. The City has an agreement with the Irons and AGCC to seek annexation when the City requests them to participate. City Council could direct staff to pursue this option in 2017 as a new 80/20 annexation application. However, since that 2016 report, Friedrich Properties has positioned property it owns along GW Carver and Cameron School Road for future annexation and its annexation could be complicated partially by annexing the AGCC and The Irons without the Borgmeyer property. If the Friedrich property is ultimately annexed (as seems likely with the recent AUF amendments), this option could not be implemented as it would create an island (the Borgmeyer property) surrounded by the City and a 50-foot sliver would be needed to maintain a connection to the County for the Borgmeyer property.

ALTERNATIVES:

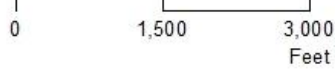
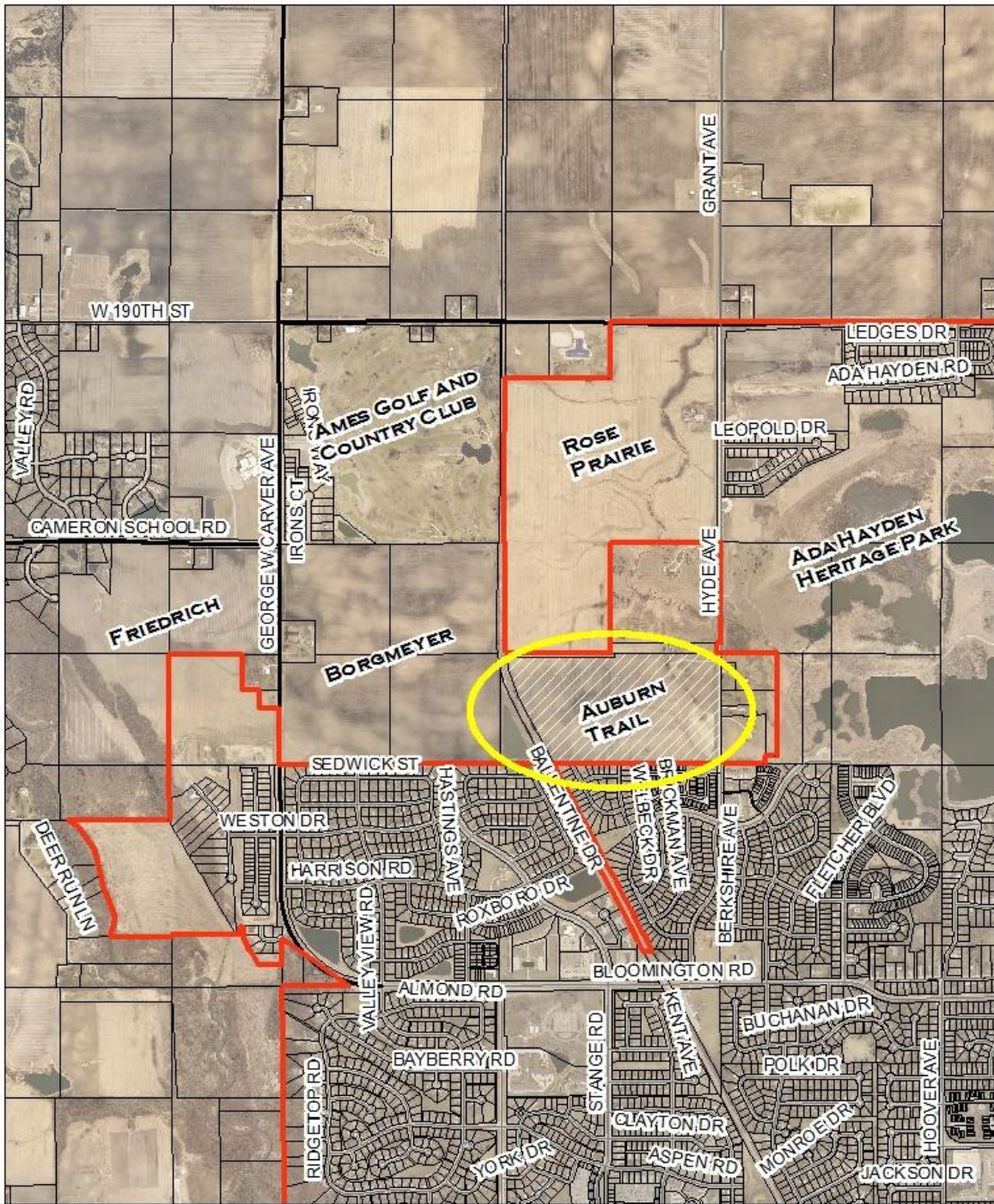
1. The City Council can approve the annexation of 68.19 acres of land owned by Erben and Margaret Hunziker Apartments, LLC, and legally described as Outlot Z of Cochrane Farm Subdivision. This is a 100 percent consenting annexation.
2. The City Council can deny the annexation.

CITY MANAGER'S RECOMMENDATION:

Since the LUPP and Urban Fringe Plan were amended, the policy of the City has been to annex and allow development in the North Growth Area. Recent annexations in this area include the Rose Prairie, Quarry Estates, and Hayden's Crossing. This Auburn Trail development is the last significant development parcel along Hyde Avenue and was made possible because of the east/west corridor that has been set aside along the north boundary of the site. If Auburn Trail proceeds now as a 100% voluntary annexation, in the future it will take a voluntary annexation comprising Borgmeyer, AGCC, and The Irons to create the necessary uniform boundaries along Hyde Avenue.

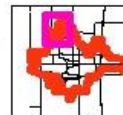
Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 thereby approving the annexation of 68.19 acres of 100 percent consenting land as shown on Attachment 1.

ATTACHMENT 1: PROPOSED ANNEXATION TERRITORY

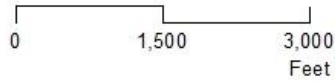
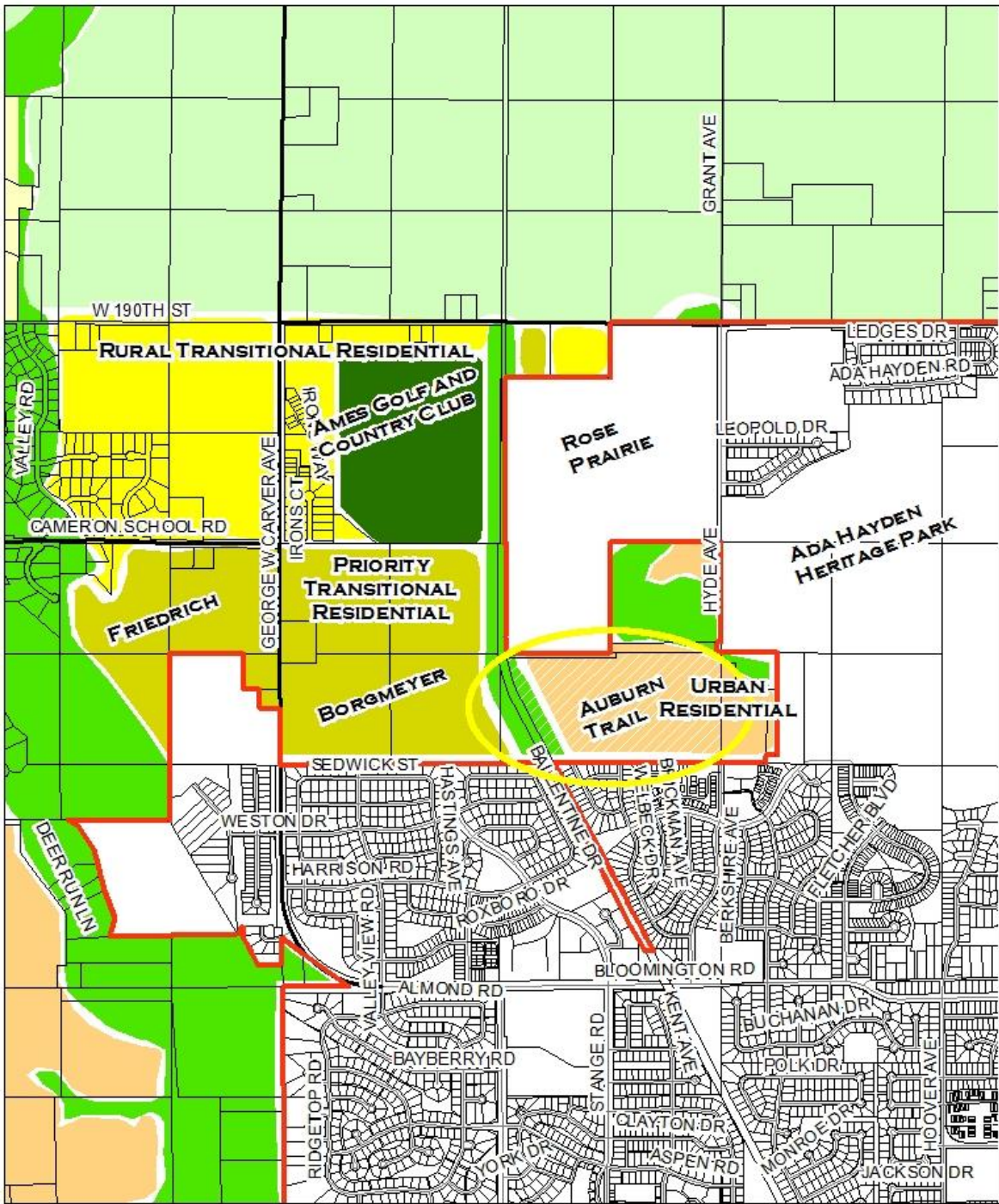


Legend


 Ames City Limits

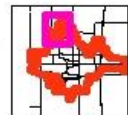


ATTACHMENT 2: AMES FUTURE LAND USE MAP [AUF EXCERPT]

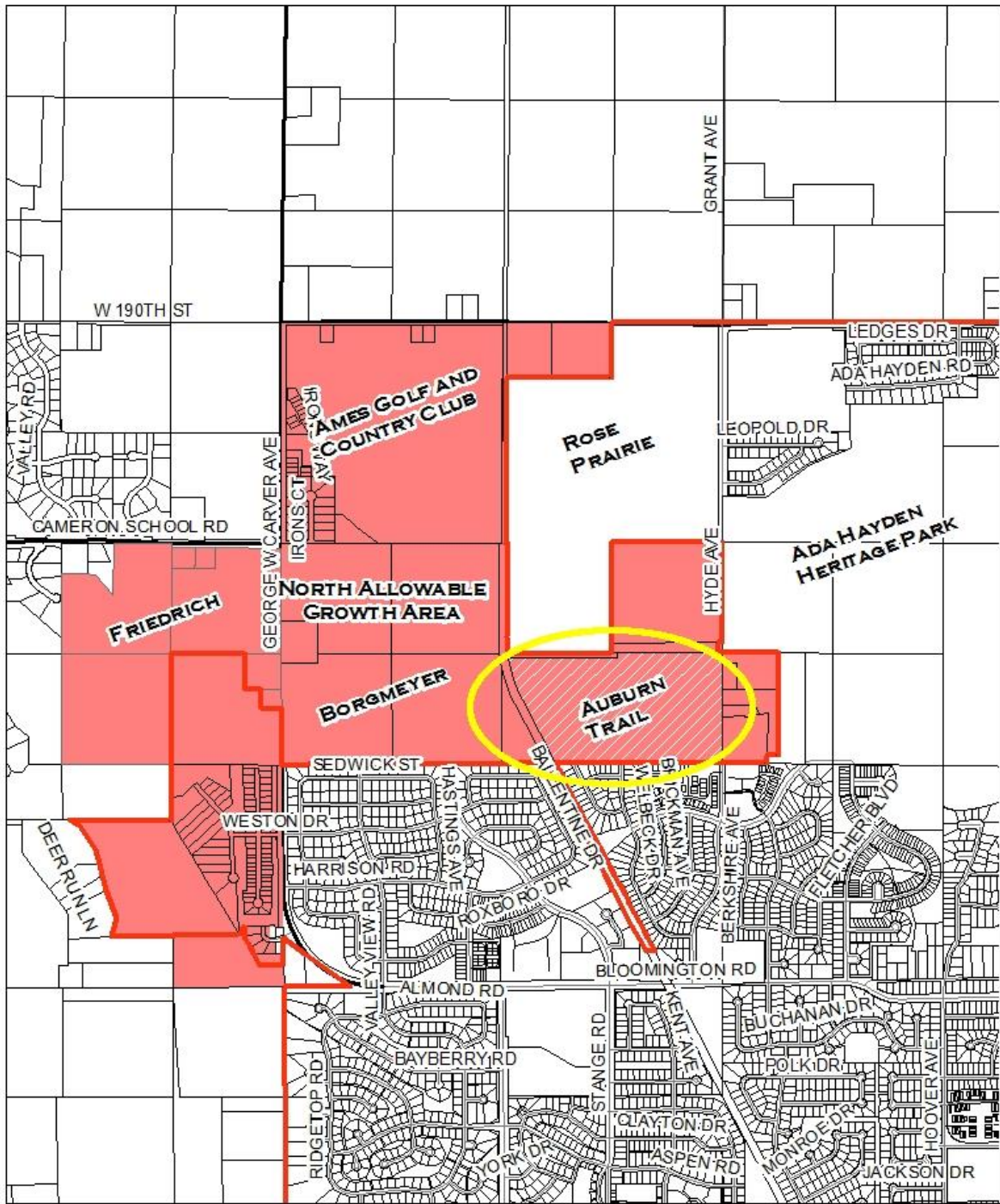


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 Ames City Limits




ATTACHMENT 3: AMES ALLOWABLE GROWTH AREAS [LUPP EXCERPT]



0 1,500 3,000
Feet

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 Ames City Limits

