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TO: Ames City Council and Mayor

FROM: Planning and Housing Department

DATE: January 3, 2019

SUBJECT: Letter from Paul Livingston, Broker with Hunziker & Associates regarding Annexation options for the Champlin Lloyd Farm, LLC in the Southwest Growth Area

BACKGROUND

At the meeting on December 11, 2018 the City Council referred to staff a letter (See Attachment A) from Paul Livingston, Broker with Hunziker & Associates (Hunziker) indicating a desire to annex the Champlin Lloyd Farm, LLC (Champlin) in the Southwest Growth Incentivized Area (See Location Map, Attachment B). Mr. Livingston represents the Champlin Lloyd Farm, LLC in their effort to sell their property.

It should be noted that Champlin has only indicated a desire to annex— and wishes to receive direction on how he might best proceed. Champlin has not submitted a formal annexation application. **The primary issue for the annexation request at this time is the amount of territory to be annexed and implications of creating islands.** With this background memorandum, City Council may wish to provide direction to the property representative on how to proceed or decline to respond to the request until a formal application is received.

PROJECT AREA

The Champlin property is located southwest of the corporate limits of the City of Ames and encompasses four parcels equaling 160.60 acres. The property is located on both sides of Dartmoor Road with Worle Creek passing through the property twice on the north side. The property abuts the city limits along its eastern edge. The property is within the Allowable Growth Area identified in the LUPP as Southwest II and eligible for requesting annexation.

Although the combined properties have a relatively large acreage, there are a number of development constraints regarding existing natural areas and topographic changes. Most of the southwest area has growth limitations due to not having access to sanitary sewer. The Champlin property however, does not have that limitation. It has both sanitary sewer and water connections available at its southeastern border. (See Property Constraints Map,

Attachment C). The site does not have paved road access and would require street improvements upon development.

Given the location of the property between two peninsulas of City territory, an annexation of all of the 160 acres would result in the rural Meadow Glen area becoming an unincorporated island, which is prohibited by Section 368.7 of the Iowa Code. The Meadow Glen area is approximately 81 acres in size and located to the east of State Avenue. In order to annex the entire Champlin acreage, significant acreage would be required to be amassed in order to effectuate the annexation of the non-consenting portions through an 80/20 annexation. The applicant is seeking direction at this time on how to proceed with scoping and annexation application for a 80/20 or of a reduced size to avoid creating islands.

OPTIONS

There are three options for the City Council to consider in response to the question posed by the Champlins:

Option 1. Annex approximately 560 acres in the Southwest Growth Areas I & II under an 80/20 annexation.

This option includes a substantial amount of acreage. Recently annexation interest has been expressed by other land owners in the area, such as McCay further to the west. The Champlin annexation could be coordinated with the McCay lands (170 acres), in addition to seeking other voluntary land owner participation such as intervening Iowa State University controlled land (145 acres) to amass a territory of approximately 475 acres. An 80/20 annexation is allowed by the Code of Iowa provided that the non-consenting ownership does not exceed 20 percent of the total land area of the annexed territory. A total of 81.73 acres are estimated to have non-consenting property owners. This would be the only way possible for the Meadow Glen peninsula of unincorporated land to be annexed, assuming that the majority of property owners continue to oppose annexation. (See Annexation Option I, Attachment D).

Proceeding with the 80/20 annexation process would be consistent with the LUPP for planned growth of the City, state code for area of territory, and state code for creating more uniform boundaries and avoiding islands. However, annexing this large of an area would include consideration of the use of City services for a largely rural area until development occurs.

Option 2. Annex a reduced area of approximately 138 acres.

This approach would be designed to maintain a minimum 50-foot wide corridor consistent with state code to avoid creating an island. A strip along the north of the Champlin property (which includes the environmentally sensitive Worle Creek area) would be left unincorporated to retain Meadow Glen's connection to the county. However, there would still be an 80/20 annexation due to isolated smaller properties abutting the Champlin lands separate from the Meadow Glen area.

Option 2 could include 126.88 acres of consenting properties, including primarily the Champlin property, to annex 11.46 acres of non-consenting properties. Non-consenting properties would be included to create a more uniform boundary and to avoid the continuation of unincorporated islands. (See Annexation Option II, Attachment E). It's unlikely a 100% voluntary annexation could be formulated for the majority of the Champlin land.

Proceeding with this option would facilitate a quicker annexation of the Champlin property and avoid bringing in the Meadow Glen area to the City. While being responsive to the immediate Champlin request for annexation, this option could ultimately inhibit long-term growth in the Southwest Growth Area regarding ISU land between South Dakota Avenue and State Avenue due to the need to leave corridors of natural areas through the area extending out to the County. If the McCay and Champlin properties were to annex without inclusion of the rural Meadow Glen area, the area likely will remain as an unincorporated peninsula and as a possible obstacle to future annexations.

Option 3. Wait until a future time and not annex any of the Champlin property at this time.

Although owners of the Champlin property are anxious to sell, the land is not under contract and planning staff has not seen any conceptual plans for development. The Champlin property will need substantial improvements and extension of utilities to serve development. City Council could decline to provide direction at this time and await a formal annexation application before making a determination of how to proceed with annexation.

ATTACHMENT 'A'
Letter from Paul Livingston, Broker



December 3, 2018

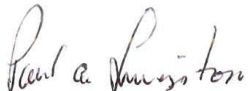
Honorable Mayor Haila and Members of Ames' City Council:

Re: Champlin Lloyd Farm

I am representing Champlin Lloyd Farm, LLC in the marketing and promotion of four parcels of land totaling approximately 170 acres, all of which are entirely within the City's Southwest Incentivized Growth Area, and 83.6 acres are within the boundaries of the Ames Community School District.

The owners of the farm, who have long-time generational ties to the City, believe the highest and best uses of the property benefit the City of Ames if they were annexed.

Sincerely,


Paul A. Livingston, Broker

cc: Steve Schainker
cc: Kelly Diekmann

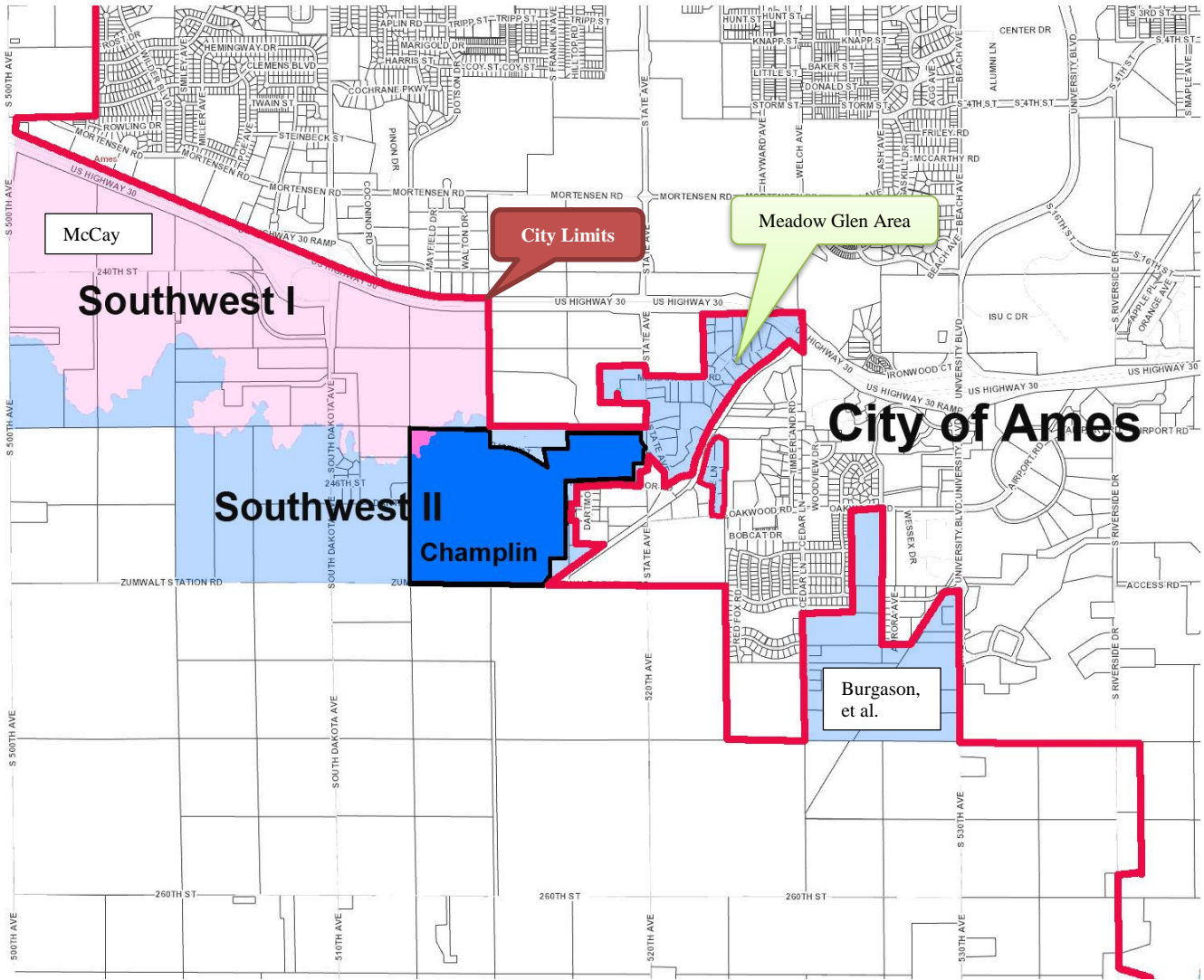
AMES
105 South 16th Street
Ames, Iowa 50010-8009
(515) 233-4450

ANKENY
1255 N. Ankeny Blvd., Suite 101
Ankeny, IA 50023
(515) 963-8618

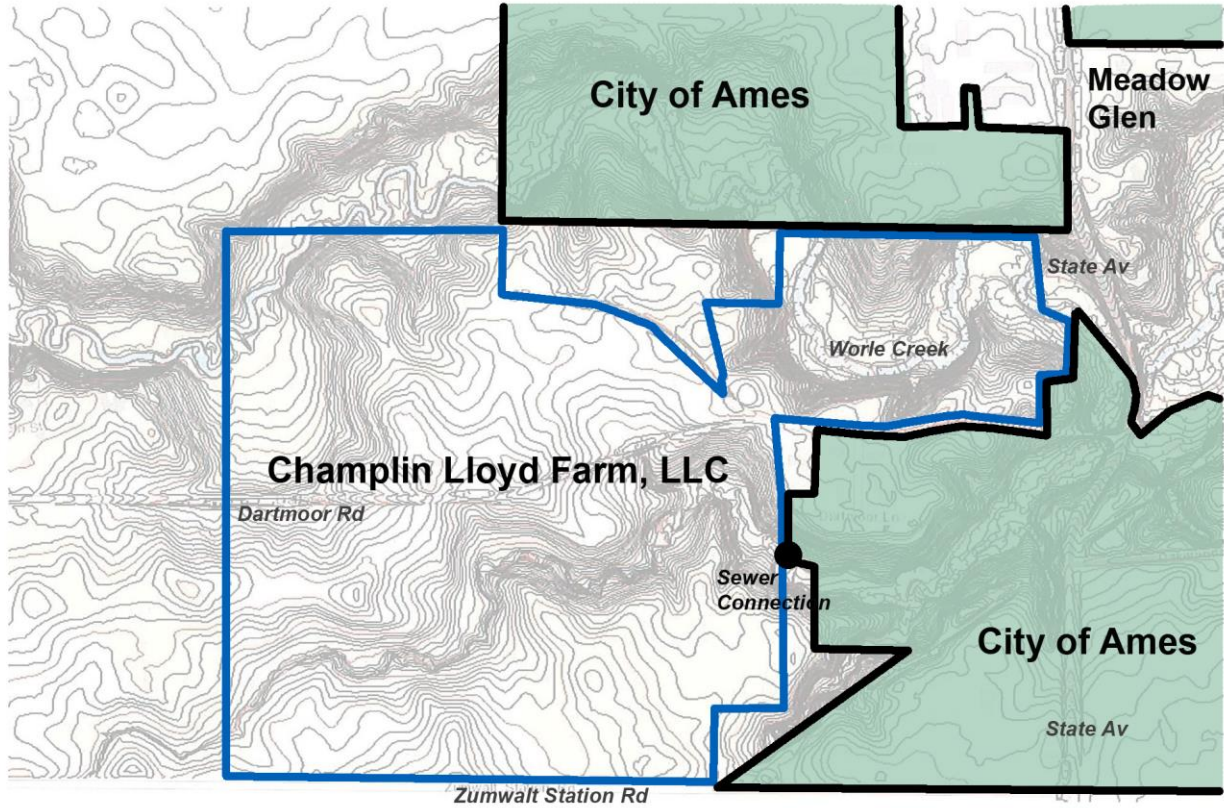
BOONE
700 Story Street
Boone, Iowa 50036
(515) 432-8699

ATTACHMENT 'B' - LOCATION MAP

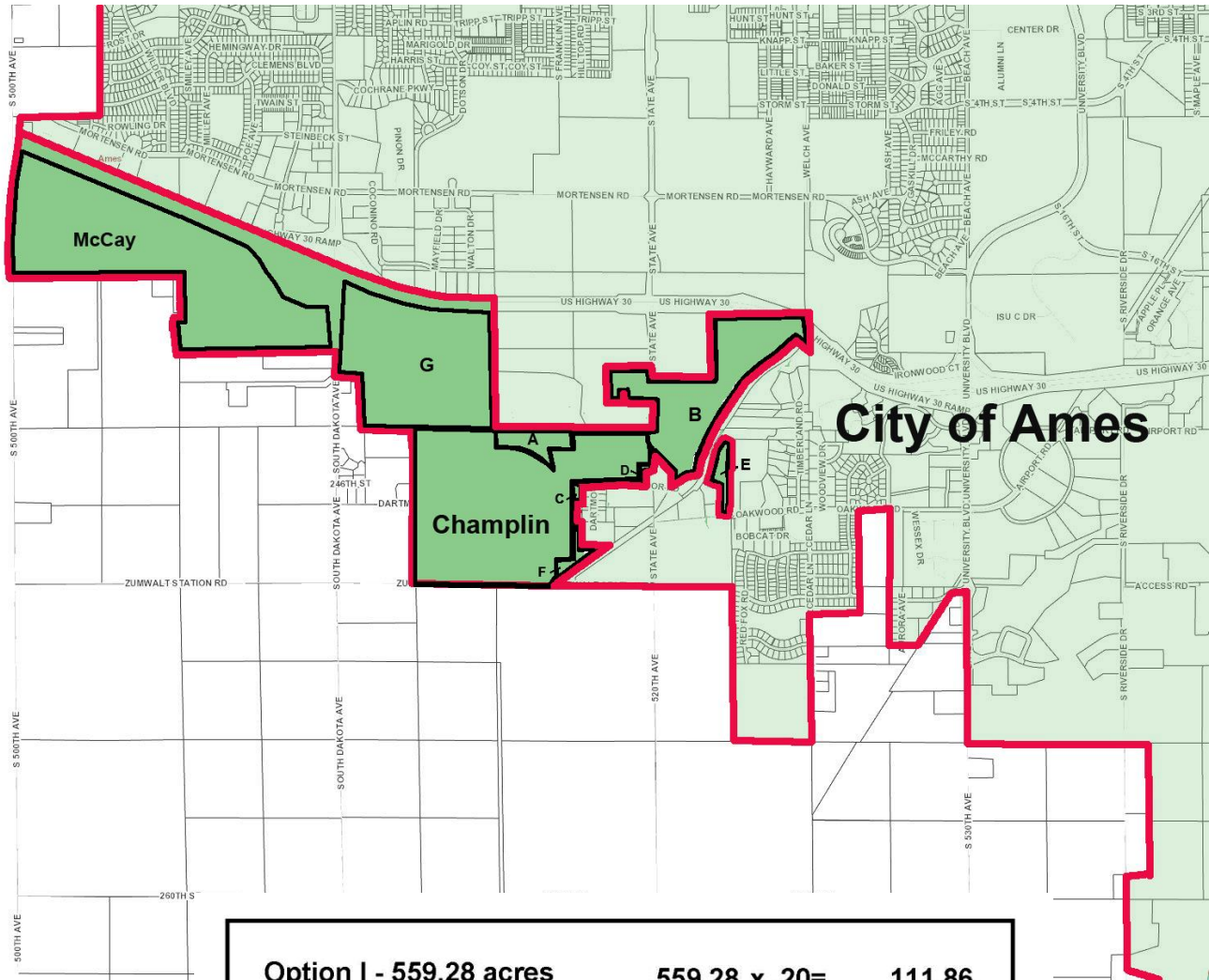
Champlin Lloyd Farm, LLC Properties & Allowable Growth Area Map



ATTACHMENT 'C'- PROPERTY CONSTRAINTS MAP
Champlin Lloyd Farm, LLC Properties

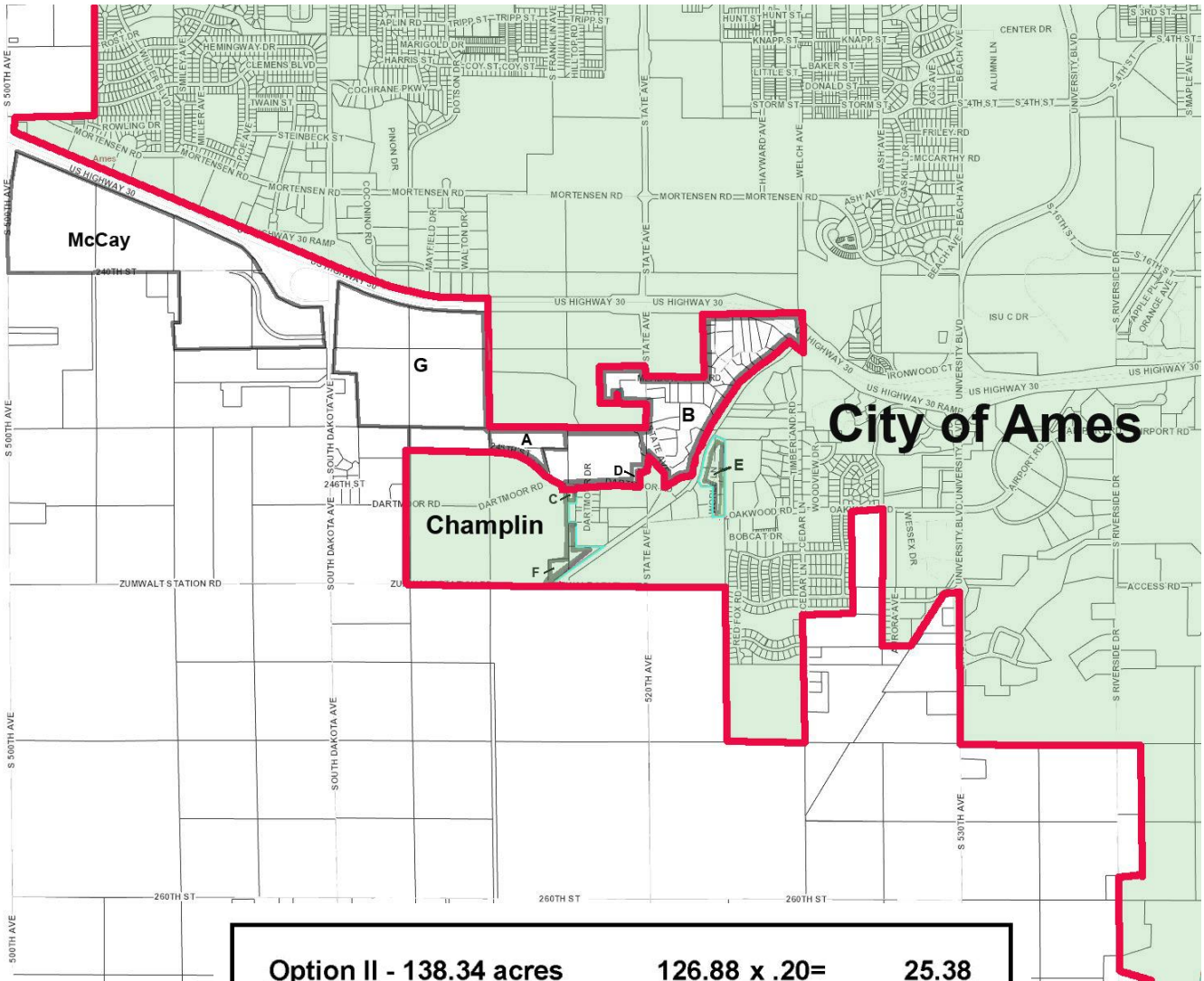


ATTACHMENT 'D' - ANNEXATION OPTION I
Full Champlin Annexation- 80/20 Annexation



Option I - 559.28 acres	559.28 x .20=	111.86
Consenting Annexation		
Champlin	160.60	
McCay	171.80	
Prior Consent	5.32	
State of Iowa	139.83	
	477.55	
Non Consenting Annexation < 20%		
A	11.44	
B	58.83	
C	1.07	
D	0.00	
E	9.25	
F	1.14	
	81.73	(less than 111.86 acres)

ATTACHMENT 'E' - ANNEXATION OPTION II
Partial Champlin Annexation- 80/20 Annexation



Option II - 138.34 acres	126.88 x .20=	25.38
Consenting Annexation		
Partial Champlin	121.60	
Prior Consent	2.53	
State of Iowa- (B)	2.75	
	126.88	
Non Consenting Annexation < 20%		
B	1.14	
C	1.07	
E	9.25	
	11.46	(less than 25.38 acres)