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TO: Mayor and Ames City Council Members

FROM: Department of Planning and Housing

DATE: January 24, 2020

SUBJECT: Fringe Plan Amendment Request for Former Caremoli USA site adjacent to Hwy 30

BACKGROUND:

The City Council requested an informational memo regarding the request to amend to the Ames Urban Fringe Plan (AUFPP) Long Term Industrial Reserve designation for an approximately 23 acres of land used as the former Caremoli USA plan. The request was made by CGA Engineering representatives for their client, Papa's Truck and Trailer Repair LLC. See Attachment 1 for their initial request.

The subject site was developed in the County under an A-2 zoning district that allows for agricultural uses and business related to agricultural uses. The Caremoli site is no longer used and sits idle. It is owned by Banker's Trust. Story County Planning has determined the desired use for truck repair and a towing facility is not a permitted use in A-2 and a zoning district change would need to occur for the use to be allowed in the County. The site does not abut the City of Ames and cannot be annexed at this time.

The Ames Urban Fringe Plan has a designation of Long Term Industrial Reserve combined with Agricultural for this area along Highway 30. The Fringe Plan is clear in its expectation that the Long Term Industrial Reserve land is intended for future annexation and development within the City when there is need for additional land. This designation was maintained in the AUFPP and even expanded in area at the time of the City's East Industrial annexation. **The process for developing within this designation requires an amendment to the AUFPP to change its designation to another designation, presumed to be Planned Industrial to allow for annexation. The designation itself does not mandate annexation, but is a precursor to annexation. However in this case, the designation of Highway Oriented Commercial would allow for development of the site in the County under their Commercial/Light Industrial zoning district with no intent of future annexation.**

Notably Iowa DOT plans to construct a new interchange in the vicinity of this site creating a primary entrance from Highway 30 to the City's planned Prairie View Industrial Park located to north along 580th/Teller Avenue and Lincoln Way. The applicant is aware of this planned change to the roadway system.

OPTIONS:

The request is to allow for initiation of a Fringe Plan Amendment that would also require concurrence by Story County to proceed. If the application were to proceed it could be viewed as a major or minor amendment depending process due to the proposals single site scope, but it includes a potential in the intent of the plan to have this area developed in the City compared to permitting rezoning in the county for county development.

Option 1: The City Council can choose to retain the existing Urban Fringe Plan designation.

If City Council is satisfied with the current AUFPP policies that support future annexation and development of areas east of the City it would leave the current designation as is and take no further action on this request.

Option 2: The City Council can choose to place this request on a future agenda of the City Council.

Due to the nature of this request, City Council could choose to place this item on a future agenda to discuss its merits and implications to the City and surrounding area. Due to the interest of applicant, they would desire for this item to be on agenda for discussion as soon as possible. Council would need to specify a date for this to return for discussion.

STAFF COMMENTS:

Ames Plan 2040 has not addressed this area as part of the planning work for the City. It was presumed this area would remain as Industrial Reserve pending Council's decision on the East Growth Scenario. Staff anticipated that the area would be viewed as a future area for growth for the City with the upcoming IDOT interchange improvements. The long-term disposition of this area is likely a follow up or implementation item of Plan 2040 as it does not directly affect one of the current land use scenarios. Story County has not had detailed discussions with staff about their long term interests for this area other than the zoning classification for the use and acknowledging the upcoming changes to Hwy 30.

Taking on an AUFPP amendment that may be timing consuming and does not further current City policy is not advised by staff based upon other City Council priorities at this time. The overall process would take three to six months depending on Council's preference for a major or minor amendment process. If Council proceeds with Option 2 it would include a review of Council priorities and a more in depth discussion of timing for a major or minor amendment process.

Because this is potentially a significant change to AUFPP, this issue would warrant more discussion by the City Council prior to making a decision to proceed with a change (Option 2).

Attachment 1-Email Request

From: Lynn Scarlett
Sent: Tuesday, December 24, 2019 9:43 AM
To: 'dvoss@city.ames.ia.us' <dvoss@city.ames.ia.us>
Subject: Disposition of Communications to Ames City Council

Good morning Diane,

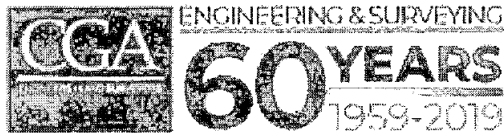
CGA is working with Scott Larson, the owner of Papa's Truck & Trailer Repair LLC currently located at 205 E 2nd Street in Ames. The lease on their current facility ends in October 2020 and they have been looking at properties for several months at locations in and around Ames that would allow them to build a new diesel repair shop and towing service and found few available properties that allows their use. They have recently purchased the former Caremoli property located at 23959 580th Avenue.

The property is located in the Ames Urban Fringe and is currently zoned Industrial Reserve/Research Park and needs to be Planned Industrial for this type of business. They would like to begin the process of this rezoning request as soon as possible so they can continue to serve their clients in the Ames area.

If it is possible to have this item added to the January 14, 2020 agenda under Disposition of Communications to Council, we would appreciate it. Would you recommend that the owner or a representative from CGA be present at the January 14 meeting?

Please let me know if you have any questions or if you need additional information. Thanks so much for all of your help.

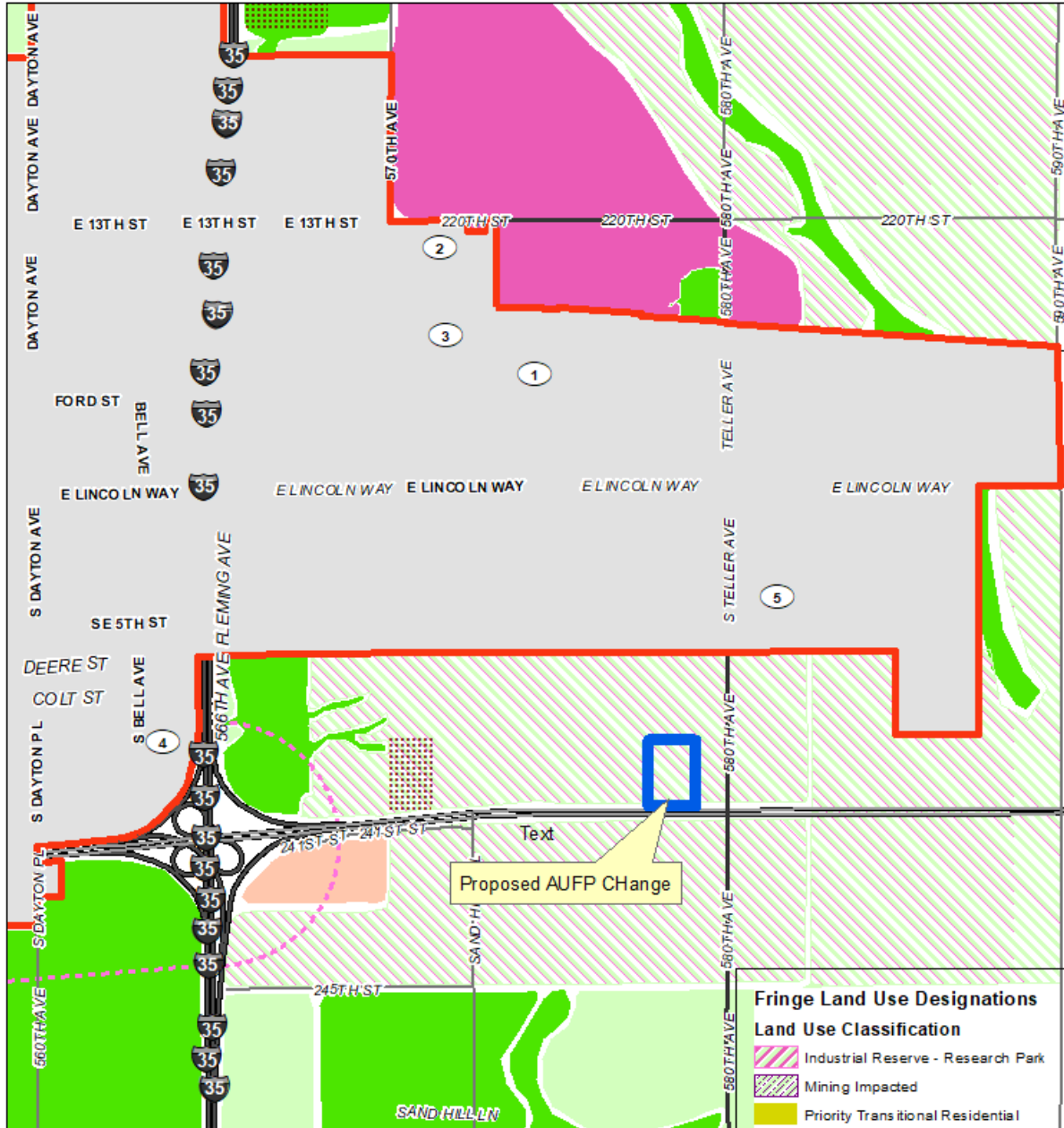
Lynn Scarlett
Administrative Assistant



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Fringe Land Use Designations

Land Use Classification

	Industrial Reserve - Research Park
	Mining Impacted
	Priority Transitional Residential
	Parks and Open Space
	Planned Industrial
	Rural Residential
	Rural Transitional Residential
	Urban Residential
	Agriculture and Farm Service
	Natural Areas
	General Industrial
	Highway-Oriented Commercial
	Industrial Reserve



**Proposed AUPP Change for :
23959 580th Avenue**

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