

Memo

Department of Planning & Housing

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Packets 6-19-2020

TO: Mayor and Ames City Council Members

FROM: Department of Planning and Housing

DATE: June 19, 2020

SUBJECT: Request for AUFP Amendment 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 (AUFP) Long Term Industrial Reserve designation for approximately 23 acres of land used as the former Caremoli USA plant. The request was made by the property owner, Scott Larson. See Attachment 1 for his request.

City Council received a memo from staff previously in February of 2020 related to this site for an AUFP amendment for a different use, Papa's Towing Company. At that time, City Council chose not to proceed with the request due to its timing in relation to Plan 2040. The property owner is now requesting an amendment to the AUFP in support of a different use type for the existing building, commercial and warehouse space. The owner is open to a solution that would move this proposal forward within the City or the County. **The owner's desired uses would require a change in the AUFP designation from Industrial Reserve to Planned Industrial (PI) or to Highway Commercial/Industrial for a County rezoning of the site. The current AUFP does not permit the rezoning of the site as an Industrial Reserve designation, regardless of its use in the City or the County**

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 Larson Leasing, LC, purchased recently this spring. Story County Planning has determined that a zoning district change would need to occur for the owner's desired use of the existing building with a mix of industrial and commercial activities.

Notably Iowa DOT plans to construct a new interchange in the vicinity of this site. This would create 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 project is planned by DOR for 2023. This location is viewed as a critical entry into the City's planned industrial expansion area. The applicant is aware of this planned change to the roadway system.

Staff previously noted the site could not be annexed as it does not abut the current city boundary. However, staff discovered that the intervening properties agreed to voluntarily annex at the City's request

due to rural subdivision approval. This means the Caremoli site could be annexed in combination with other properties, which would still require an amendment to AUPF to Urban Service Area and PI from Industrial Reserve.

The area could be served by City utilities in the future, but is not included in the current planned East Industrial Lincoln Way utility project. Sanitary Sewer could serve the site in future years as an extension along Teller Avenue to connect to the north. While it is possible to extend City services to this area, it could not be completed in the next couple of years.

In order to serve this area with City water, negotiations with Central Iowa Water Association would have to occur. In past discussions, CIWA has indicated that they are willing to negotiate on water services within their territory.

The Ames Urban Fringe Plan has a current 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 AUPF and even expanded in area at the time of the City's East Industrial annexation.

In order to move forward with development of this site with the proposed uses of commercial/warehouse the AUPF designation would need to change to Urban Services Area to allow the uses within the Planned Industrial category. The Urban Service Area is intended to become part of a municipal jurisdiction as it develops. Typically, lands within this area are annexed as they are developed. The Planned Industrial designation itself does not mandate annexation, but is a precursor to annexation. However, in this case, the desired Story County Zoning designation of Highway Oriented Commercial would allow for development of the site in the County with no intent of future annexation based upon the policies of the current AUPF.

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 minor amendment process based upon its direct implementation of the AUPF policies and as a single site, or it could be viewed as a Major Amendment due to the substantial amount of area that could be included along Teller Avenue and this site. Based on the intent of the AUPF there is the potential to have this area developed in the City compared to permitting rezoning in the county for county development.

OPTIONS:

Option 1: Retain the existing Urban Fringe Plan designation.

If City Council is satisfied with the current AUPF policies that support eventual 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. The site could still be used for agricultural business related activities under the County's A2 zoning.

Option 2: Initiate an AUPF Amendment to Planned Industrial

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 as Planned Industrial. There are two ways an amendment to the AUPF could impact the City and still allow for the applicant's requested use. One is that the potential for annexing this land and would include annexation of land between this site and the

current City Boundary. Annexation would provide for land use controls for the property, but does not ensure city services at this time. The second, is to allow the property to remain and develop in the county under Story County regulations with a requirement to provide a consent to annex in the future at the City's request.

Option 3: Defer any action on this request until the Ames Urban Fringe Plan Update

City Council recently approved a Resolution to extend the Ames Urban Fringe Plan until July of 2022 and directed Staff to work on amendments to the Plan with Story County and Gilbert. If deferral is preferred, then the request would be considered as part of the AUFP review and update.

STAFF COMMENTS:

This area does not lie within one of the established Ames Plan 2040 Growth Tiers. It was presumed this area would remain as Industrial Reserve while the City worked to extend service to the East Industrial Prairie View Industrial Park. However, Staff anticipated that the area would be a vital component of the future transportation planning and access due to the upcoming DOT interchange improvements in 2023.

Taking on an AUFP amendment at this time would only be valuable in the context of its annexation options, now or in the future. Given the properties proximity to the City and the future interchange improvements it may warrant annexation consideration, however the request accelerates the timing of review this issue. The end result could be immediate annexation or an covenant to annex in the future. An amendment 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. Options 1 or 3 would not result in an immediate change for the property at this time and defer consideration until at least the end of 2021.

Because this is potentially a significant change to AUFP, Staff believes this issue warrants further discussion (Option 2) by the City Council prior to making a decision to proceed with a change in the Fringe Area Plan. If the City Council finds that planning for this area in 2021 as part of the larger Fringe Plan discussion is appropriate, then no further action is needed (Option 3).

Attachment 1-Email Request

Pkts. 5-22-2020

Diane Voss

From: Kelly Diekmann
Sent: Thursday, May 21, 2020 2:57 PM
To: Diane Voss
Subject: Non-agenda request FW: rezoning of 23959 580th Ave

Hi Diane, can you please have this message forwarded to the Council as a non-agenda communication. They are requesting the initiation of an Ames Urban Fringe Plan Amendment.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kdiekmann@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010
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From: Scott Larson <ScottLarson@JMStranport.com>
Sent: Tuesday, May 19, 2020 4:51 PM
To: jhaila@city.ames.ia.us
Cc: Kelly Diekmann <KDiekmann@city.ames.ia.us>
Subject: rezoning of 23959 580th Ave

Good afternoon Mr. Mayor,

I have purchased the Caremoli property located just east of Ames. The property is located in the Ames Urban Fringe and is currently zoned Industrial Reserve/Research Park and needs to be Planned Industrial for the type of business we are needing. Our plan is to offer much needed multiple office, shop and warehouse space. We have spoken to Jerry Moore with Storey County and received some positive feedback regarding the counties rezoning perspective. We have also been in discussions with Kelly Diekmann as he thinks it could be a candidate for annexation or changed to HOC (Highway oriented commercial). We do have a few local business interested in leasing available space as soon as possible. As you know, there is a shortage of this type of space in Ames.

We are asking if the city of Ames isn't interested in working with this property, make an amendment to the land use agreement or allow us to rezone to HOC and work directly with the county.

Attachment 2

