



# 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:** Ames Urban Fringe Plan (AUFP) Map Amendment Request for Rural Residential

**BACKGROUND:**

The City Council has directed staff to provide an informational memo in response to the request received from Blake Jensen on May 22, 2020. The request is to amend the *Ames Urban Fringe Plan (AUFP)* map designation, for approximately 145 acres located outside the Ames corporate limits, west of US Highway 69 and just south of Ken Marril Road (See Attachment A-Map). The property is bordered by the Ames Municipal Airport to the north and west. The current AUFP map designation is *Agriculture & Farm Services (AFS)*. The property owners are requesting that the designation be changed to *Rural Residential (RR)*.

The area in the request includes seven parcels. **The current Story County A-1(Agricultural) zoning designation allows for one home on each of these pre-existing parcels for a total of seven homes.** Four of the parcels are vacant, one parcel along Highway 69 has an existing farmstead, and two southern parcels have homes under construction.

**The landowner and developer proposes eventually creating 14 rural residential lots from the existing 7 parcels in order to construct 7 additional homes.** With a Rural Residential designation the County would permit the subdivision of each parcel as a Residential Subdivision without rezoning of the parcels. City Council supported supplying water to two of the parcels in 2018 in lieu of having Xenia Rural Water service. The parcels are also within the Ames Electric Territory.

**The Ames Plan 2040 draft future land use map shows expansion in this area as part of the South Ames scenario evaluation.** The principal development area is the east side of Highway 69, but the west side is also shown as service area for the City as residential.

## Fringe Plan Land Use Descriptions

*Agriculture & Farm Service (AFS)* is the current land use designation within this area of the Ames Urban Fringe. This land use designation is intended to be agricultural as the main activity as it develops maintaining only single homes on one parcel and agricultural oriented operations. (Attachment C- AFS Policies)

*Rural Residential (RR)* is the proposed land use designation. This land use allows rural subdivisions developed at rural densities and recognizes a residential market segment seeking large lots. The *Rural Residential* land use designation would allow for rural residential subdivisions of up to 1 home per acre without rezoning of the properties to a County residential zoning district. This allowed density would permit far more than the 14 homes the developer proposes with County rezoning. Any subdivision developed under these standards would not be required to have urban infrastructure.

**The request is to allow for initiation of a Fringe Plan Amendment that would require concurrence by both the City, and Story County to proceed. If the application proceeds it could be viewed as a major or minor amendment by the City Council. A Major Amendment would be appropriate based upon the total area involved in the request. A Minor Amendment could only be appropriate if it did not lead to substantial rural development. Ultimately, both the City and Story County would need to approve the change through a formal noticed amendment process. Gilbert would not need to participate due to the location of the proposed change.**

### **OPTIONS:**

#### **Option 1: Retain the existing Urban Fringe Plan designation.**

If City Council is satisfied with the current AUFPP policies that support the current designation of *Agriculture & Farm Service (AFS)*, then City Council would choose Option 1. This option would leave the current designation as is and would allow the owner to construct 1 single family home on each existing parcel (for a total of seven homes). There would be no further action on this request by the City Council. The County would then work with the landowner and developer on permitting any homes on unbuilt parcels to be built under the current land use designation and County zoning standards. This approach would maintain the very low density rural character of this area and minimize housing in an unurbanized area consistent with the current AUFPP goals.

#### **Option 2: Initiate an amendment for an Urban Service Area Designation in Support of Plan 2040 to Allow for Annexation.**

If the City Council is interested in bringing this land into the City it can direct staff to move forward with the developer to discuss annexation and explore utility services in greater detail. **The developer has not expressed interest in this option.** However, this would permit the City to explore development options that meet urban subdivision requirements and further the intent of Plan 2040. Annexation of this area would likely have a low-density expectation in recognition of the airport proximity, while providing for many more than 14 homes as a City subdivision. Development would need to meet efficient urban service levels for this option to be viable. Annexation of this land would bring it into the City and avoid a future island of unincorporated

area as the land to the east and south is annexed into the City. Based upon the recent Plan 2040 analysis, staff does not believe a Major Amendment process is necessary, although the amount of land and substantial level of change would normally justify the more involved process.

**Option 3: Initiate an Ames Urban Fringe Plan Amendment from Agricultural & Farm Service (AFS) to Rural Residential (RR). (Applicant's Request)**

If City Council is interested in discussing a change for the site to accommodate the owner's interests, it would need to change to a *Rural Residential* designation. In accordance with the Fringe Plan's regulations, this designation would allow for up to one home per acre in this area. Full urban infrastructure standards would not be required. If approved, this would allow for at least a total of 14 rural homes immediately adjacent to the Ames City limits in a proposed future growth area.

Due to the scope of the request it could be categorized as a Minor or Major Amendment. A Major Amendment is required when a proposed land use change is not in line with the goals and vision of the plan as adopted. The land has previously been unbuilt and has not had pre-existing homes located on it. The proposed 14 homes are significant enough to change the character of the land and immediate area. The change from an agricultural designation to a residential designation can be seen to be inconsistent with the current goals and policies given the proposed number of homes and the intended character at this location abutting the Ames City limits at this location. If the change is viewed as not changing the areas character and has limited rural development potential it could be classified as a Minor Amendment.

**STAFF COMMENTS:**

**Staff supports Options 1 or Option 2, but does not believe Rural Residential as requested in Option 3 is appropriate.**

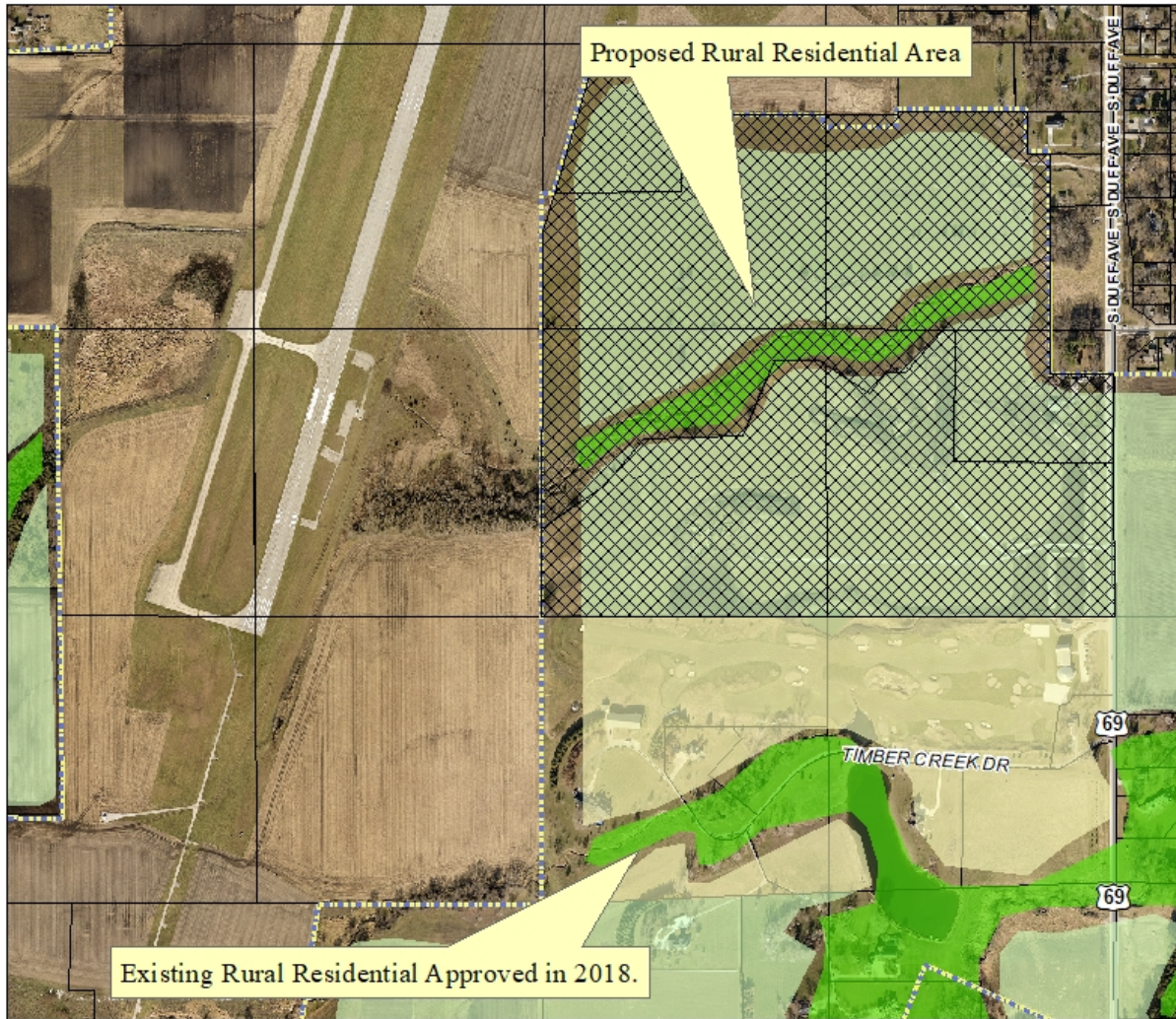
Rural Residential has not been applied to lands immediately abutting the City to encourage new rural development areas. The closest Rural Residential designation is just to the south of the site and it was done in recognition of development that occurred on Timber Creek Drive prior to approval of the AUFPP. With the potential to provide urban services and the proximity of the area to the City, staff does not believe adding incremental rural density is in the interest of long-term planning for expansion of the City based upon the Plan 2040 evaluation.

The full ramifications of annexation and developing the area to City standards is not known at this time. However, moving to support its annexation and evaluate it in greater detail is consistent with the work of Ames Plan 2040. City staff would support moving ahead with an AUFPP change to Urban Service Area with Urban Residential Designation in order to explore this in greater detail. This would be an involved effort that has not been planned for at this time, it but could be accommodated within the work plan over remainder of this year.

It is possible the outcome of the evaluation does not support annexation at this time without substantial investment in infrastructure extensions. The City Council will have to make a decision at that time whether to proceed with annexation immediately or at some time in the future.

Maintaining the status quo, Option 1, as Agriculture and Farm Services is also a viable option. Maintaining very low rural densities does not inhibit future growth and provide stress on existing infrastructure.

### Attachment A- Location & Proposed Land Use



## Proposed Land Use Rural Residential



#### Legend

- 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

**Attachment B- Property Owner Request & Existing Parcels**

PKts. 5-22-2020

**Diane Voss**

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**From:** Kelly Diekmann  
**Sent:** Friday, May 22, 2020 11:52 AM  
**To:** Diane Voss  
**Subject:** FW: Land South of Ames AUPF Change Request-Non-agenda packet

Diane, Please see the message below and forward to City Council as a request to initiate an AUPF as part of the non-agenda packet.

Kelly Diekmann  
Planning and Housing Director

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[www.CityofAmes.org](http://www.CityofAmes.org) | ~ Caring People ~ Quality Programs ~ Exceptional Service ~



**From:** Blake Jensen <blakezjensen@gmail.com>  
**Sent:** Monday, May 18, 2020 4:16 PM  
**To:** Kelly Diekmann <KDiekmann@city.ames.ia.us>  
**Cc:** Jerry L. Moore <JMoore@storycountyowa.gov>; Dickson Jensen <ddjensen2010@gmail.com>  
**Subject:** Land South of Ames

Kelly,

Per conversation with Jerry Moore and as a result of working with Story County on our ground south of Ames, Jerry recommends that we request to start the AUPF map designation amendment request from Agricultural and Farm Service to Rural Residential designation for these seven parcels.

- 09-23-300-205
- 09-23-300-160
- 09-23-300-105
- 09-23-100-350
- 09-23-100-420
- 09-23-100-320
- 09-23-300-240

Please put this on the agenda for next city council meeting or let me know what the next steps would be. Please let me know if I need to do anything else to initiate the steps to get this complete.

Thank you,

Blake Jensen

