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Packets 3-19-21

TO: Mayor and Ames City Council Members

FROM: Department of Planning and Housing

DATE: March 19, 2021

SUBJECT: Nevada Request for Ames Urban Fringe Plan (AUFPP) Map Amendment

BACKGROUND:

City Council received a request from John Hall (Attached) representing the Nevada Economic Development Council for Ames to consider initiating an AUFPP Amendment to exclude approximately 103 acres of land from the Ames Fringe Plan boundary in order to allow for its interim development in Story County and eventual annexation to Nevada. This is the same land planned for use by Verbio for an ethanol rail shipping facility that was the subject of the recent 28-E Agreement regarding annexation limitations along 590th Street. The City of Ames agreed in December 2020 that this property could be annexed to Nevada, despite its location to the west of 590th Street.

Nevada has been unsuccessful in competing the annexation and Verbio desires to move forward with their ethanol rail shipping plan and has requested permission to proceed with development in the County. Staff's understanding is Nevada continues to work on the annexation process and identifying additional property owners to voluntarily agree to annexation, but it will take time to secure others participation, if that can occur. The subject land is zoned agricultural in the County and cannot be developed with an industrial use per the terms of the AUFPP. This has led to the request to exclude the land from the Fringe Plan and allow for Story County to proceed with considering land use designation amendments and rezoning to accommodate the use before it is annexed into Nevada.

Although the City gave up territorial rights to the land for annexation, it is still within the AUFPP as Industrial Reserve Area and Story County and Ames are bound to follow the current plan and its amendment procedures. Support of the request would require a Minor Amendment process with the City and Story County. Staff's primary concern is allowing for development in the County rather than a city. Although Nevada intends for this land to be annexed, it is not known if they will succeed in this endeavor which will result in this industrial development to exist in the County.

This is a unique request by Nevada after the City of Ames had already thought they had worked through the annexation issues for the site. Staff recommends placing this issue on the April 13th for further discussion before City Council agrees to initiate a Fringe Plan Amendment due to unknowns of future annexation and the extent of potential changes to the AUFPP to accommodate the request as well as provide additional time to consult with the County regarding their position on this request.

3/3/2021

TO: Mayor John Haila
Gloria Betcher
Tim Gartin
David Martin
Rachel Junck
Amber Corrieri
Bronwyn Beatty-Hansen
Nicole Whitlock
Steve Schainker, City Manager

FROM: John Hall
Executive Director
Nevada Economic Development Council

DATE: March 3rd, 2021

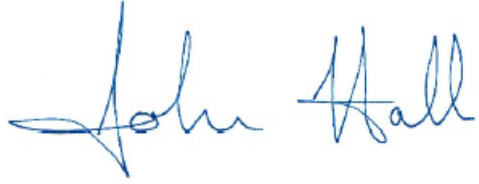
RE: **Ames Urban Fringe Plan Amendment**

On December 8th, 2020 the City of Ames held a public hearing and approved an updated 28E Agreement with the City of Nevada in order to better facilitate expansion and development of Verbio Nevada LLC. We sincerely thank the City Council and City Staff for their assistance in getting that moved forward. Unfortunately, we have run into issues regarding the annexation process that were unforeseen at the time of this agreement.

We are asking for your assistance in beginning the Ames Urban Fringe Plan Amendment process in order to remove the property recently purchased by Verbio Nevada LLC from that plan. This will allow for Story County to rezone the property to allow the development to begin on schedule, while providing adequate time to annex the property as originally planned.

Certainly, this is an unfortunate challenge that we are facing, and our hope is that by moving forward with this amendment we can better keep the project on track.

Thank you for your consideration,

A handwritten signature in blue ink that reads "John Hall". The signature is fluid and cursive, with the first name "John" and the last name "Hall" clearly distinguishable.

John Hall
Executive Director
Nevada Economic Development Council

CC: Sara Clausen, Nevada Economic Development Council
Brett Barker, Mayor of City of Nevada
Jordan Cook, Nevada City Administrator
Kelly Diekmann, City of Ames Planning & Zoning Director
Dan Culhane, Ames Economic Development Commission