

**COUNCIL ACTION FORM**

**SUBJECT: INTIATION VOLUNTARY ANNEXATION OF LAND LOCATED ALONG NORTH 500<sup>TH</sup> AVENUE NORTH OF LINCOLN WAY**

**BACKGROUND:**

An application for 100% voluntary annexation has been filed on behalf of the property owners of land located along North 500<sup>th</sup> Avenue just north of the Sunset Ridge Subdivision. The subject property is located in unincorporated Story County on 28.43 acres of land immediately north of the Sunset Ridge subdivision in west Ames (Attachment A).

City Council first reviewed this request on June 22 and directed staff to reach out to abutting property owners about potential annexation. **Staff sent outreach letters to five neighboring properties in June to determine their interest in joining the annexation. Only two property owners (Junk and Alleman) have responded and they are not interested in joining the annexation.**

The land proposed for annexation is owned by the Fen & Shu Huang Revocable Trust and Daisy Chuen Yuan Soong. The property owner is being represented by Justin Dodge of Hunziker Development Group, LLC, which is under contract to purchase the land. The majority of the property is currently in agricultural production.

The Ames Urban Fringe Plan identifies the area as Urban Residential consistent with its Land Use Policy Plan designation as the Southwest Growth Area (Attachment B). The Urban Residential classification is applied to land that is anticipated to be annexed and developed to urban standards with village of traditional residential development. The land is also identified as Tier 1 land by the Plan 2040 growth scenarios as a readily serviceable property for development.

The property has 111 feet of frontage along North 500<sup>th</sup> Avenue, which is a paved county road. Additionally, Wilder Avenue and Ellston Avenue, located inside the City and within the Sunset Ridge Subdivision, are stubbed for future access to the property. The developer intends to develop single-family detached homes on this property within the next two years. Staff has not reviewed any preliminary subdivision plans for the site.

A very small portion of the east edge of the subject property is within the area designated by the Federal Emergency Management Agency flood map as having a one percent likelihood of flooding in any given year. If annexed, that portion of the property would be designated as a Floodplain Fringe Overlay district in Chapter 9 of the Ames Municipal Code and development would need to follow all the procedures and standards of that ordinance.

The proposed application is for 100% voluntary annexation that does not include any non-consenting property, will not create any jurisdictional islands, and is not located within two miles of another municipal jurisdiction. The property is 28.43 acres, not including right-of-way. If City Council decided to pursue an 80/20 annexation, an additional total of 5.68 acres (An equivalent of 20% of the land total in the voluntary annexation) could be annexed as non-consenting. **The three neighboring properties to the west along North 500<sup>th</sup> Avenue total approximately 4.6 acres and could be included in an 80/20 to help create a more uniform boundary along North 500<sup>th</sup> Avenue.**

**ALTERNATIVES:**

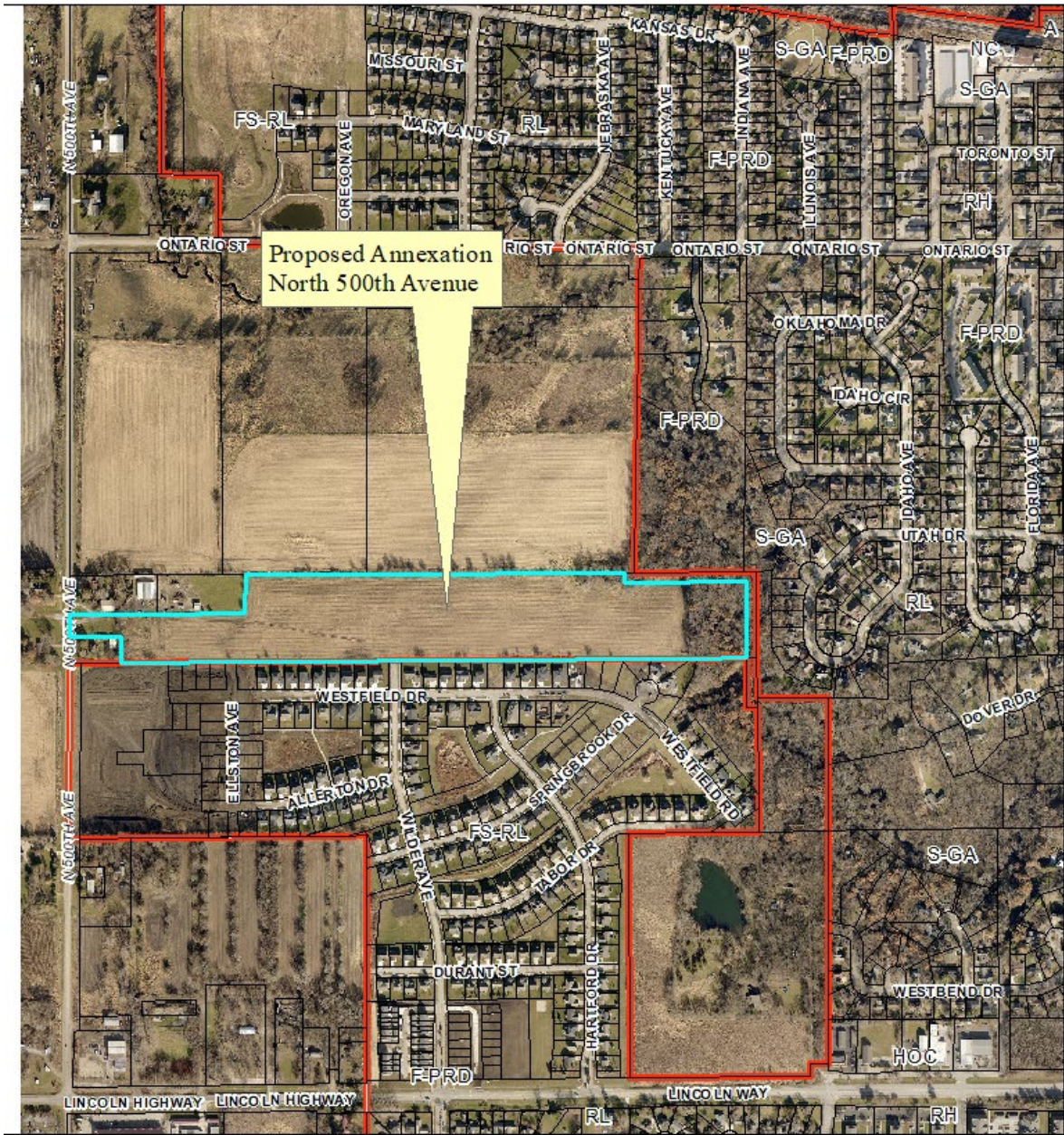
1. Accept the Application for 100% Voluntary Annexation for only the property in the request and direct staff to initiate the process of annexation.
2. Accept the Application for Voluntary Annexation and direct staff to initiate the process of annexation for an 80/20 annexation process to annex two abutting properties along North 500<sup>th</sup> Avenue.
3. Decline to initiate the requested annexation.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has not reviewed development concepts from the property owner for this site but believes that the site is readily developable for single-family homes based upon the current LUPP and Plan 2040 evaluations of this area. A trunk line sewer extension from Clear Creek to the west property line may potentially be needed to support future annexation to the west. Based on the lack of responses and the request of the developer to maintain a timeline for annexation yet this year staff believes it appropriate to move forward with the 100% voluntary annexation of the property in the application.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

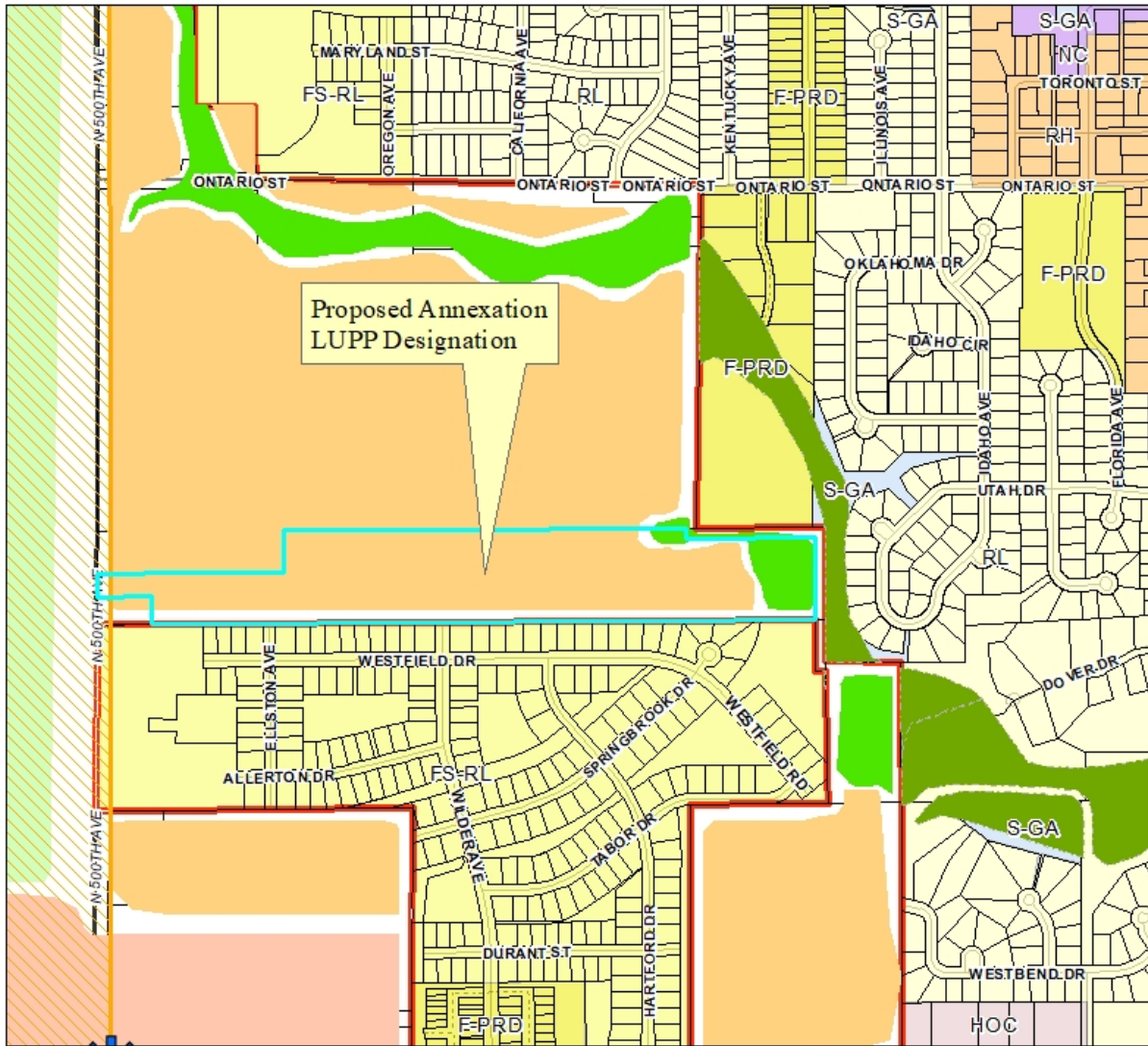
# Attachment A- Location Map



Proposed Annexation Location  
North 500th Avenue



## Attachment B- LUPP Designation



**Proposed Annexation Location  
LUPP Urban Residential**

- Legend**
- Greenway
  - General Industrial
  - Highway-Oriented Commercial
  - Industrial Reserve-Research Park
  - Industrial Reserve-Research Park
  - Agriculture and Farm Service
  - Mining Impacted
  - Natural Areas
  - Parks and Open Space
  - Planned Industrial
  - Priority Transitional Residential
  - Rural Residential
  - Rural Transitional Residential
  - Urban Residential
  - PARCELS
  - AMES INCORPORATED LIMITS

