

COUNCIL ACTION FORM

REQUEST: TO CONSIDER A MINOR AMENDMENT TO THE AMES URBAN FRINGE PLAN FRAMEWORK AND LAND USE CLASS MAP FOR THE LAND LOCATED AT 2105 & 2421 DAYTON AVENUE

BACKGROUND:

On May 25th, 2021, the City Council voted to initiate a Minor Amendment to the Ames Urban Fringe Plan as is necessary to support a proposed annexation application. The area for the proposed change is on the west side of Dayton Avenue (*See Attachment A*). It includes approximately 73.18 acres that the owner intends to annex into the City for small scale industrial development. On July 20th, 2021, the Story County Board of Supervisors also approved initiation of the proposed amendment.

The Ames Urban Fringe Plan is a shared land use plan for the 2-mile area around the City that was cooperatively developed by Story County, the City of Ames, and the City of Gilbert made possible through a 28E intergovernmental agreement. The 28E Agreement lays out processes for annexation, subdivision, plan review and amendments for lands within the Fringe Area. The Ames Urban Fringe Plan has two important layers of policies that are depicted on a Land Use Class map and a Land Use Framework map. The Land Use Class map designates property into one of three designations that then defines how subdivisions are reviewed and what type of land may be annexed into a City. The separate Land Use Framework Map identifies the types of acceptable uses in the Fringe area that match corresponding development policies of the Fringe Plan. **The 28E Agreement requires that before any land may be annexed into the City, that the Land Use Class map for a property must have an ‘Urban Service Area’ designation, regardless of the Framework Map designation.**

The subject area is on the west side of Dayton Avenue between BASF and the Eagles Loft Daycare directly across from the USDA labs. The Land Use Framework map designates this as Rural Service & Agricultural Conservation Area. Within that category, this area is currently designated as ‘Agriculture & Farm Service’ on the Land Use Class Map. **The proposed change will redesignate the land to the Urban Service Area category on the Land Use Class map and Planned Industrial on the Land Use Framework Map (See Attachment B) to allow for annexation into the City.** Changing the Fringe Plan allows the City to proceed with the expansion of the City in order to meet projected needs of the City. There is a small portion of Natural Area on the northwest corner of the property that will remain as a Natural Area designation, but with a new underlying Urban Service Area category. The whole of the property is intended to be annexed in the future. Preservation of the natural area will be addressed at the time of development review for the site.

The change from the Rural Service & Agricultural Conservation Area to the Urban Services category follows the intent of the draft Ames 2040 Future Land Use Plan, which designates this area for future development categorized as Employment. Plan 2040 included this area for future growth as a readily serviceable area for future incremental expansion of the City. While Ames 2040 is not yet officially adopted the initial findings for including it in the draft Plan apply to this ad hoc consideration of a Fringe Plan amendment at this time as it was not predicated on any other specific improvement or land use change in the area. It is anticipated the Plan would be adopted later this winter, shortly after annexation.

City Council initiated the change in response to a review of available sites for small scale industrial development within the City, or the lack there of. Although there is a large amount of vacant industrial land in Prairie View (East Industrial), it is not intended for the same type of users as are envisioned for this area by the developer. City Council has determined that additional small scale industrial land such as the type that the developer envisions is needed within the city to meet market demands. For this reason, the reclassification of Agricultural land to an Urban Services category, in this case Planned Industrial, can be seen as necessary at this time.

The land abuts Dayton Avenue, which is currently County controlled right-of-way. 2105 & 2124 Dayton Avenue can be readily served by extensions of City water and sewer from the south. Decisions on use, density and infrastructure capacity would be addressed in subsequent steps of annexation and rezoning. Once annexed the City of Ames will assume full control of the Dayton Avenue right-of-way. It is anticipated some improvements will be needed along Dayton Avenue to provide access into the site.

Approval of the amendment is required by both the City Council and the Board of Supervisors per the cooperative 28E Agreement. Per the 28E agreement, Gilbert would also have to approve the amendment if it was located within 2 miles of Gilbert or there was a potential of a significant cumulative impact to Gilbert related to the change. In this case the proposed land use change is not within 2 miles of Gilbert.

Planning & Zoning Commission Recommendation

At the September 15th, 2021 Planning & Zoning Commission meeting the Planning & Zoning Commission voted 5-0 to recommend the City Council approve the proposed Map Change at 2105 & 2421 Dayton Avenue.

ALTERNATIVES:

1. The City Council can approve a Minor Amendment to the Ames Urban Fringe Plan Land Use Class and Framework Maps from 'Rural Service & Agricultural Conservation Area' and Agriculture & Farm Service to 'Urban Service Area' and Planned Industrial for the area comprising approximately 73.18 acres at 2105 & 2421 Dayton Avenue.

2. The City Council can deny the proposed Minor Amendment to the Ames Urban Fringe Plan Land Use Class and Framework Maps from 'Rural Service & Agricultural Conservation Area' as Agriculture & Farm Service to 'Urban Service Area' as Planned Industrial for the area comprising approximately 73.18 acres at 2105 & 2421 Dayton Avenue, as depicted in *Attachments A and B*.
3. The City Council can refer this request back to staff or the applicant for more information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change to the AUFPP will aid in the annexation of land into the City and allow the property to be developed for industrial uses. No changes are proposed to surrounding properties. The developer believes this land is well suited to serving small industrial uses needs. The site abuts the City boundary on three sides and has utility access adjacent to the site. The proposed change also aligns with the anticipated new land use classification under the Ames 2040 Comprehensive Plan for this site as "Employment".

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1 which is to approve the Minor Amendment.

ADDENDUM

Request and Referral. On May 25th, 2021 the City Council voted to initiate a Minor Amendment to the Ames Urban Fringe Land Use Framework Map, as requested by the property owner, TGFA, LLC designated as “Agriculture Farm Services” located west of the corporate limits along Dayton Avenue (*see Attachment A*). The proposed amendment will change the AUFPP designation to “Planned Industrial” in the Urban Service Area. Future annexation can only be accommodated under the standards of the AUFPP if designated Urban Services. The owner intends to develop the site as Industrial once annexation and rezoning have occurred. The City Council voted to direct the applicant to apply for the land use change ahead of annexation as the Council sees a need for small scale industrial land within the city which is what the applicant proposes to develop here. Note- the conceptual drawing by the applicant is not binding but illustrates their intent subject to zoning and subdivision review.

Ames Urban Fringe Plan. The Ames Urban Fringe Plan designates this site as “Agriculture and Farm Service.” To accommodate the request, an amendment must be made to designate this land as “Planned Industrial.” The proposed land use designations is a subclass of the “Urban Services” category on the Land Use Framework Map. This designation is required in order to justify eventual annexation bringing new land into the City for future development. The draft Ames Plan 2040 Comprehensive Plan shows the land at this location in the projected growth area under the Employment designation. The Employment category in the Ames 2040 plan is designed to accommodate industrial growth. There is a small portion of Natural Area on the northwest corner of the property that will remain Natural Area designation as it is planned to be used for open space and stormwater detention. This area also contains a small cemetery from the 19th century.

Zoning. The subject site is currently zoned A-1 by Story County. Upon annexation, 2105 & 2421 Dayton Avenue, will apply to be rezoned to the appropriate Industrial category. The owner desires to rezone to General Industrial zoning. The Planned Industrial land use classification is the only permissible industrial land use that land can be annexed into the city. Once annexed staff anticipates that the owner will apply for General Industrial zoning rather than Planned Industrial. It is anticipated that the new Ames Plan 2040 Comprehensive Plan will be adopted which will permit General Industrial zoning at this location under the Employment land use category.

Applicant’s Statement. The applicant’s Narrative for the Amendment to the Ames Urban Fringe Land Use Framework Map is included in Attachment C

Amendment Considerations. The property is currently unbuilt and the vast majority is row cropped. The immediate surrounding area is a mix of industrial, commercial and government zoned land. The USDA research labs are located opposite of this site on the east side of Dayton Avenue. The Planned Industrial designation reflects the City’s current policy of land use prior to annexation. Final zoning designation after annexation will reflect land use direction from the Ames 2040 Comprehensive Plan.

Traffic. A traffic impact study has been done for this location based on the developers concept proposal. An increase in traffic is anticipated as a result of the amendment. Once annexed, additional turn lanes are anticipated to be needed along Dayton Avenue to accommodate future development. Any changes to Dayton Avenue would likely all occur along the frontage abutting this site with a future development proposal. The site will be used for industrial uses after sitting vacant for some time so there will be an increase in truck and general traffic. The final design of any future turn lanes will be determined with future subdivision consideration after annexation. Once annexed the City of Ames will assume full control of the Dayton Avenue right-of-way.

Public Utilities. The City of Ames has water infrastructure already within the Dayton Avenue right-of-way adjacent to this site. Sewer infrastructure exists along Dayton Avenue to the immediate south of this location and can be extended northward to serve these properties. Ames Electric serves these properties and can extend necessary utilities to the site.

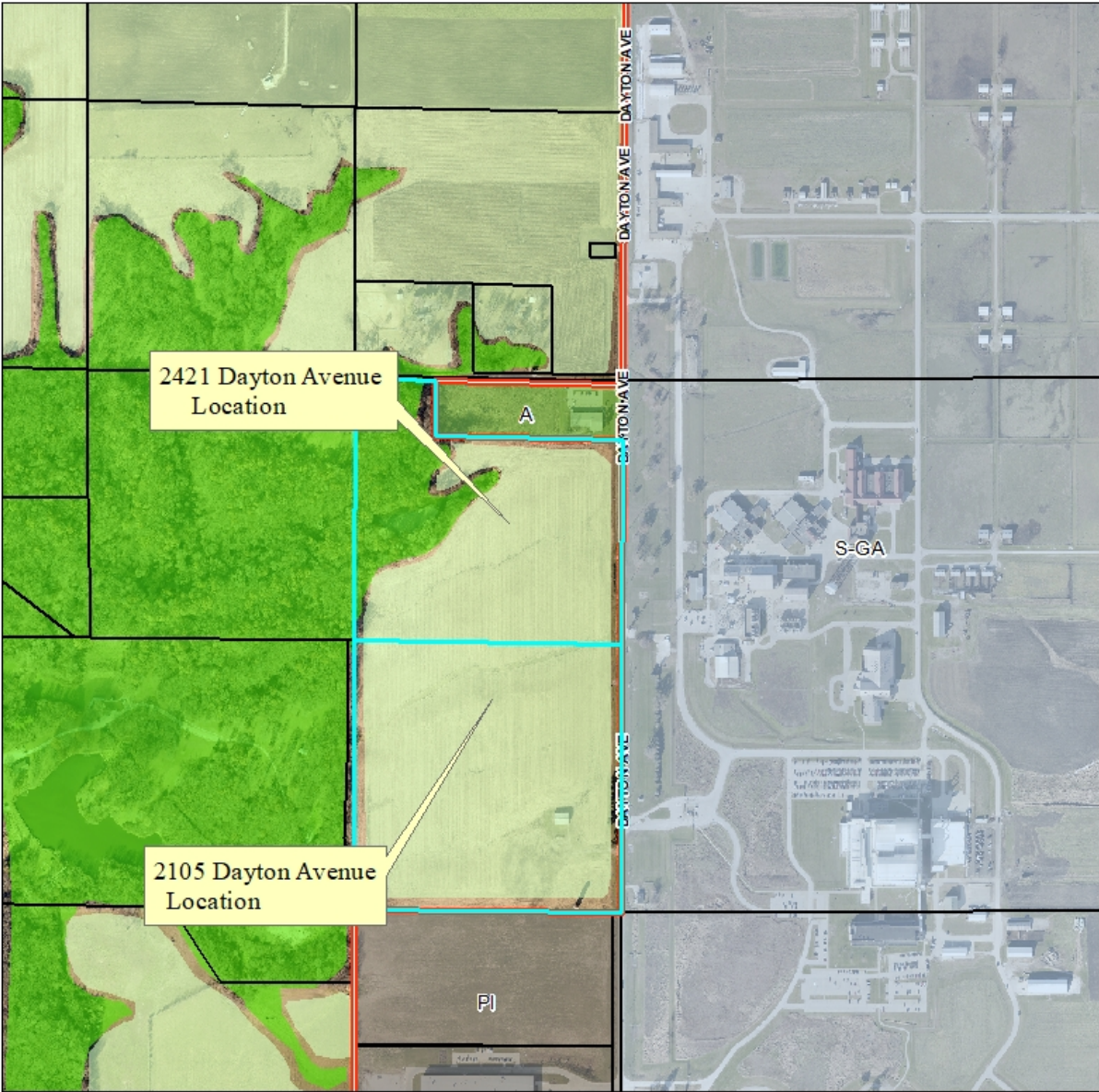
Attachment A- Location Map



2105 & 2421 Dayton Avenue
Location Map




Attachment B-Fringe Plan Framework Classification Map



2105 & 2421 Dayton Avenue Location Map



Legend

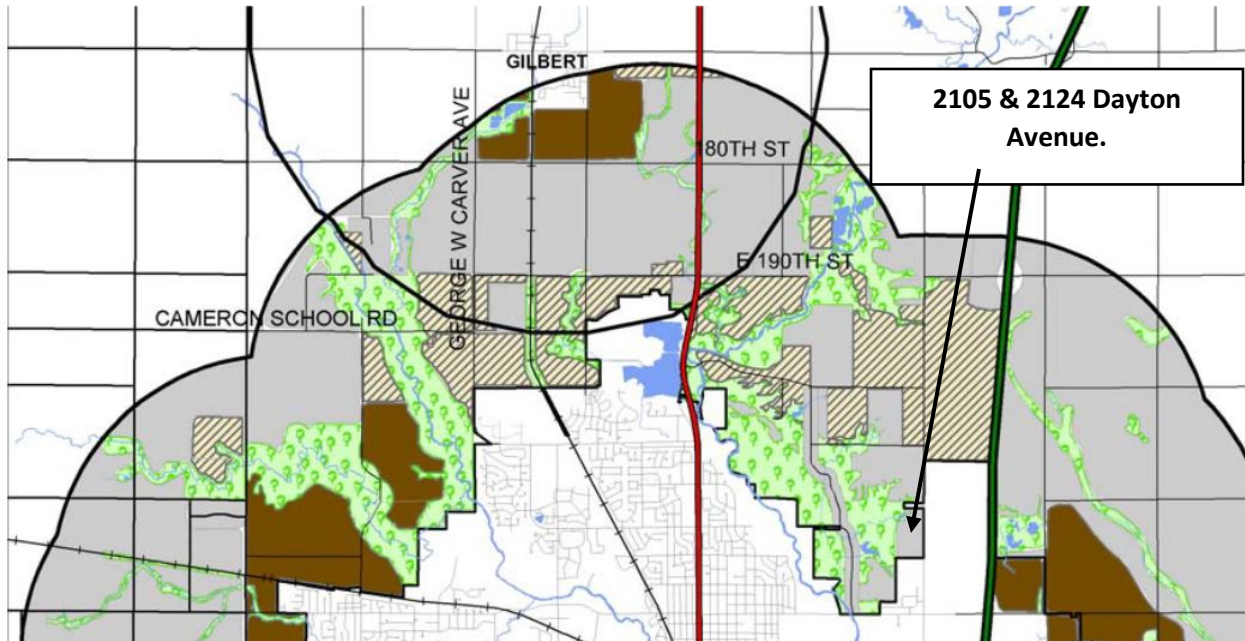
-  AMES INCORPORATED LIMITS
-  PARCELS

Fringe Land Use Designations

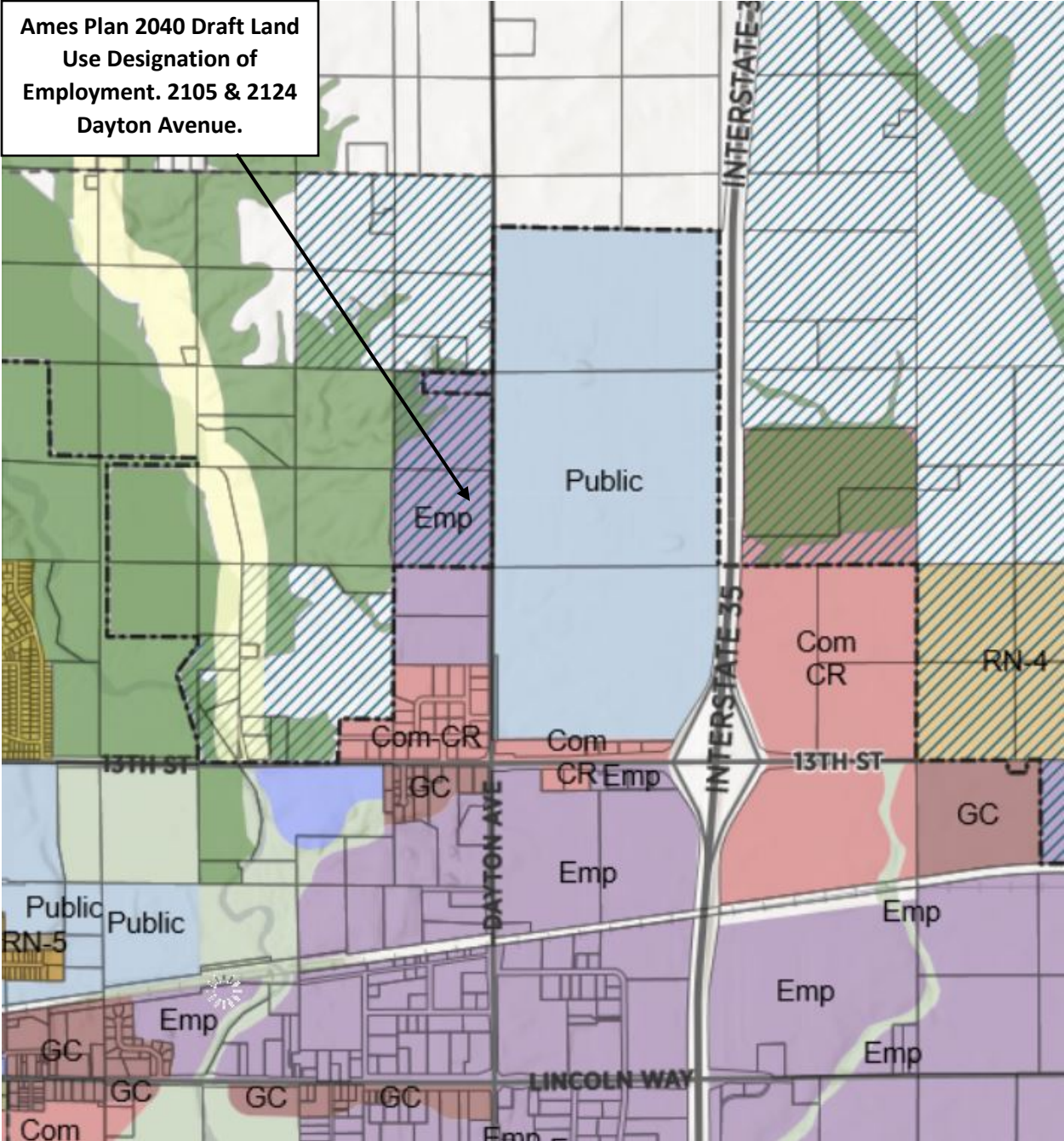
- Land Use Classification**
-  Planned Industrial
 -  Natural Areas
 -  Agriculture and Farm Service

Attachment B Cont.- Land Use Class Map (Excerpt)

-  - Rural Service and Agricultural Conservation Area;
-  - Rural/Urban Transition Area; and
-  - Urban Service Area.



Attachment B Cont.-Draft Ames Plan 2040 Future Land Use Map (Excerpt)



Attachment C- Applicant Narrative

Written narrative explaining LUPP map amendment

August 9, 2021

1. We believe the request is consistent with the proposed 2040 plan currently under review by the Ames City Council.
2. The LUPP map must be changed to accommodate this request. The current designation is AG and it can not develop as industrial land with the AG designation.
3. At the July 27, 2021 the city council reviewed the staff report as well as my comments during that meeting regarding the lack of available industrial lots in the community.
4. We don't believe that there will be any adverse impact on other developed or undeveloped properties in the community. We believe that most of the lots the city staff reported as unbuilt on are actually not available to be bought or built upon.
5. The creation of these lots will provide for new and expanded opportunities for small and medium sized business to create jobs and tax base within the community.
6. We believe after having the project go through a "pre-application" meeting with city staff that there is sufficient infrastructure (water, sanitary sewer and storm sewer) in the area to serve the site. The city hired a traffic study to be done (that we paid for) to analyze the traffic impact on the site. We believe that the city has received that traffic study and that the traffic engineer is reviewing that material.
7. There is no housing planned for this development. It is very hard to determine the number of potential employees that could end up working on a development of this size and scale.
8. Attached is the preliminary layout that was provided to city staff for comment and review. The staff had some comments regarding the overall design. We have not modified the design based on the staff comments because it was too early in the process. However, our design contains lots ranging in size from 1.24 acres up to 10 acres and options in between. The design is very efficient. Given the amount of infrastructure adjacent to the site it should be very cost effective to develop should the city choose to apply TIF dollars to this project as was the case in the Ames business park. If the city chooses not to make this area the next TIF district, it will likely develop as larger lots without interior infrastructure and streets.

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Attachment C (Cont.)-Subdivision Concept

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AUG 10 2021

2105 Dayton
Hunziker
CITY OF AMES IA
DEPT OF PLANNING AND HOUSING

Concept Layout
March 2021

