

COUNCIL ACTION FORM

SUBJECT: INTIATION OF APPLICATION FOR VOLUNTARY ANNEXATION OF LAND LOCATED AT 2105 AND 2421 DAYTON AVENUE NORTH OF THIRTEENTH STREET

BACKGROUND:

An application for 100% voluntary annexation has been filed for two parcels of land located at 2105 and 2421 Dayton Avenue just north of the BASF facility across from the USDA research labs north of Thirteenth Street. The subject property is located in unincorporated Story County on a total 72.99 acres. (Attachment A)

The land is owned by Chuck Winkleblack. The majority of the property is currently in agricultural production. **A land use change from Rural Service and Agricultural Conservation Area to Urban Service Area as Planned Industrial has been approved by both the City of Ames and Story County this past summer. The Ames 2040 Plan also shows this area as being reserved for Employment for future expansion of the City. (Attachment B).** A small portion of the of the subject property to the northwest is within a Natural Area that contains woodlands with a small pond and a small historic cemetery.

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 proposed annexation of the subject property is viewed as creating uniform boundaries as it aligns well with a small piece of property to the north already located within the city limits and a larger property to the south by aligning boundaries at right angles thus creating a more uniform edge to the city limits. The proposed annexation plat is attached. (Attachment C).

Based on the Ames 2040 Comprehensive Plan Land Use Map, none of the other properties nearby in rural Story County are in the City's long-term growth plan. **As a result, staff does not see a need to consider adding any non-consenting properties to this request.** Staff has not gauged the interest of any of the surrounding neighboring property owners to potentially be included in the annexation request.

Utilities are located adjacent the site and can be extended to easily serve the site for water, sewer, and electricity. The annexation of this property will bring Dayton Avenue fully within the City's boundaries from Eagle's Loft daycare (immediately north of the subject properties) south to 13th Street. Development of the site will likely require street improvements for turn lanes to access the site.

If the City Council accepts the application for annexation, the annexation request will proceed to a public hearing with the Planning and Zoning Commission before returning to the City Council for approval.

ALTERNATIVES:

1. Accept the Application for 100% Voluntary Annexation for the property at 2105 & 2421 Dayton Avenue and direct staff to initiate the process of annexation. (Applicant's Request)
2. Decline to initiate the requested annexation.
3. Defer action and ask for more information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has reviewed the Annexation application and determined that the application is complete to begin the process of annexation for this property. The City Council previously approved a land use change earlier this summer and is aware that the owner intends to develop this property in an industrial capacity once annexed into the City.

There are no surrounding properties that are obvious candidates for being included in the annexation and the proposed annexation causes the City's boundaries to align optimally for more uniform boundaries than current exist in this area. Finally, the property is within the Ames Plan 2040 Comprehensive Plan future land use growth area for Employment growth into the City.

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

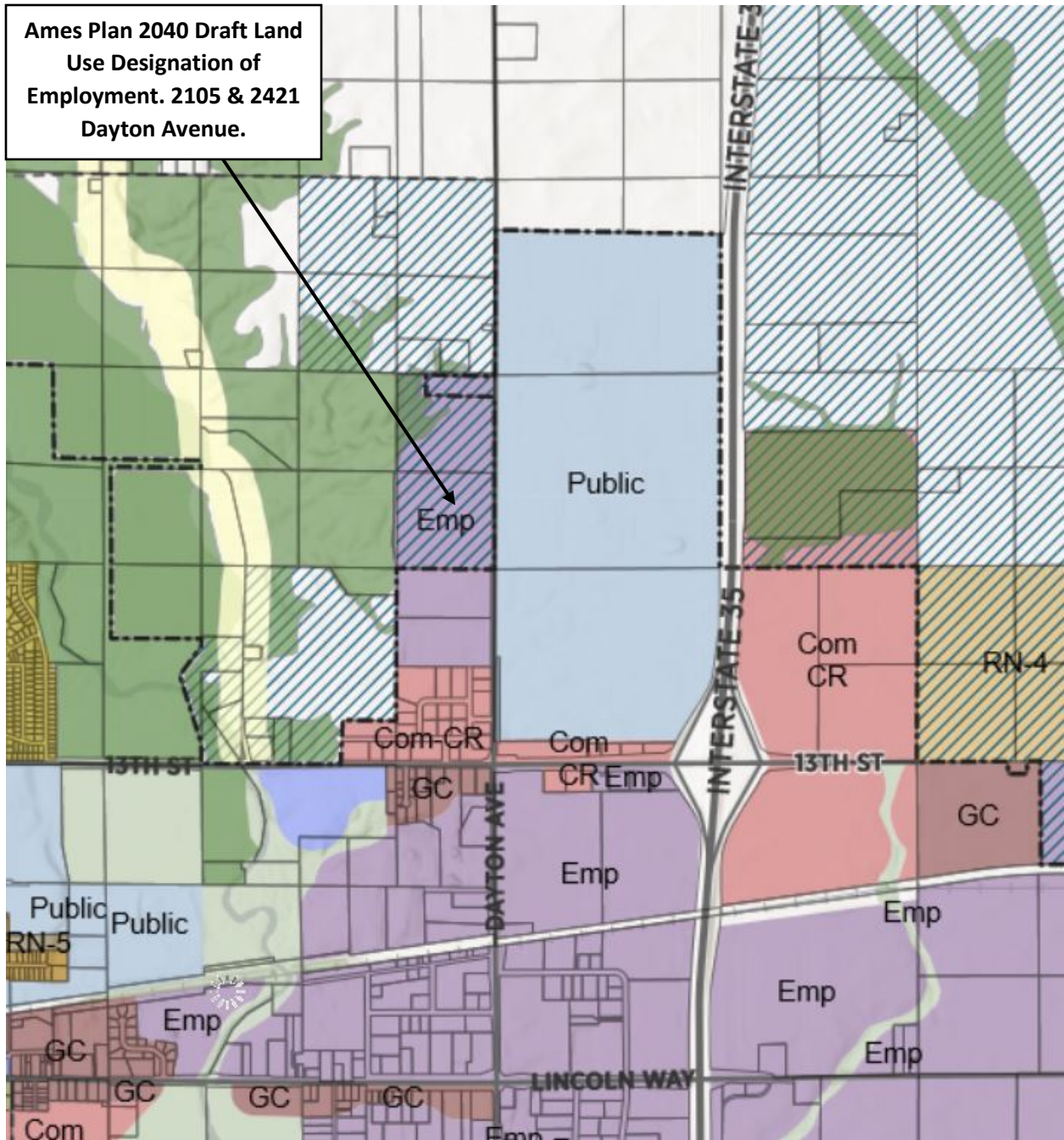
Attachment A- Location Map



2105 & 2421 Dayton Avenue
Location Map



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



Attachment C- Annexation Plat

FOR RECORDER USE ONLY

