

**COUNCIL ACTION FORM**

**SUBJECT: REZONE THE PARCELS AT 2105 DAYTON AVENUE FROM “A” (AGRICULTURAL) TO “GI” (GENERAL INDUSTRIAL) WITH A MASTER PLAN**

**BACKGROUND:**

The proposed rezoning includes two parcels, totaling 61.44 acres, addressed as 2105 and 2421 Dayton Avenue (*Attachment A – Location Map*). The property is currently zoned “A” (Agricultural) (*Attachment C – Existing Zoning*); the requested zoning is “GI” (General Industrial). The annexation for the property was approved by the Council on February 22, 2022. The majority of the property is currently farmland with a pioneer cemetery located in the northwest corner of the site.

Ames Plan 2040, the City’s comprehensive plan, designates the property as “Employment” (Emp). Applicable zoning categories for Employment include the proposed “GI”. GI zoning allows for a broad range of office, warehouse, and manufacturing uses.

The zoning request is accompanied by a Master Plan. The primary purpose of the Master plan is to designate 11.57 acres in the northwest corner of the site as open space. This area will not be developed while the remainder of the site, 61.44 acres, will be. The open space is more steeply sloped than the rest of the property, contains timber and a man-made pond, and has a small cemetery. The developer will be responsible for the maintenance and continued upkeep of the cemetery based upon the pre-annexation agreement with the landowner.

The developer intends to subdivide the site into 13 lots. The site is part of a proposal for an industrial subdivision with a development agreement with the City that would utilize tax increment financing (TIF) for installation of infrastructure.

City water, sanitary sewer and storm sewer will serve this site extending from the right-of-way of Dayton Avenue. Access to the site will be from Dayton Avenue. The developer completed a traffic study with a conceptual subdivision review. At the time of subdivision approval, turn lanes will be required for access to the site.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

The Planning and Zoning Commission held a public hearing on April 20, for the proposed rezoning. Commissioners discussed the open space and the maintenance of the cemetery as it is represented on the Master Plan. The Commission voted 6-0-0 to recommend approval of the rezoning.

**ALTERNATIVES:**

1. The City Council can approve the request to rezone the property located at 2105 and 2421 Dayton Avenue from “A” (Agricultural) to “GI” (General Industrial) with a Master Plan and to have a signed zoning agreement returned prior to 3<sup>rd</sup> reading.
2. The City Council can deny the request to rezone the property located at 2105 and 2421 Dayton Avenue from “A” (Agricultural) to “GI” (General Industrial) with a Master Plan.
3. The City Council can refer this matter back to staff and the applicant for more information before making a recommendation.

**CITY MANAGER’S RECOMMENDED ACTION:**

The request for rezoning is consistent with the adopted Ames Plan 2040 as described in the addendum. Impacts on infrastructure and City services for this parcel is minimal and consistent with what has been anticipated for development in this area. City staff believes the site can be developed for use by industrial uses if it is rezoned as “GI”. Infrastructure improvements will be detailed out with a future subdivision approval for development of the site.

Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 and approve the request to rezone the property located at 2105 and 2421 Dayton Avenue from “A” (Agricultural) to “GI” (General Industrial) with a Master Plan and to have a signed zoning agreement returned prior to 3<sup>rd</sup> reading.

## ADDENDUM

### REZONING BACKGROUND:

**Ames Plan 2040.** The Future Land Use Map designates the land proposed for rezoning as “Employment” (Emp). This category is intended to be zoned “GI” (among other industrial categories) (see *Attachment B – Future Land Use Map*).

Some of the characteristics of the “Employment” (EMP) future land use designation (Ames Plan 2040, p. 63) are:

- Provide attractive and well-functioning settings for a range of industrial enterprises.
- Building on Ames’ natural and historic strength in research.
- Minimize impact and external effects on City neighborhoods.

The proposed rezoning will contain an industrial area that provides for new industrial development, preserves an existing natural area, and is located near like uses thereby minimizing any impact on residential neighborhoods.

**Proposed Zoning.** The applicant proposes rezoning from “A” (Agricultural) to “GI” (General Industrial). The property to the south is zoned “PI” (Planned Industrial), the land to the east (the USDA facility) is zoned “S-GA” (Special District – Government/Airport District), and the property to the north (the daycare facility) is zoned “A” (Agricultural). The property to the west is outside of the City limits.

The “GI” zone is intended to allow industrial development including manufacturing, resource production, warehousing, and industrial service. Salvage yards are also allowed with specific approval. Development is expected to be generally auto oriented, with access from major traffic ways. GI zoning includes no specific architectural standards and includes basic front, rear, and side setbacks. A developed site must include at least 15% of the area as landscaping.

At the time of a Site Development Plan, a Use Analysis Report will be required showing:

- The approximate number of employees,
- The approximate utility needs, and
- Possible nuisance factors (noise, odor, smoke, dust, fumes, vibration, heat)

**Existing Uses of Land.** Land uses that occupy the subject property and other surrounding properties are described in the following table.

<b>Direction from Subject Property</b>	<b>Existing Primary Land Uses</b>
Subject Property	Farmland / Undeveloped
North	Daycare Center and Two Residences (County to north of the Daycare)
East	USDA Research Lab Facility
South	Farmland / Undeveloped (BASF further to the south, and commercial office park)

West	Wooded area with the Isaak Walton League Outdoor Recreation (County)
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The Isaak Walton league site includes a variety of outdoor activities including shooting ranges. The orientation of the shooting ranges are not towards this site and they are set at a lower elevation than this site. Based upon the large area of the subject site and general separation of uses listed above, the proposed GI zoning should allow for compatible development options.

**Infrastructure.** Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for industrial use of the property. Public water runs the length of Dayton Avenue along this property. Public sewer extends to the southeast corner along Dayton Avenue. Public Works has determined adequate sewer capacity exists to serve the site. Any future extension of City utilities and connections will be at the property owner's expense.

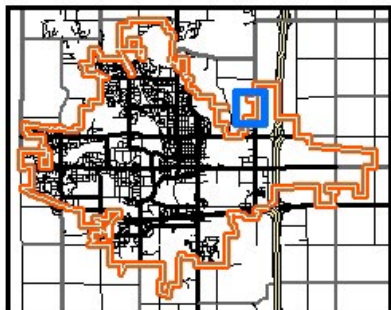
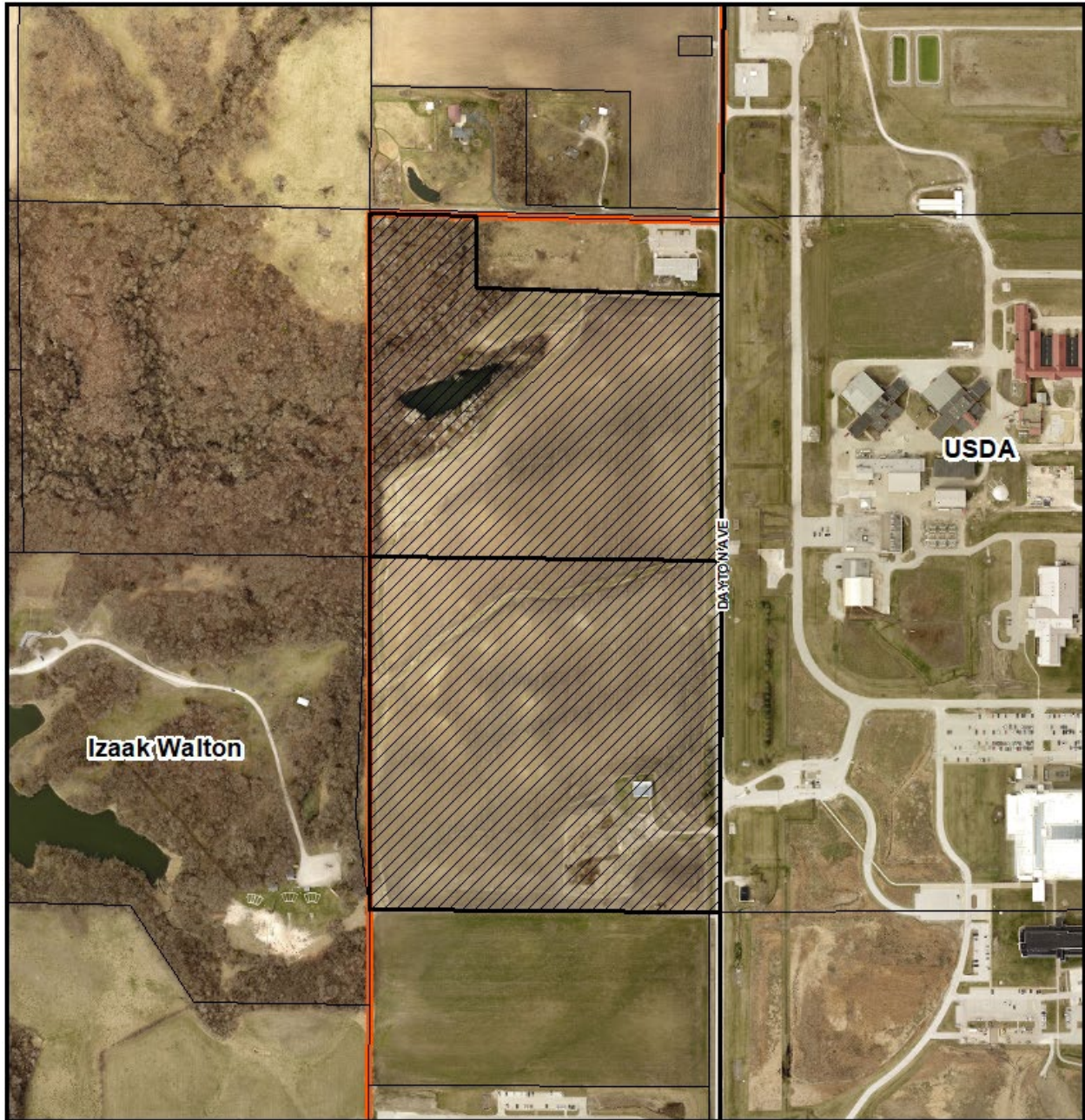
Dayton Avenue is a two-lane minor arterial street. Dayton Avenue carries a large volume of trucks along with other vehicle traffic. Future development of the site will align a primary access point with the USDA facility. The traffic study indicates that turn lanes are needed for safe access to the site. Development of the site or subdivision of the site will trigger street improvements and along with sidewalk improvements.

**Findings of Fact.** Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:



1. The subject property is owned by Dayton Avenue Development LLC (Chuck Winkleblack). The rezoning request and statement of justification is included as *Attachment F*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of "Employment" (Emp) identified on the Ames Plan 2040 Future Land Use Map.
4. Development in the "GI" zoning district requires a site plan review process to assure that such development and intensity of use assures a safe, functional, efficient, and environmentally sound operation.
5. Impacts on infrastructure and City services for this parcel is consistent with what is already anticipated for the area.

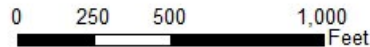
**Public Notice.** The City provided mailed notice to all property owners within 200 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

# ATTACHMENT A Location Map



**Legend**

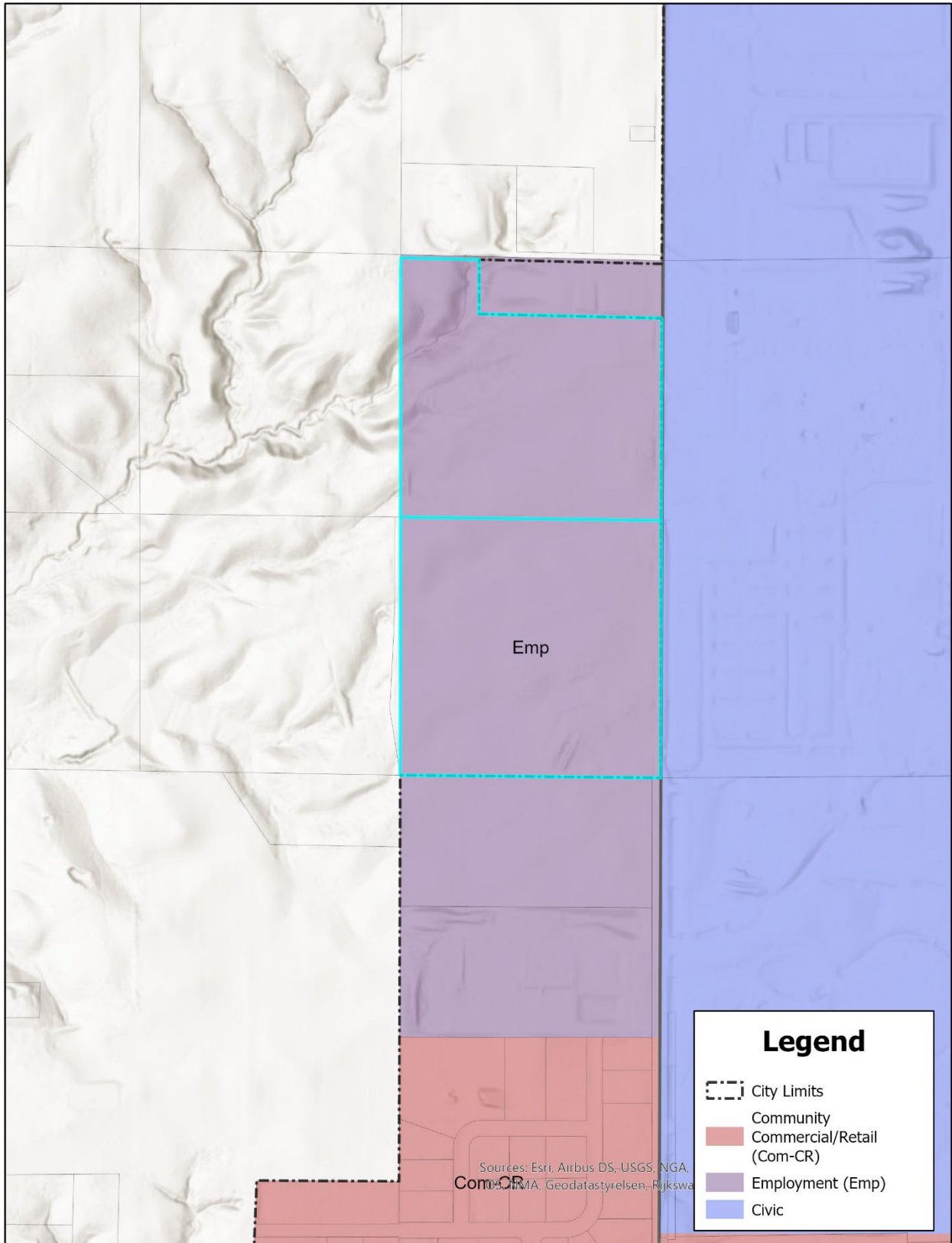
-  Subject Property
-  Ames City Limits



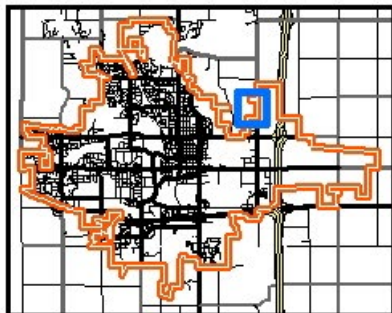
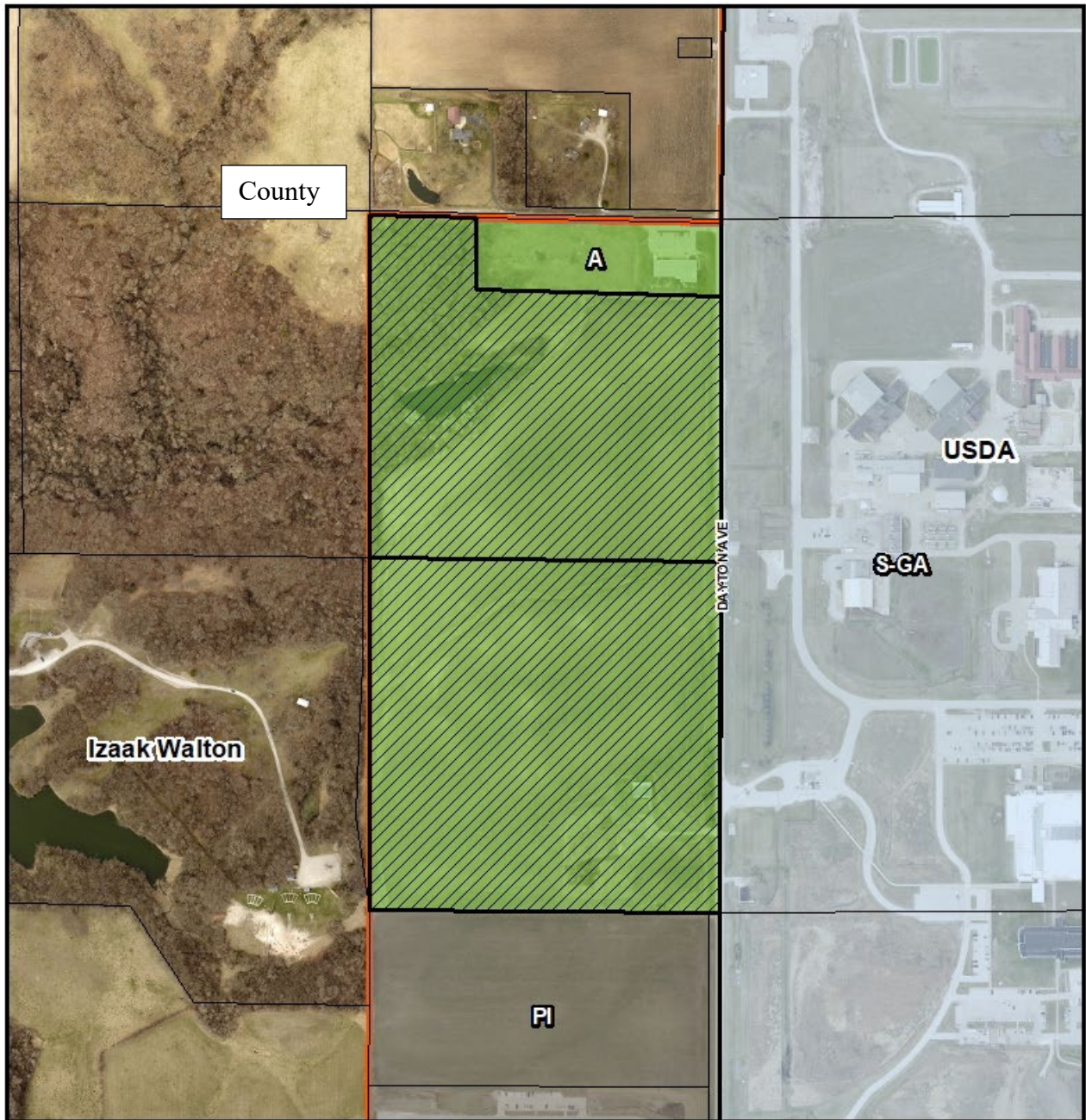
**Rezoning from  
"A" Agricultural to  
"GI" General Industrial  
2105 Dayton Avenue**

# ATTACHMENT B

## Ames Plan 2040 Future Land Use Map

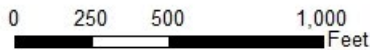


# ATTACHMENT C Existing Zoning



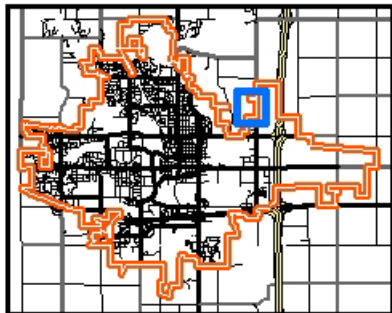
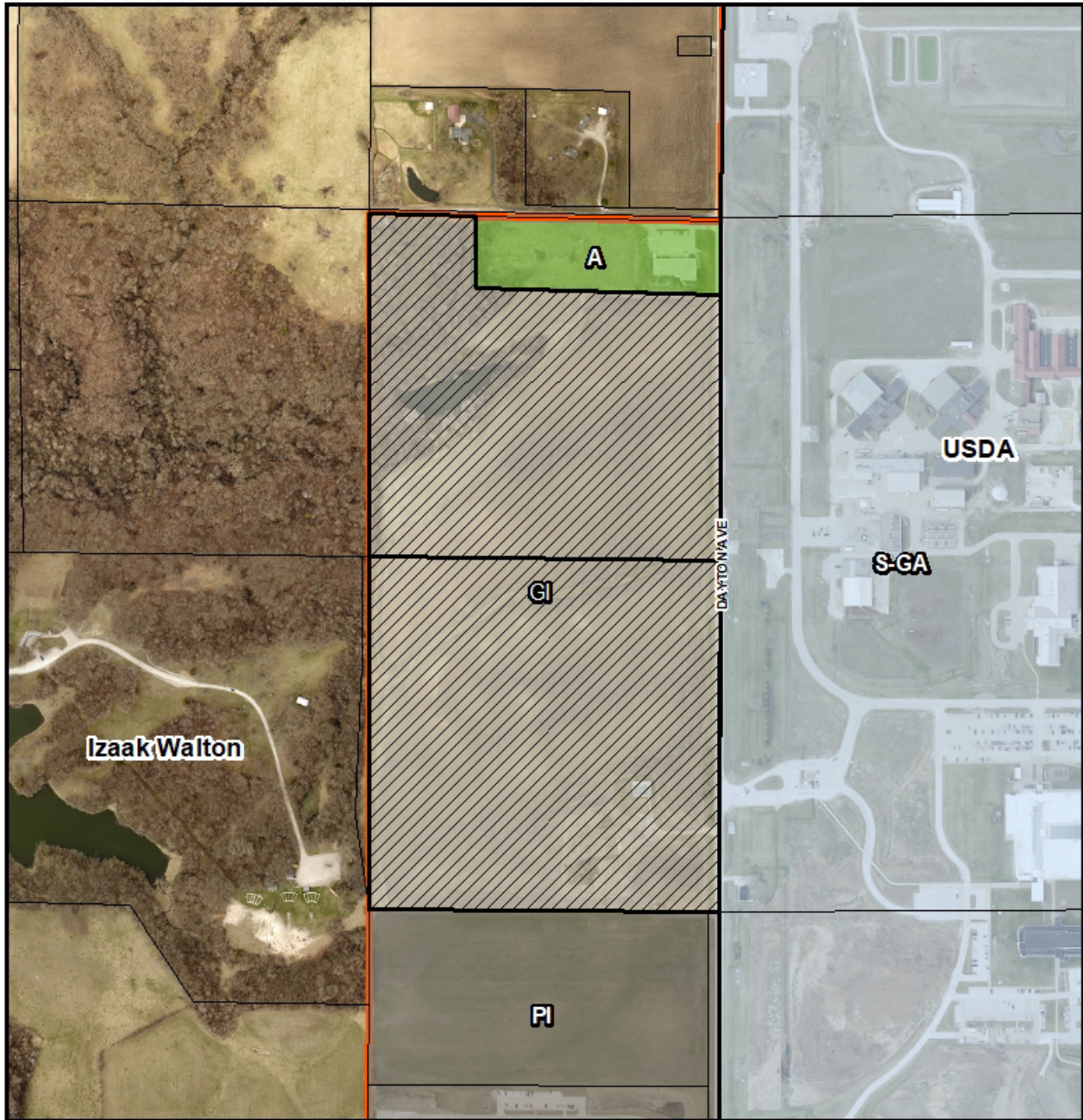
**Legend**

- Agricultural Zone "A"
- Planned Industrial Zone "PI"
- Government/Airport District "S-GA"
- Subject Property
- Ames City Limits



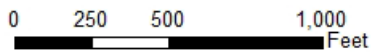
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# ATTACHMENT D Proposed Zoning



**Legend**

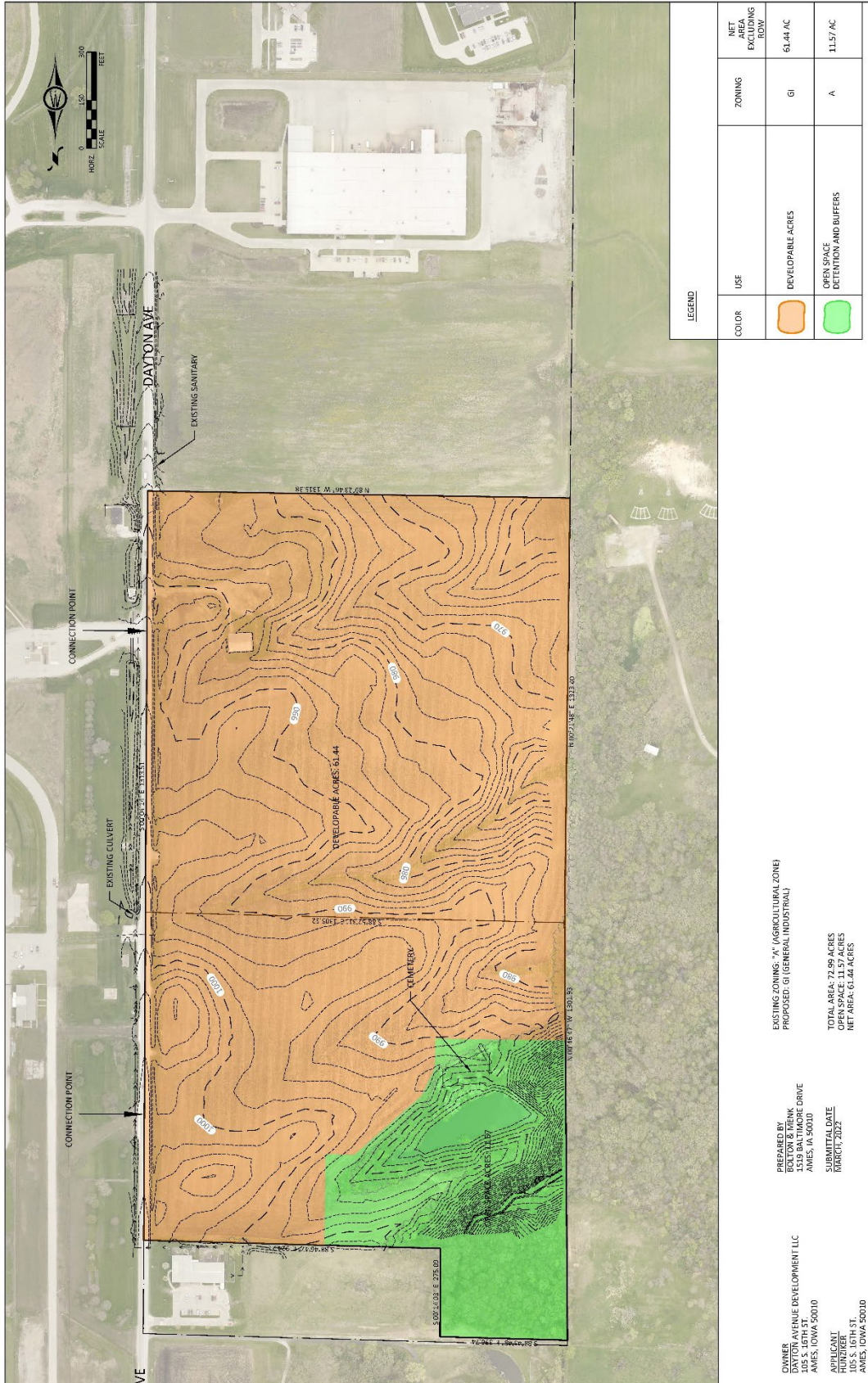
- Agricultural Zone "A"
- Planned Industrial Zone "PI"
- Government/Airport District "S-GA"
- Subject Property
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**Rezoning from  
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# ATTACHMENT E Master Plan



**ATTACHMENT F**  
**Applicant's Statement**

The following text is intended to supplement the Rezoning Application packet as required.

1. **Reasons for Requesting Rezoning.** We are requesting the parcel be rezoned from the current Agricultural – A to GI – General Industrial – to allow the development of the property as Industrial.
2. **Consistency of the Rezoning with Ames Plan 2040.** The parcel requested for rezoning meets the consistency and goals of the Ames 2040 Plan and a zone for Employment.
3. **Current Zoning.** “A” (Agricultural)
4. **Proposed Zoning.** “GI” (General Industrial) with a Master Plan
5. **Proposed Use.** The intended use of the property is general industrial similar to the S Bell corridor.
6. **Legal Description.**

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-SIX (36);

AND,

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION THIRTY SIX (36)

EXCEPT,

THE NORTH 1 ROD,

AND EXCEPT,

A PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 36-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE, 16.5 FEET SOUTH OF THE NE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N88°41'W, 925.0 FEET, PARALLEL AND 16.5 FEET DISTANT FROM THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE SOUTH 275.0 FEET; THENCE S88°41'E, 925.0 FEET TO THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE NORTH 275.0 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS A COMBINED 3,179,840 SQ. FT. (72.99 AC.)

7. **Land Area.** 61.44 Acres.
8. **Map.** See previous attachments.

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DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER  
Prepared by: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105  
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE**

**BE IT HEREBY ORDAINED** by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 2105 Dayton Avenue, is rezoned from Agricultural (A) to General Industrial (GI).

**Real Estate Description:** THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-SIX (36); AND, THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION THIRTY SIX (36) EXCEPT, THE NORTH 1 ROD, AND EXCEPT, A PART OF THE NE 1/4 OF THE NE 1/4 OF SEC. 36-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE, 16.5 FEET SOUTH OF THE NE CORNER OF SAID NE 1/4 OF THE NE 1/4; THENCE N88°41'W, 925.0 FEET, PARALLEL AND 16.5 FEET DISTANT FROM THE NORTH LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE SOUTH 275.0 FEET; THENCE S88°41'E, 925.0 FEET TO THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4; THENCE NORTH 275.0 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS A COMBINED 3,179,840 SQ. FT. (72.99 AC.)

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Diane R. Voss, City Clerk

\_\_\_\_\_  
John A. Haila, Mayor