

Staff Report

FRINGE PLAN UPDATE RESPONSE FOR FINAL DRAFT

November 22, 2022

BACKGROUND:

City Council reviewed draft Ames Urban Fringe Plan Update public comments and recommended changes from the Board of Supervisors (Attachment A) at its October 25th meeting. [The original staff report with the public comments is available at this link.](#) At the October meeting, staff discussed how changes proposed by the Board of Supervisors to the Plan did not meet many of the City's priorities for a cooperative fringe plan compared to the City's standard subdivision and annexation authority. This included changes to the Urban Reserve Overlay, annexation policies, and consideration of limitations on conditional uses in the county. Some changes suggested by the Board of Supervisors regarding other issues would be of less consequence to the City and could be accepted for a final draft of the Fringe Plan Update.

City Council reviewed general options on whether to proceed with updating the Fringe Plan and asked City Staff to prepare a formal set of changes for City Council review that would address issues identified by the Board of Supervisors balanced with City priorities. City Council would then review these changes and forward a recommendation to Gilbert and Story County on how the City of Ames would support proceeding with finalizing the Fringe Plan Update.

The most significant policy issues for the City of Ames are the planned efficient growth for the community and compatibility of rural land use activities with future urban development. City of Ames also supports efforts highlighted by the County to manage natural resources, coordinate open space planning, and maintain compatibility of rural residential with agricultural activities.

The Fringe Plan relies upon two designations to reflect these priorities, which are based upon Ames Plan 2040 policies. The draft Plan includes Growth Areas for the more immediate term growth plans of the City and the Urban Reserve Overlay to articulate longer growth options. The remaining designations within the Plan relate primarily to management of rural conditions that are not directly related to the planned growth of Ames or Gilbert. Without a cooperative Fringe Plan, the City would rely upon its statutory authority to review subdivisions within 2 miles of the City for consistency with urban development standards and use its annexation authority to expand urban development opportunities as needed.

CITY STAFF'S PROPOSED CHANGES IN RESPONSE TO STORY COUNTY AND CITY OF GILBERT RECOMMENDATIONS :

The October 25th staff report classified the proposed changes offered by Story County and the City of Gilbert into three topic headings; Urban Reserve Overlay, Map Changes, and Other. Staff responded to individual bulleted requests included in the original September 20th letter from the Board of Supervisors. **The most significant issues within these topics are the interest of the City to have Story County consider limiting certain conditional uses to support future land use compatibility and the flexibility of the City to annex areas consistent with Ames Plan 2040.**

This report reflects the City staff's proposed changes to the Fringe Plan in response to the Story County Supervisors' and City of Gilbert's recommendations. Attached to the report is a basic strike out underline version of edits to the draft Plan to identify more precise changes to the language (Attachment B).

URBAN RESERVE OVERLAY:

Story County requested changes related to having no specific limitations on conditional uses in either the Urban Reserve or the Growth Areas and to limit annexation within the Urban Reserve Overlay or to have additional language regarding annexation ability within the Overlay. Gilbert also commented in June that they would desire sole annexation authority in the Urban Reserve area north of Ames for areas north of 190th Street. Board of Supervisor's letter bullets #1,3,4,5, and 8 are associated with this topic

Staff does not recommend supporting the requested changes as presented that limited annexation ability of the City as designed within Ames Plan 2040. Staff also believes the primary benefit of entering into a cooperative agreement is the County' willingness to limit certain uses that would detract from future urbanization. However, staff is recommending the following changes:

1. Establish 180th Street as an agreed upon annexation boundary between Gilbert and Ames, this would be part of a 28E agreement. Moving this boundary up from 190th can be justified since the Plan 2040 does not envision the City growing north of 180th.
2. Propose limitations on conditional uses related primarily to outdoor uses (e.g. surface mineral extraction, wind energy, salvage, camping, power plant), but remove limitations on primarily indoor uses that that could otherwise be integrated into urban development. This assumes policies for reviewing future compatibility would apply.

The staff recommends only eliminating the three uses crossed out below from the original list of prohibited conditional uses. This list would apply to Urban Growth and Urban Reserve Overlay designations.

- Shooting ranges
- Campgrounds and RV parks, except as part of a County park
- ~~Lodges and fraternal organizations~~
- Power plants and substations
- Drag strips and other similar courses or tracks
- Salvage yards
- Yard waste composting
- Agricultural lime storage and processing operations
- ~~Bed and breakfasts~~
- Landfills
- Commercial Wind Energy Conversion Systems or Solar Energy Conversion Systems
- Adult uses
- Surface mineral extraction and processing (Note-May exclude or address policies for existing operations)
- ~~Indoor recreational facilities~~

Note that with this policy in the Fringe Plan it would still require Story County to make ordinance changes to fully implement this concept. The act of changing ordinances is a separate action by Story County.

3. Include language stating clearly that involuntary annexation would not apply to Rural Residential designation or to properties with the Urban Reserve Overlay. This language makes it clear the City would not pursue annexation without a voluntary annexation request, but it would permit annexation with a voluntary annexation request and use of the 80/20 nonconsenting allowance to avoid islands and create uniform boundaries.

The intent of the staff recommendation is to allow for property owners who voluntarily apply for annexation to be allowed to proceed with the application process with conformance to standards of the Iowa Code and if it is consistent with Ames Plan 2040.

4. Agree to add language framing the appropriateness of Urban Reserve Overlay annexations based upon need for land for development and its ability to be served consistent with Plan 2040.

This language is intended to follow the current policies of Plan 2040 and provide assurance within the Fringe Plan that annexation would not be used to avoid County regulations or for unsupportable development without ability to utilize urban infrastructure.

5. Allow for land divisions consistent with the underlying land use base designation rather than be more restrictive in the Overlay. As requested by the County, this ensures equal

treatment of ag and farm service properties to split off existing homes from farmland that do not create new development parcels. However, it does not allow for creating additional development lots, such as through residential parcel subdivisions.

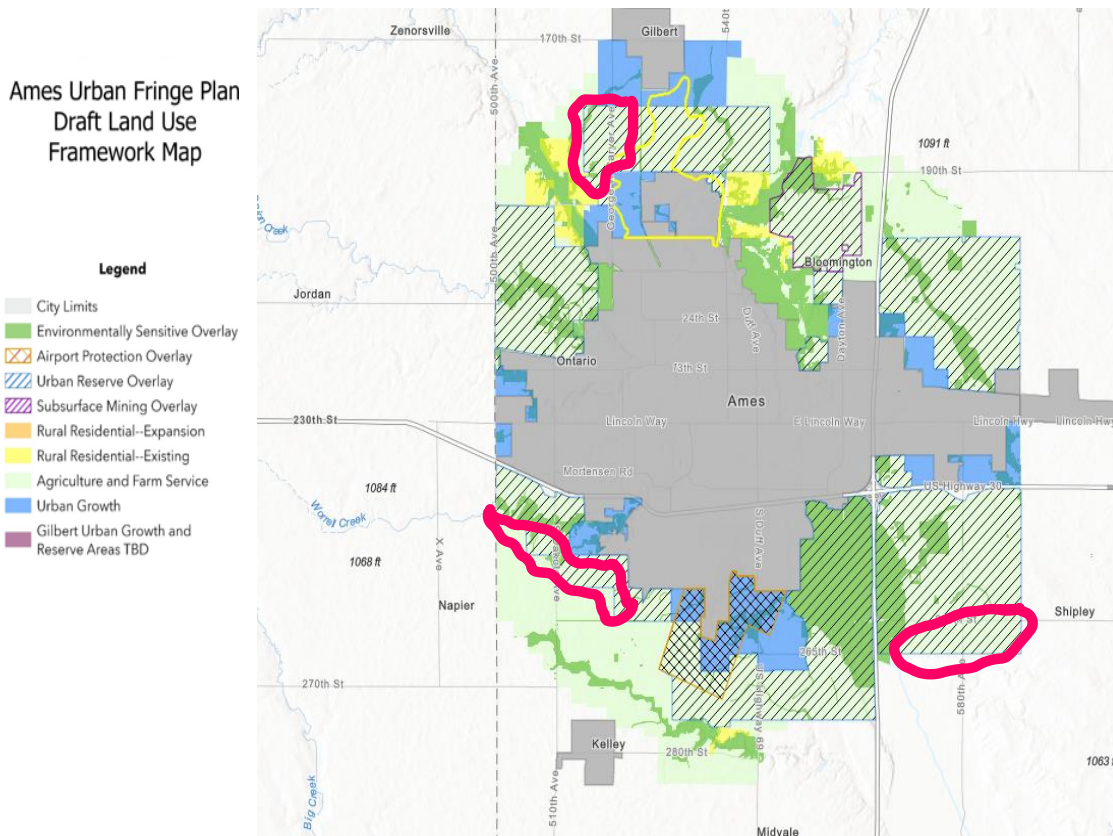
MAP CHANGES:

Generally, these issues were of less concern to staff regarding City priorities. Issues in this topic relate to bullets #6, 7, 10, 11, 12, and 13. These topics are primarily of County interest with the exception of changes south of Ames. Removing south properties entirely from the City’s annexation ability would be inconsistent with Plan 2040 to include readily serviceable properties abutting the City. With the change in the previous section that a voluntary annexation with 80/20 potential is a viable option it can address these concerns of the City.

1. Designate Meadow Glen as Existing Rural Residential with the Urban Reserve Overlay.

This change responds partially to the request of the Supervisors by allowing for Meadow Glen to be under County jurisdiction for subdivision related issues. This change in conjunction with the proposed annexation language would allow, if necessary, for annexation in response to a voluntary annexation petition.

2. Remove Urban Reserve Overlay for various properties:
- a. West of GW Carver and land north of 190th west of Railroad tracks
 - b. Properties south of Worle Creek
 - c. Properties south of 265th Street southeast of Ames (outside of two miles)



The proposed map changes respond to the Board of Supervisors request to reduce the total area in Urban Reserve Overlay. Although the Overlay is very valuable tool to the City for future planning purposes, Council could remove some areas that are not core areas for potential growth within the life the of proposed Fringe Plan. The proposed areas are disconnected from the likely path of growth planned for support by the City in the near term. These areas would become Ag and Farm Service designation which does not permit subdivision for development purposes.

3. Amend Rural Residential Expansion Area language for the proposed amendment process and remove the area limitation. The key clarification is that no Rural Residential Expansion amendment (a new rural subdivision) is allowed within and Growth Area or Urban Reserve Overlay area. This policy was already included in the draft, but the Supervisors urged clarification of this intent. The language maintains that no area is mapped for Rural Residential Expansion at this time, and that an amendment is needed to create new rural subdivision areas.

This change is consistent with the intent of policies originally drafted for Rural Residential Expansion to only consider it in the future and to not have it located in area that could detract from future urbanization. Note that the changes in Map Change #2 above that reduces some areas of Urban Reserve Overlay would create some future opportunities for a proposed amendment to Rural Residential, primarily northwest of Ames.

4. Remove limitation on number of amendments in a year.

This change is in response to a suggestion by the Board of Supervisors. All amendments must still be initiated by at least two cooperators, which could control timing.

5. Add planned future I-35 interchanges as identified in Plan 2040 to the land use map.

6. Clarify language for Growth Areas that rezoning of properties will not occur in the County, only within the City for development purposes.

OTHER:

This topic includes miscellaneous issues and Supervisor's bullets #4,9, and 14. These issues are of low consequence to the City and taken with staff's proposed changes are not substantial to the overall policies of the Plan.

1. City to draft 28E agreement for approval after plan approval for any cooperators (Story County and or Gilbert). The Agreement would be for 5 years with one automatic 5 year renewals unless notified by one cooperator not to extend it. This would mean the agreement would have a maximum life of 10 years.

This clarifies next step to implement the final Fringe Plan. Implementation and definitions for this step are part of the draft Plan. A formal agreement would utilize the policies of the Plan and layout specific procedures as needed.

2. Include language in the 28-E agreement regarding the independent authority of each cooperator related to support for individual annexation recommendations. Additionally, include that Story County will provide to a city available natural resource inventories at the time of notification of a pending annexation to allow for a city.

All cooperating parties would agree to act in accordance with the Plan, but the statement would recognize independent authority of each cooperator regarding their statutory authorities. All of this language was requested to be included by the Supervisors.

3. Allows for property line adjustments for non-dwelling properties with no new developable areas. It is intended to allow for parcel boundary changes similar to the residential dwelling allowance to separate a use or structure from other agricultural land.

Staff did not support this proposed change by the Supervisors as a standalone change, but it could be supported with the County's consideration of limiting conditional uses and having controls on expansion of non-conforming uses. The intent here is not to encourage these uses, but to accommodate reasonable changes to property boundaries, especially for existing facilities.

STAFF COMMENTS:

The proposed changes above maintain the City's primary interests for a cooperative plan and likely prove beneficial to the City over the life of the Plan. Staff proposes that the Plan have an initial duration of 5 years, with one extension for a total of 10 years. The Plan Implementation section describes an interest in five year reviews of the plan, this would coincide with planned automatic extensions. As per the current 28-E agreement, there would be notification and cancellation option for each cooperator.

If City Council accepts any or all of the changes to the Draft Fringe Plan proposed by City staff, we will forward the recommendations to Gilbert and Story County for their consideration in December. If either Gilbert or Story County vote to continue with the Fringe Plan Update process consistent with Ames's recommendations, City and County staff will finalize a Plan and initiate the formal adoption process in January.

Note that the current Fringe Plan was extended to January 1, 2023. Staff does not recommend extending the Fringe Plan without an indication from the other cooperators that they want to move forward with an update and that it is important to extend the plan as well. If the other entities indicate support of the staff's proposed changes and extending the Plan, staff will present an update to City Council at a December meeting for next steps.



STORY COUNTY
BOARD OF SUPERVISORS
LISA K. HEDDENS
LINDA MURKEN
LATIFAH FAISAL

Story County Administration
900 Sixth Street
Nevada Iowa 50201
515-382-7200
515-382-7206 (fax)

September 20, 2022

Mayor John Haila and Members of the Ames City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Mayor Jon Popp and Members of the Gilbert City Council
City of Gilbert
105 SE 2nd Street
Gilbert, IA 50105

RE: Changes to the Draft Ames Urban Fringe Plan Based on Public Input

Dear Mayor Haila, Mayor Popp, and City Council Members,

As you are aware, a draft of the Ames Urban Fringe Plan was made available for public review and comment on May 17, 2022. The public comment period occurred through June 14, 2022. A general comment form, as well as an interactive map where comments could be made, were available on the Story County Planning and Development Department's website. Three public meetings were also held. A public presentation of the Plan was given on May 23, 2022, at the Ames Public Library and comments were received in a public hearing format at that meeting. Two open house meetings were also held where staff were available to answer questions. The open house meetings were held at Gilbert City Hall and Oakwood Church on May 26, 2022, and June 7, 2022, respectively. Over 150 participants attended the meetings. Almost 100 map comments and 25 form submissions during the month-long comment period were received along with phone calls and emails. All comments and a transcript of the May 23, 2022, meeting have been provided to city staff.

Story County greatly appreciates everyone who provided comments and has been engaged in this process. The Plan covers many complex issues that residents of the planning area passionately care about. The County has considered all comments received and looks forward to the cooperators doing the same. We also ask for your consideration of several changes to key areas of the Plan in response to public input. By taking these comments into account, the County believes the Ames Urban Fringe Plan will be mutually beneficial to the City of Gilbert, City of Ames, Story County, and the residents we serve.

The main issue areas identified by the County in review of the comments received include:

- Opposition to the annexation of existing rural residential developments and their inclusion in the Urban Growth designation. Most comments were specific to the Meadow Glen area, a residential development along Meadow Glen Road (east of State Avenue), south of Ames.
- Opposition to the annexation of certain Environmentally Sensitive Areas and their inclusion in Urban Growth areas. Specifically, a property commonly known as the Champlin Farms property, an approximately 137-acre property to the southwest of Meadow Glen along Dartmoor and Zumwalt Station Road, which contains a portion of Worle Creek and a tributary.
- Opposition to the Urban Reserve Overlay. Most comments identified that too large of an area was identified as Urban Reserve. They also identified that it is an area in which Ames does not have plans to grow during the life of the Plan but places additional land use restrictions on property owners. Specifically, concerns were raised about the Urban Reserve Overlay applied to the area between Ames and Gilbert and southwest of Ames, including Iowa State University-owned land. Comments identified that these areas should be preserved and were not areas where city growth should occur.
- Opposition to proposed limitations on conditional uses in the Urban Reserve Overlay and Urban Growth areas.
- Opposition to the limitations on the division of land to create new, buildable lots for dwellings in the Urban Reserve Overlay and Agriculture and Farm Service designation.
- Opposition to restrictions on new rural residential development.

Based on these issues, the County proposes the following changes:

- 1 • Remove the strategy to limit certain conditional uses through an amendment to the County's Land Development Regulations.

- 2 • Supplant the Urban Reserve Overlay's annexation policies with a policy that annexation of areas in the Urban Reserve Overlay is not permitted during the life of the Ames Urban Fringe Plan.

- 3 Additionally, further discuss reducing the area mapped with the Urban Reserve Overlay.

This policy change is requested in response to the comments regarding the area between Ames and Gilbert and southwest of Ames, including Iowa State University-owned land. However, generally regarding the Urban Reserve Overlay, the County has concerns that growth in these areas during the life of the Plan may detract from the viability of infill opportunities or the cooperators' Urban Growth areas. The County appreciates Ames Plan 2040's attention to infill development and focus on priority growth areas. We also appreciate Ames' work on its Climate Action Plan and efforts to reduce greenhouse gas emissions. Towards sustainability goals, we want to ensure that growth occurs in areas that are near city boundaries to reduce vehicle miles traveled and increase access to alternative transportation. We also want to ensure growth occurs in areas that have planned land use scenarios with a mix of uses and densities, such as the Urban Growth areas.

- 4 • Consider adding a policy that the County is not agreeing to support the annexation of Urban Growth or Urban Reserve Overlay areas through the adoption of the Plan and shall review all annexation requests at the time of a request to determine whether to support, or not support, an annexation. The County's review may also include recommendations on protections for environmentally sensitive areas.

While annexation in accordance with the Plan and the land Use Framework Map is required, by adopting the Plan and its policies that annexation is compatible with a given land use designation, the County is not agreeing to support any specific annexation request in these areas. The other cooperators may also wish to clarify that they are not committing to approve all annexation requests conforming to the Plan by adopting the Plan and its policies. This policy would also create a clear review procedure for annexation requests.

- 5
- Consider adding a policy that the annexation of properties in the Urban Reserve Overlay (if permitted) should be weighed against the Urban Growth areas' development, planned infrastructure investments in the areas, and their viability. This would be in addition to the policy that "annexation is coordinated with the timely and efficient provision of adequate public facilities and services. Annexation shall be permitted when city infrastructure is available or planned to be available to serve the development. Infrastructure includes for streets, wastewater treatment, and potable water distribution of sufficient size to support emergency services. Infrastructure extensions should be logical and beneficial to overall goals for the growth of an area and not just for the convenience of one development project."

- 6
- Consider mapping the Champlin Farms property as Agriculture and Farm Service with the Urban Reserve Overlay, but not as annexable, and the areas to the east along State Avenue and Meadow Glen Road as Rural Residential - Existing.

The County is requesting the area's designation be changed from Urban Growth to reduce its priority for annexation. This is in response to public input and to ensure the area does not detract from Urban Growth areas that are the city's priority for growth. Annexation during the life of the Plan may be premature given the city's lower priority for growth to the southwest versus other areas designated as Urban Growth.

- 7
- Extend the Urban Growth area adjacent to Gilbert one-half mile north of 170th to match their Comprehensive Plan.

This would create uniform policies to follow when reviewing development requests in Gilbert's growth area.

- 8
- Simplify the policy for reducing lot sizes for dwellings in the Agriculture and Farm Service designation and adopting the same policy in the Urban Reserve Overlay as follows:

Divisions for the creation of new development lots are not permitted. Parcels with existing dwellings or parcels on which a dwelling may be constructed ~~35 acres or greater in size~~ may be divided once for the purpose of reducing their size ~~constructing a dwelling on a parcel between~~ to a minimum of one and a maximum five net acres, if permitted by County zoning requirements (e.g., through farmstead, LESA, or residential parcel subdivision exceptions). The remaining land shall not be considered buildable for a dwelling and be preserved as an outlot, through a deed, or by other restriction.

- 9
- Add an implementation strategy for the County to consider allowing Accessory Dwelling Units, or second dwellings.

The County will be considering this change to its code in the next year and wanted to make the other cooperators aware. This strategy may also address the public comments concerned with the restriction on the creation of new lots for single-family dwellings in the Agriculture and Farm Service and Urban Reserve Overlay designations.

- 10
- Remove the limitation on the amount of land (40 acres) that can be requested to be amended to Rural Residential – Expansion through an individual Land Use Framework Map Amendment request.

With the target of no more than 60 new rural subdivision lots, allowing a larger area to be requested to be amended could result in better site design and more open space preserved while not resulting in an oversupply of rural subdivision lots.

- 11
- Removing the restriction on the number of times per year the cooperators hear Land Use Framework Map amendment requests and clarify the process to request an amendment to the Rural Residential-Expansion designation for properties in the Urban Reserve Overlay.

12

This restriction may make it prohibitive for a buyer to enter into an agreement to purchase land on the condition that it is first amended to a designation that allows a certain development prior to purchase. Additionally, the draft Plan does not make an amendment request to the Rural Residential-Expansion designation for properties in the Urban Reserve Overlay possible without first amending the text of the Plan. This process should be clarified in the Plan.

13

- Remove parcels inadvertently included in the planning area that are outside of Ames' two-mile review area.

14

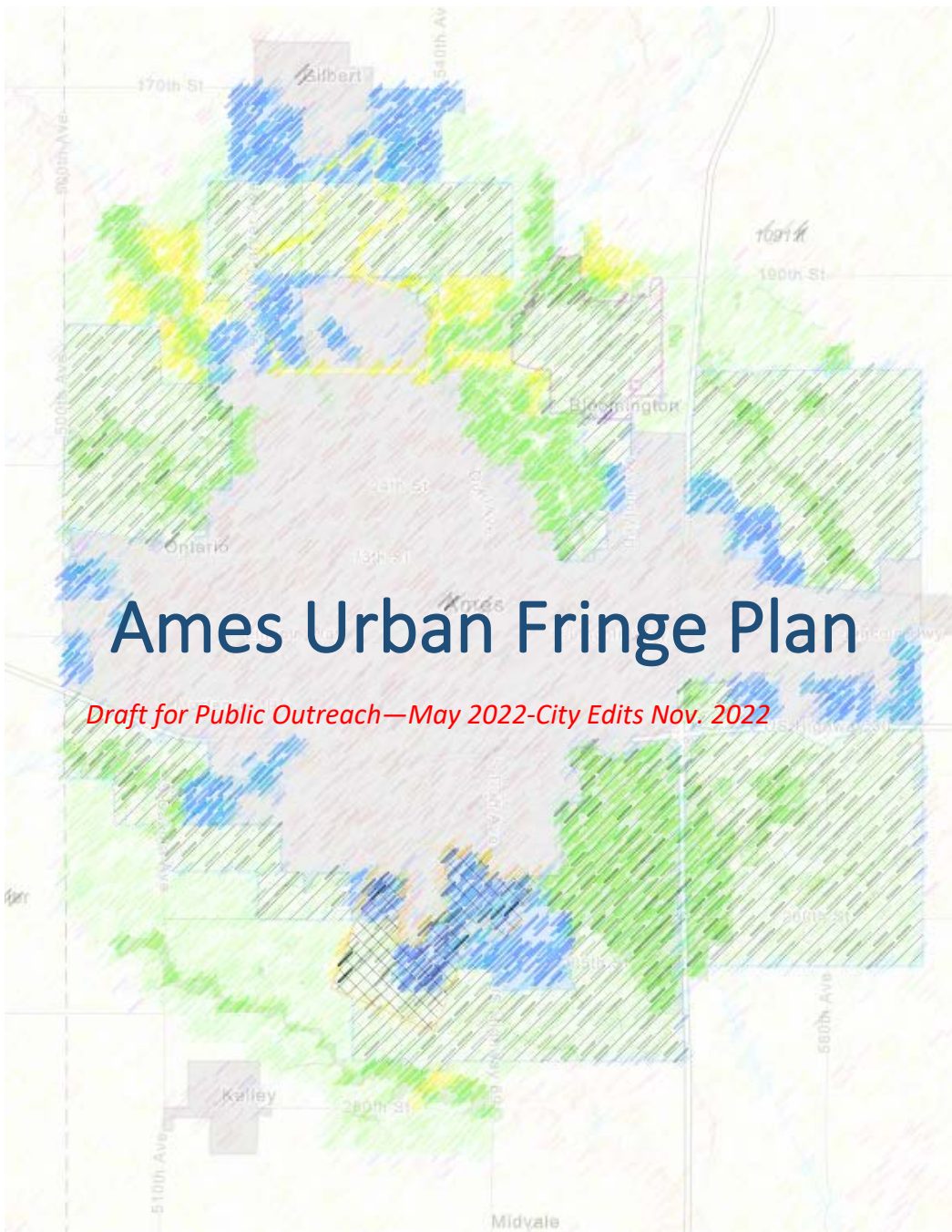
- Consider allowing the reconfiguration or division of land in the Agriculture and Farm Service Designation and Urban Reserve Overlay for commercial or conditional uses, similar to the allowance to reduce the lot size for single-family dwellings. No new development lots could be created for additional commercial or conditional uses. The County may consider a policy to route these plats to the other cooperators for comment related to their subdivision standards.

The County would request the cooperators consider these issues and others raised by the public comments. County Planning and Development staff is available to work through these issue areas and changes with the cooperators and their staff. However, if an agreement between the cooperators cannot be reached on these issues, the County would propose a work session to seek mutually agreed upon solutions. The County understands that while the cooperators may have different goals, having a plan and policies for the fringe area is necessary to facilitate orderly, efficient growth in the interest of all those involved. Thank you and we look forward to continuing to work with you on this Plan.

Sincerely,



Lati ah Faisal, Chair
Story County Board of Supervisors



Ames Urban Fringe Plan

Draft for Public Outreach—May 2022-City Edits Nov. 2022



CITY OF
Ames™



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Glossary

Development means land divisions, rezonings, or other activities that trigger the application of Ames Urban Fringe Plan policies. Development does not mean construction of a dwelling, accessory building, or other activities that are allowed in the applicable zoning district.

Development lot(s) means lots created for new development such as a dwelling, conditional use, or commercial development. This includes lots created through a subdivision, plat of survey, residential parcel subdivision, or other means. The Plan includes policies related to creation of new development lots for all land use designations.

Division means any method of dividing one parcel of land into two or more parcels. This can include through a deed, plat of survey, or subdivision, as allowed by the jurisdiction with review authority. Changing the lot lines between two parcels is also considered a division—see the parcel line adjustment in the General Policies and Procedures section.

Intergovernmental or 28E Agreement means an agreement allowed under Iowa Code § 28E that allows state and local governments to share the provision of services or other granted authorities, including the review authority over the division of land.

Planning Area means the area of land to which a plan applies. In the case of the Ames Urban Fringe Plan, the planning area is the area lying within two miles of the corporate boundary of the City of Ames and City of Gilbert.

Planning Horizon means the timeframe to which a plan applies. In the case of the Ames Urban Fringe Plan, the planning horizon is intended to be for 10 years or until ~~2032~~2033.

Introduction

Iowa law delegates authority to county governments to regulate land uses and the division of land outside city boundaries. It also grants cities review authority over the division of land outside, but within two miles, of their boundaries. Because of these overlapping jurisdictions, a county and city may enter into an intergovernmental (28E) agreement that includes review standards for land divisions and other conditions necessary to facilitate the agreement. Clear and consistent standards and plans are needed to efficiently manage growth and development in the overlapping review area.

While the two-mile area around a city is the area under state code where it has review authority over land divisions, it is also the area where land-use decisions have direct impacts on the ability of a city to grow efficiently. And, it is the area where rural development can accelerate the loss of farmland, environmentally sensitive areas, and the area's rural character.

The planning area (Figure 1) defined in the Ames Urban Fringe Plan (AUFPP or the Plan) is the area lying within two miles of the corporate boundary of the City of Ames and City of Gilbert, as they existed in January of 2022. This area is referred to as the "fringe" or "urban fringe."

The planning horizon for the Plan is the period of time extending to the year 2032.

While Ames and Gilbert's two-mile jurisdictional boundary will expand as the cities annex land during the planning horizon, the Plan uses a defined boundary rather than a constantly changing boundary whenever an annexation occurs. The planning area will not change with annexations. However, the County will only review land divisions as allowed in the A-1 Agricultural Zoning District in an area within two miles of a city that is not in the planning area.

Plan Issues

Planning issues identified in the previous AUFPP Plan and its Background Report are still relevant today and to this Plan. These include environmental and growth issues, including the impact of development on rural and environmentally sensitive areas. They also include issues related to adequate community facilities—from parks to transportation, water, and wastewater infrastructure. Finally, there are regulatory issues related to the cooperators' overlapping, and sometimes inconsistent, regulations. These issues inform the plan's goals.

Plan Goals

The Plan's main goal, or vision, is for Story County, the City of Ames, and the City of Gilbert to achieve intergovernmental coordination, to cooperatively address their mutual interests, and to seek to balance their competing interests.

The cooperators will work together to:

1. Prevent premature development and preserve farmland.
2. Protect and preserve sensitive environmental areas, including floodplains, woodland areas, and wetlands.
3. Reinforce planning for rural areas and urban growth areas. Plan for housing development in urban growth areas, and limited housing development in certain appropriate rural areas. Plan for economic development opportunities in cities, except those agricultural producers depend on.
4. Coordinate development decisions with the efficient provision of public facilities and services.

5. Develop a system of public and private open spaces that serves as a visual and recreational amenity.
6. Establish joint rules and procedures to review development proposals in the planning area.
7. Provide guidance on future land use issues in the planning area.

How to Use the Plan

The AUFPP is a shared land use plan cooperatively developed by Story County, the City of Ames, and the City of Gilbert. It is a component of the jurisdictions' comprehensive plans.

The Plan consists of written principles and policy statements, along with a Land Use Framework Map, which, together, establish guidelines and locations for areas of growth, agricultural land preservation, and environmentally sensitive area protections. While some policies and processes contained in the Plan apply generally to the procedures the cooperators follow in making land use decisions, others are specific to the review of land divisions and other types of development in a given land use designation.

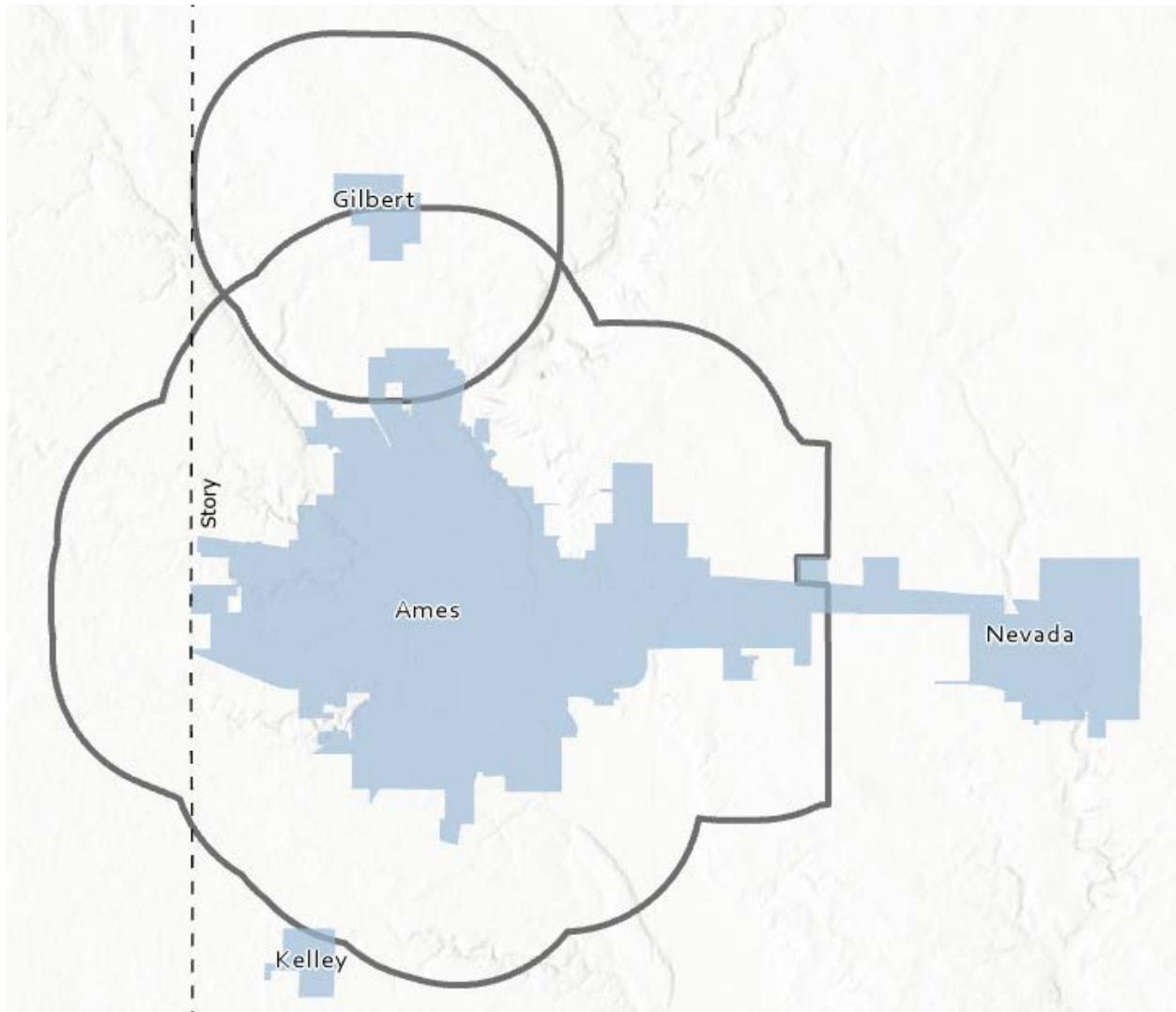


Figure 1: Ames and Gilbert Two-Mile Jurisdictional Boundary and Planning Area.

Throughout the Plan, strategies related to a policy are indicated in a text box with a ►► icon. The strategies are also compiled in the Implementation Strategies section. Additional clarification of a policy or concept or answers to frequently asked questions may also be provided in a text box indicated by a 💡 icon. Some terms used in the Plan are further defined in a text box indicated by a 📖 icon and are included in the Glossary.

A Note on County Zoning

The Plan does not limit the County’s zoning authority or its legislative authority or discretion in applying, adopting, or amending its land use regulations. However, the County agrees through the 28E process to act in a manner consistent with the Plan.

Additionally, upon adoption it will be part of the County’s C2C Comprehensive Plan and relevant to consideration of rezoning requests. If a rezoning is proposed that also includes an AUPF amendment, the cooperators must first take action on the amendment before the County takes action on the rezoning.

If a property is already zoned to allow a use, and no land division or special permit is needed, that use may still be permitted. The County may choose to separately limit its zoning authority through an amendment to its code to ensure development is compatible with the Plan.

Land Use Designations and Land Use Framework Map

The [AUFPLand Use Framework Map](#) facilitates the application of the Plan. Figure 2 includes the map as was adopted with the Plan.

There are four base land use designations shown on the Land Use Framework Map: Agriculture and Farm Service, Rural Residential—Existing, Rural Residential—Expansion, and Urban Growth.

There are also four overlay land use designations that may apply to a base designation: the Urban Reserve Overlay, Environmentally Sensitive Overlay, Subsurface Mining Overlay, and Airport Protection Overlay.

Each land use designation shown on the Land Use Framework Map includes corresponding policies. The policies are included in the Land Use Designation Policies section of the Plan. The policies guide land use decisions including the review of land use, zoning, annexation, land division, and other regulations and procedures. Some policies may include strategies for implementation, such as amendments to a cooperator’s code, to achieve the goals of the Plan.

Each land use designation’s policies indicate if land division review requests fall under the jurisdiction of a city, the County, or both for review. In some land use designations, annexation is required prior to development. In others, development is intentionally limited to protect the County’s rural character while allowing for orderly and efficient city growth. The overlay designations may apply further restrictions or standards to the base designations.

The designations are defined below. The definitions also provide guidance for the type of development anticipated in the designations, and the cooperators agree to use these designations as they would designations in their respective comprehensive plans.

► **Strategy for plan implementation:** The cooperators will adopt the Plan as an amendment to their respective comprehensive plans.

Base Land Use Designations—Defined

Agriculture and Farm Service

These areas **primarily** encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity. They may also include other large, undeveloped tracts of land. Existing dwellings on previously created parcels under 35-acres in size may be included in this designation. Dwellings in this designation are limited to existing homes, new dwellings built on legally established lots of record, or to areas where a maximum density of one unit per 35 net acres can be achieved.

Rural Residential—Existing

These areas may include existing rural subdivisions or clusters of dwellings with lots between one-half and five acres in size, which are zoned in **County** residential districts. They are typically located on privately maintained roads or access easements.

Rural Residential—Expansion

These areas may permit new rural residential subdivisions, generally with



Why aren’t any Rural Residential—Expansion areas mapped? The areas were intentionally left unmapped with the adoption of the Plan as a Land Use Framework Map Amendment is required to apply the designation.

a maximum density of one acre per dwelling. An amendment to the Land Use Framework Map is required designate an area as Rural Residential—Expansion. This designation is to be applied only when standards for an amendment are met. These standards include where and when the expansion of rural residential development is appropriate in conjunction with applicable Comprehensive Plan policies.

Urban Growth

These are areas identified by cities as where urban growth can be supported and is desirable in the short-term. City infrastructure, street, and trail connections are available, or achievable with low-cost, incremental extensions. They are contiguous to existing urban development. These areas may also include individual properties that are immediately serviceable to meet the needs of a growing city.

Overlay Land Use Designations—Defined

Urban Reserve Overlay

These are areas within a city’s urban service area, where municipal services, most notably sanitary sewer, can be feasibly extended in the long-term. They may be portions of larger urban growth areas or other areas where city growth may occur long-term, past the planning horizon of the Ames Urban Fringe Plan. To ensure orderly, efficient city growth, the Urban Reserve Overlay prevents premature development of rural residential subdivisions, rural commercial development, or other uses that may impede urban growth due to lot sizes, rural infrastructure, or the nature of a use. If infrastructure becomes available during the life of the plan, these areas may be annexed. (deleted for consistency with other designation descriptions and it will default to specifics below)

Environmentally Sensitive Overlay

These areas include floodplains, steep slopes, wetlands, stream and river corridors, other waterbodies, and other environmentally sensitive areas including prairies, savannas, and wildlife corridors. The mapped designation reflects features or areas that were identified through use of GIS data sets and visual inspection of aerial photography. They may include existing development within the sensitive areas. New development areas are not planned within this overlay.



Why isn't an Are all environmentally sensitive areas mapped? Not all environmentally sensitive areas are mapped by existing inventories and individual developments will need to consider site-specific characteristics of any sensitive areas, regardless of whether the Overlay applies to the site.

Subsurface Mining Overlay

This overlay includes areas where underground mining operations, including ancillary surface operations, are occurring.

Airport Protection Overlay

This land use designation is intended to reduce risk, increase safety and promote land use compatibility between the airport and adjacent land uses. It includes the airport clear zone and planned airport expansion areas that may present compatibility issues with certain land uses or potential impacts to operations of the airport.

Ames Urban Fringe Plan Draft Land Use Framework Map

Legend

-  City Limits
-  Environmentally Sensitive Overlay
-  Airport Protection Overlay
-  Urban Reserve Overlay
-  Subsurface Mining Overlay
-  Rural Residential--Expansion
-  Rural Residential--Existing
-  Agriculture and Farm Service
-  Urban Growth
-  Gilbert Urban Growth and Reserve Areas TBD

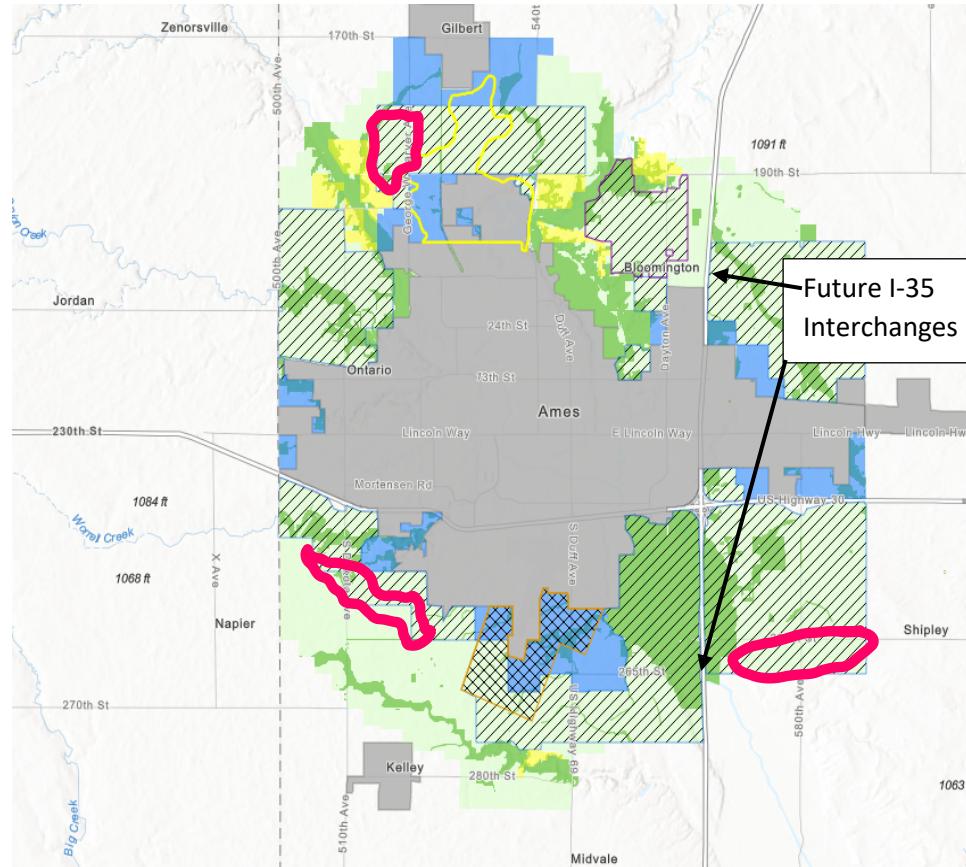


Figure 2: Ames Urban Fringe Plan Land Use Framework Map



Remove UR Overlay -Base Designation Ag and Farm Services

Figure 3: Ames Urban Fringe Plan Land Use Framework Map

Land Use Designation Policies

Base Land Use Designations

Strategies, Glossary, and FAQs for the Agriculture and Farm Service Designation



What is a division of land? A division includes any method of dividing one parcel of land into two or more parcels. This can include through a deed, plat of survey, or subdivision, as allowed by the jurisdiction with review authority. Changing the lot lines between two parcels is also considered a division—see the parcel line adjustment policy in the general policies and procedures section.



What is a development lot? Lots created for new development such as a dwelling, conditional use, or commercial development.

►► **Strategy for compatible agribusiness uses:** To ensure rezoning requests to the A-2 Agribusiness Districts are compatible with the Plan, the County should consider amending the County code to restrict the type of agribusiness uses allowed in the Agriculture and Farm Service designation.

Agriculture and Farm Service

Annexations

Cities shall **not initiate or not** review annexation requests in this area until such time that the AUPP has been amended to designate the area to be annexed as an Urban Growth Area or with an Urban Reserve Overlay.

Land Divisions

In these areas, cities agree to waive the exercise of their extra-territorial subdivision authority **based upon the land division policies of the Plan**. The County retains review authority.

Divisions for the creation of new development lots are not permitted. Parcels 35 net acres or greater in size may be divided once for the purpose of constructing a dwelling on a parcel between one and five net acres if permitted by County zoning requirements (e.g., through farmstead, LESA, or residential parcel subdivision exceptions). The remaining land shall not be considered buildable for a dwelling and preserved as an outlot, through a deed, or by other restriction.

Divisions reconfiguring agricultural lands or other undeveloped tracts of land for natural resource preservation are permitted, however, may not be considered buildable for a dwelling.

Compatible Zoning Districts

The A-1 Agricultural and A-2 Agribusiness Districts may be considered compatible with the agriculture and farm service designation.

However, agribusiness **(A-2 related zoning)** uses shall be strategically located in order to:

- utilize existing adequate access and road capacity and otherwise assure the existence of adequate public facilities;
- protect productive soils and environmentally sensitive areas;
- support the continued use of adjacent areas for farming and agricultural production.

Further, the County shall limit the intensity of the storage, retail, wholesale marketing, or processing of agricultural productions into value-added agricultural products through conditional rezoning

agreements as these uses may be more appropriate to be located in commercial or industrial areas inside city boundaries with other similar manufacturing uses.

Strategies, Glossary, and
FAQs for the Rural
Residential—Existing
Designation



What are County road standards? Subdivisions in the County are required to have publicly dedicated roads. The County limits the length of these roads and requires appropriate turnarounds for emergency vehicles. Some subdivisions may provide access via easement. These are not publicly dedicated and generally do not meet road standards. The County limits the number of dwellings that may use an access easement and has minimum easement width requirements.

Rural Residential —Existing

Annexations

Cities shall not review annexation requests in this area until such time that the AUPF has been amended to designate the area to be annexed as an Urban Growth Area or with an Urban Reserve Overlay.

Involuntary annexation as defined by Iowa Code is prohibited; however, this policy shall not inhibit the ability of a city to use the 80/20 provision for a voluntary annexation as permitted by Iowa Code.

Land Divisions

In these areas, cities agree to waive the exercise of their extra-territorial subdivision authority. The County retains review authority.

In the case that County zoning and subdivision requirements, including standards for roads and dwellings off access easements, can be met, a division for the creation of one additional development (buildable) lot may be permitted. For lots already platted as part of a subdivision, this shall only be allowed if not otherwise prohibited by conditions on the platting.

Compatible Zoning Districts

These areas may include parcels in the A-R Agricultural Residential, R-1 Transitional Residential, R-2 Urban Residential, and RMH Residential Manufactured Housing Zoning Districts.

Other Policies

A dwelling may be built on an undeveloped lot in an area designated as Rural Residential if County zoning standards and standards for roads or dwellings off access easements are met.

Individual wastewater systems and wells are permitted.

Strategies, Glossary, and FAQs for the Rural Residential—Expansion Designation



What is the process for a Land Use Framework Map amendment? When the Land Use Framework Map is proposed to be amended to map an area in a different designation, the first step is a pre-application meeting with staff of the impacted cooperators. Each cooperator must take action to determine if it would like to consider the proposed amendment and allow an official request to be made. The majority of the cooperators must agree to further consider the request. If the request is to be further considered, each cooperator is to follow its comprehensive plan amendment procedure. All cooperators must approve an AUFM amendment. See the Land Use Framework Map amendment procedure in the General Policies and Procedures section for more information.



Who can request an amendment? Anyone (with property owner permission) or a cooperator may initiate an amendment.

Rural Residential—Expansion

These areas may permit new rural residential subdivisions; however, they are to be located on a case-by-case basis through an Ames Urban Fringe Plan amendment process. While it is recognized that there is demand for rural housing market choices, the amount of land in this designation shall be purposefully limited in order to focus housing growth in Story County within existing municipal boundaries or in newly annexed areas. It is estimated that approximately 60 new dwellings are needed in this designation over the next 20 years.

Standards for Amendment

The following standards shall be met in order for an Ames Urban Fringe Plan amendment application to be accepted for further consideration. Satisfaction of the following standards does not guarantee approval of the request.

- No application may be submitted for property within Urban Growth or Urban Reserve Overlay.

- The area is adjacent to a rural residential area or rural residential expansion area developed after the adoption of the Ames Urban Fringe Plan.
- The area is currently designated Agriculture and Farm Service and not located in an Urban Growth Area or Urban Reserve Overlay.
- No more than 40 acres of land in agricultural production may be requested to be amended to this designation as part of an amendment request.
- The area is located on a paved road(s). If an area is within a quarter-mile of a paved road, it may be considered; however, the developer may be required to pave to the development's access at their expense.
- The amount of previously approved Rural Residential Expansion area shall be considered when granting an amendment, as well as the primacy of a proposed location versus the existence of other areas that exceed the above standards.

Annexations

Any change of land use designation to create an Expansion Area can include a condition for consent to future annexation as a covenant, if required by a city.

Involuntary annexation is prohibited; however, this policy shall not inhibit the ability of a city to use the 80/20 provision for a voluntary annexation as permitted by Iowa Code.

~~Cities shall not review annexation requests in this area until such time that the AUFPP has been amended to designate the area to be annexed as an Urban Growth Area or with an Urban Reserve Overlay.~~

► **Strategy for conservation design subdivisions:** Story County should consider if an amendment to its conservation design subdivisions standards is necessary to permit the density bonuses allowed in the Rural Residential—Expansion area and require the design standards to be met.

Land Divisions

In these areas, cities generally agree to waive the exercise of their extra-territorial subdivision authority. The County retains review authority. However, in certain critical areas, urban services and standards may be applied as determined to be necessary as part of the amendment process.

Compatible Zoning Districts

The A-R Agricultural Residential District may be considered compatible with the Rural Residential Expansion Area designation.

Other Policies

This designation allows for dwellings at a maximum density of one unit per acre. A density bonus may be awarded for the preservation of agricultural lands in outlots, through easements or other restrictions.

The preserved agricultural land shall also remain in the Agriculture and Farm Service designation or be amended to the Agricultural and Farm Service designation as part of the subdivision platting process. The preserved area shall provide a buffer to adjacent agricultural areas. The density bonus shall be awarded following the Story County Land Development Regulations conservation design subdivision standards.

All environmentally sensitive areas should be preserved as part of the subdivision platting process.

The number of lots in a proposed development may be limited.

Developers may be required to install required public road improvements or other infrastructure at their own expense.

Following Iowa Department of Natural Resources requirements, minimum separation distances for dwellings and wells from open feedlots and confined animal feeding operations shall be maintained from existing operations. Appropriate buffers from other agricultural uses shall also be maintained.

Urban infrastructure and subdivision standards, including for streets, wastewater treatment, and potable water distribution of sufficient size to support emergency services, may be required.

Common wastewater treatment systems meeting Iowa Department of Natural Resources standards are required, unless a development is required to meet urban infrastructure standards at the time of development.

During the amendment process, a city may require annexation agreements and other tools may be utilized to ensure that new development is prepared for potential annexation in the future. Agreements

Strategies, Glossary, and FAQs for the Urban Growth Designation



Am I required to connect to city sewer if my property is annexed? If your property is already developed (e.g. contains a dwelling), you are required to connect to city sewer if it's available within 200 feet and your septic system fails. This is true even if you are outside of the city and sewer is available.



How is development defined? Generally, throughout the plan, development triggering the application of AUPP policies may include divisions of land and rezonings. However, in the Urban Growth and Urban Reserve Overlay designations, policies for commercial development that does not require a division, special permit, or rezoning are proposed in the case that an existing commercially or industrially zoned property were to develop. These ensure compatibility with future city growth while allowing the property to develop as permitted under the County's zoning code.

may address that when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural well and wastewater systems and connecting to urban infrastructure may be required.

Urban Growth

Urban Growth applies to areas intended for the near-term expansion of a city. Policies for this designation support and encourage annexation to the City to realize urbanized development goals of a city's comprehensive plan.

Annexations

Annexation of these areas is required before land is developed. Divisions to support conservation efforts or future annexation plans may be considered for approval by the adjacent city with jurisdiction. ~~or further divided.~~

The annexation of individual properties not part of identified growth areas in a city's comprehensive plan, and exceeding 40 acres in size, shall be weighed against the growth areas shown in the comprehensive plan, planned infrastructure investments in the areas, and their viability. Annexation may be justified due to readily available infrastructure, a large master-planned community approach with a development partner, or a lack of investment or development in identified growth areas and need for additional land development options.

Land Divisions

In these areas, the County agrees to waive the exercise of its review authority for divisions for new development lots. Cities have review authority for all divisions.

Compatible Zoning Districts

Specific land uses planned for this area can be found in the applicable city comprehensive plan. Annexation is required prior to development. Rezoning of land would only occur upon future annexation. The County will not rezone properties in this designation.

Other Policies

Development that does not require a division, but is in the Urban Growth Area, may be required to provide infrastructure consistent with road, water, and sanitary sewer improvements required of development within the applicable city. This includes development with fire

protection with water suppression systems and access requirements. It may also be required to meet city design standards, including for landscaping and street connectivity.

Where a base zoning district allows for a conditional use, Story County will consider the long-term appropriateness of the use, recognizing the area is planned for urban densities and uses. Most conditional uses that are permissible in the County, due to their distance and isolation from other uses, will be presumed to not be compatible with planned urban development within a growth area. For example, shooting ranges, campgrounds, wind energy systems, etc.

Where conditional uses may be compatible with future urban land uses due to the particular nature of the use or its location in the growth area, additional site development considerations shall be made, including a use's location on a site, lighting, buffering, landscaping, and setbacks. Conditions related to these considerations shall be applied to address future compatibility of the use with planned urban development. In some situations, it may be appropriate to have a limited duration of approval.

The following conditional uses are not considered compatible with the Urban Growth Area:

- Shooting ranges
- Campgrounds and RV parks, except as part of a County park
- ~~Lodges and fraternal organizations~~
- Power plants and substations
- Drag strips and other similar courses or tracks
- Salvage yards
- Yard waste composting
- Agricultural lime storage and processing operations
- ~~Bed and breakfasts~~
- Landfills
- Commercial Wind Energy Conversion Systems or Solar Energy Conversion Systems
- Adult uses
- Surface mineral extraction and processing
- ~~Indoor recreational facilities~~

►► **Strategy for compatible conditional uses and other development:** The Plan itself does not supersede County zoning. However, upon adoption it will be part of the County's C2C Comprehensive Plan and relevant to consideration of conditional use permit and rezoning requests. To ensure conditional and other commercial uses are compatible with the Plan, the County should consider amending the County code to restrict the type of conditional uses allowed in the Urban Growth designation and require certain standards to be met for other commercial uses that do not require a rezoning or division.

Strategies, Glossary, and FAQs for the Urban Reserve Overlay Designation



How is development defined? Generally, throughout the plan, development triggering the application of AUPF policies may include divisions of land and rezonings. However, in the Urban Growth and Urban Reserve Overlay designations, policies for commercial development that does not require a division, special permit, or rezoning are proposed in the case that an existing commercially or industrially zoned property were to develop. These ensure compatibility with future city growth while allowing the property to develop as permitted under the County's zoning code.

Overlay Land Use Designations

Urban Reserve Overlay

Urban Reserve designates areas that can support future growth of a city. Related policies support compatible rural use until such time as voluntary annexation is appropriate.

Annexations

Involuntary annexation is prohibited; however, this policy shall not inhibit the ability of a city to use the 80/20 provision for a voluntary annexation as permitted by Iowa Code.

~~Require annexation by the city before land is developed or further subdivided.~~

Ensure that annexation is coordinated with the timely and efficient provision of adequate public facilities and services. Annexation shall be permitted when city infrastructure is available or planned to be available to serve the development. Infrastructure includes for streets, wastewater treatment, and potable water distribution of sufficient size to support emergency services. Infrastructure extensions should be logical and beneficial to overall goals for the growth of an area and not just for the convenience of one development project.

Land Divisions

Divisions for the creation of new development lots are not permitted.

Divisions will be governed by policies of the base designation. ~~In these areas, cities generally agree to waive the exercise of their extra-territorial subdivision authority. The allowance for divisions of 35 net-acre parcels in the Agriculture and Farm Service designation does not apply. Dwellings in this designation are limited to existing homes, new dwellings built on legally established lots of record or parcels 35 net acres or greater in size.~~

Compatible Zoning Districts

The A-2 Agribusiness District is not considered compatible with the Urban Reserve Overlay designation. Other zoning districts compatible with Agriculture and Farm Services designation are considered compatible.

Other Policies

Development in the Urban Reserve Overlay may be required to include provision of infrastructure consistent with road, water, and sanitary sewer improvements required of development within the applicable city. This includes development with fire protection with water suppression systems and access requirements. It may also be required to meet city design standards, including for landscaping and street connectivity.

When the applicable city does not require urban standards, then the development may be required to include temporary common wastewater collection systems that meet Iowa Department of Natural Resources and city specifications, and temporary common water distribution systems, such as wells or rural water services. An agreement shall also be required that if and when the property is annexed to a city, the land developer and/or landowner shall be responsible for the full cost of abandoning the rural well and wastewater systems and connecting to urban infrastructure.

► **Strategy for compatible conditional, agribusiness and other commercial uses:** The Plan itself does not supersede County zoning. However, upon adoption it will be part of the County's C2C Comprehensive Plan and relevant to consideration of conditional use permit and rezoning requests. To ensure conditional, agribusiness, and other commercial uses are compatible with the Plan, the County should consider amending the County code to restrict the type of uses allowed in the Urban Reserve Overlay designation and require certain standards to be met for other commercial uses that do not require a rezoning or division.

Where a base zoning district allows for a conditional use, Story County will consider the long-term appropriateness of the use recognizing the area is planned for urban densities and uses. Most conditional uses that are permissible in the County, due to their distance and isolation from other uses, will be presumed to not be compatible with planned urban development within a growth area. For example, shooting ranges, campgrounds, wind energy systems, etc.

Where conditional uses may be compatible with future urban land uses due to the particular nature of the use or its location in the growth area, additional site development considerations shall be made, including a use's location on a site, lighting, buffering, landscaping, and setbacks. Conditions related to these considerations shall be applied to address future compatibility of the use with planned urban development. In some situations, it may be appropriate to have a limited duration of approval.

The following conditional uses are not considered compatible with the Urban Reserve Overlay:

- Shooting ranges
- Campgrounds and RV parks, except as part of a County park
- ~~Lodges and fraternal organizations~~
- Power plants and substations
- Drag strips and other similar courses or tracks
- Salvage yards
- Yard waste composting
- Agricultural lime storage and processing operations

Strategies, Glossary, and FAQs for the Environmentally Sensitive Overlay Designation



What if an environmentally sensitive area is not included in this overlay? Not all environmentally sensitive areas are mapped and individual developments will need to consider site specific characteristics of any sensitive areas, regardless of whether the Overlay applies to the site.



Did you know? Both Story County and Ames have policies that require inventories or further identification of environmentally sensitive areas when a development is proposed. Protections or certain design standards may be required based on the results of the inventory.

- ~~Bed and breakfasts~~
- Landfills
- Commercial Wind Energy Conversion Systems or Solar Energy Conversion Systems
- Adult uses
- Surface mineral extraction and processing (Note-May exclude or address policies for existing operations)
- ~~Indoor recreational facilities~~

Environmentally Sensitive Overlay

Story County includes a wide range of environmental resources that provide for ecological and recreational benefits to the people of Story County. Development is not anticipated in these areas and related policies include controls to address the sensitivity of these areas.

Annexations

The standards of the underlying designation shall apply.

Land Divisions

The jurisdiction with subdivision authority shall be the same as in the underlying land use designation. However, divisions for the creation of new developments lots are not permitted unless the division, if permitted by the underlying designation, separates and/or otherwise protects the environmentally

sensitive area from the development. Divisions that create lots that can only be accessed through environmentally sensitive areas are not permitted.

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Other Policies

Further development is discouraged unless it enhances the environmentally sensitive area's function through restoration and/or preservation.

Any permitted development shall meet Story County's standards for mitigating impacts to environmentally sensitive areas.

Conditional uses shall follow the standards of the underlying designation.

Subsurface Mining Overlay

Currently this designation applies to an area northeast of Ames used for mining purposes. Typically activities within this designation are not compatible with development that includes residential or other sensitive uses and controls are included for evaluating uses in this designation.

Annexations

The standards of the underlying designation shall apply.

Land Divisions

The jurisdiction with subdivision authority shall be the same as in the underlying land use designation.

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Other Policies

Consider and mitigate the impacts of noise, dust, vibration, and traffic of mining operations when considering development applications in the vicinity.

Strategies, Glossary, and
FAQs for the Airport
Protection Overlay
Designation

►► Strategy for compatible
development with the
Ames Municipal Airport:

The County should consider amending the County code to require the review of any permit that may pose hazards to air travel or inhibit airport expansion plans by the City of Ames or FAA.

Airport Protection Overlay

The James Herman Banning Ames Municipal airport is a resource to people and businesses of Story County. Supporting its operation is an important economic development objective for the City of Ames and County. The airport may expand to the southwest consistent with its Master Plan during the life of this Plan. Development in this area should be sensitive to unique conditions related to operations of an airport.

Annexations

The standards of the underlying designation shall apply.

Land Divisions

The City of Ames retains jurisdiction of subdivisions within the Overlay, regardless of the underlying designation.

Compatible Zoning Districts

The standards of the underlying designation shall apply.

Other Policies

Consider the compatibility of airport operations with new development applications.

Story County agrees in this designation to route any permitting applications to the City of Ames Public Works Department and require FAA Determination of No Hazard prior to issuing permits.

General Policies and Procedures

The following policies apply to all land use designations in the Ames Urban Fringe Plan. The policies apply to both the cooperators' coordinated long-range planning activities as well as to individual development proposals.

Trails. Ensure that street, bicycle, pedestrian and trail configurations provide for adequate and efficient connectivity to provide for effective long-term access to and through all properties planned for development.

► **Strategy for trails planning:** Story County Conservation and the City of Ames will collaborate on the City's pedestrian and bike plan. After completion, the AUFPP should be amended to incorporate the pedestrian and bike plan.

Parks. The preservation or creation of new areas for public recreation or conservation is supported in all designations.

Development Adjacent to Environmentally Sensitive Areas. Impacts of development adjacent to the Environmentally Sensitive Overlay should be considered as part of a development application and mitigated with the development.

Rural Wastewater and Water Infrastructure. Any decentralized wastewater treatment facilities, wells, and supporting infrastructure shall meet IDNR and County standards. Concentrated rural developments in the Rural Residential—Expansion designation should include common wastewater treatment systems.

Stormwater. Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, County, and City standards. Special attention should be given to the water quality impacts of development in the Ada Hayden Watershed [as outlined on the Land Use Map Overlay](#).

Affordable Housing. Direct and encourage the construction of new affordable housing development to locations within Ames and Gilbert.

Development in the Floodplain. Locate future development outside of the 1% annual chance (100-year) floodplain.

Road Infrastructure. Limit development in areas that would create a need for the upgrade of roads before they are scheduled. Where proposed development will potentially increase traffic volumes and require the upgrade of road infrastructure, developers will be required to provide for the cost of road improvements at the time of development.

Official Zoning Map Amendments (Rezoning)

Amendments to the Official Zoning Map of Story County within the AUPF planning area shall conform to the goals and policies set forth in the Plan and the Land Use Framework Map. All applications for amendments to the Official Zoning Map of Story County shall be processed in accordance with the requirements set forth in the Story County Land Development Regulations, including the standard for amendments that they shall be compatible with the County’s comprehensive plan.

Figure 3 is a zoning compatibility matrix for Story County’s Zoning Districts and the AUPF Land Use Designations. Compatibility between the zoning districts and a designation is notated by an “X.” A blank cell in the matrix indicates that a zoning district is not compatible with a Plan designation. The Plan does not include expectations for additional rural commercial and industrial development that would be permitted in the C-LI Commercial Light Industrial or HI Heavy Industrial Zoning District. The Urban Reserve, Environmentally Sensitive Overlay, Subsurface Mining Overlay, and Airport Protection Overlay are considered compatible with the same zoning districts as the base land use designation to which they apply, with the exception of the A-2 Agribusiness Designation and the Urban Reserve Overlay.

	Agriculture and Farm Service	Rural Residential—Existing	Rural Residential—Expansion	Urban Growth	Urban Reserve Overlay
<i>A-1 Agricultural</i>	X			X	X
<i>A-2 Agribusiness</i>	X				
<i>A-R Agricultural Residential</i>		X	X		
<i>R-1 Rural Transitional Residential</i>		X			
<i>R-2 Urban Residential</i>		X			
<i>RMH Residential Manufactured Housing</i>		X			
<i>C-LI Commercial Light Industrial</i>					
<i>HI Heavy Industrial</i>					

Figure 4: Zoning and AUPF Land Use Designation Compatibility Matrix

Story County shall not take action on any request to amend the Official Zoning Map of Story County when such request is accompanied by or necessitates a request to amend the Plan. Such request to amend the Plan shall be acted upon by all the cooperators as provided in the Plan Amendments section prior to action by the County on an amendment to the Official Zoning Map.

Annexations

Cities agree to annex territory in accordance with the plan. Annexation requests shall not be reviewed until such time the Plan has been amended to designate a property in a compatible Land Use Designation.

Cities shall annex the entire width of public right-of-way to the road centerline located adjacent to lands being annexed, or, in the case of non-fee simple right-of-way, a 28E or other agreement on road maintenance shall be in place if a road is not proposed to be annexed.

Figure 4 is an annexation compatibility matrix for the AUPF Land Use Designations. Compatibility of annexation with a designation is notated by an “X.” A blank cell in the matrix indicates that annexation is not compatible with a Plan designation. The Urban Reserve, Environmentally Sensitive Overlay, Subsurface Mining Overlay, and Airport Protection Overlay are considered compatible with annexation based on the base land use designation, with the exception of the Urban Reserve Overlay. The Urban Reserve designation also intends for annexation, but with limits on appropriate timing to support annexation into the city based upon proximity and availability of infrastructure to support future development.

	Agriculture and Farm Service	Rural Residential— Existing	Rural Residential— Expansion	Urban Growth	*Urban Reserve Overlay
<i>Annexation Compatible</i>	No*	No*	No*	Yes	Yes, if certain standards are met.

Figure 5: Annexation and AUPF Land Use Designation Compatibility Matrix

The Story County Board of Supervisors shall review all annexation requests for conformance with the Ames Urban Fringe Plan and forward a copy of their resolution to the annexing city for consideration as required under the Code of Iowa. Story County will also provide to cities available information regarding Environmentally Sensitive Areas for consideration as part of the annexation process.

Annexation of city-owned property, used for a public purpose facility such as wastewater or water treatment or water wells is permitted even if in a designation that is not compatible with annexation. However, public facilities may also be allowed within the County without annexation to the City.

In consideration of the fact that annexation has the effect of extending the two-mile extraterritorial division review area beyond the planning area, the cooperators understand and agree that the cities shall waive their extraterritorial review jurisdiction in such extended area, and that the County shall only approve subdivisions allowed in the A-1 Agricultural Zoning District in the extended area. Alternatively, a property owner may request the cooperators to amend the Plan and Land Use Framework Map to extend the planning area to include the property and determine an appropriate land use designation. Story County shall annually update the Ames Urban Fringe Plan Land Use Framework Map to show the two-mile extraterritorial review jurisdiction.

Land Use Framework Map Amendments

The Land Use Framework Map may be amended by a cooperator or property owner. A cooperator may initiate an amendment by providing written notice to the other cooperators. A property owner ~~may~~ **must** initiate an amendment by requesting a pre-application meeting with the cooperator who would have subdivision review authority in the requested land use designation. That cooperator shall notify the other cooperators of the request and invite them to attend the pre-application meeting. The City of Gilbert shall only review amendment requests if they are north of 190th Street. Ames will only review amendment requests south of 180th Street.

After the pre-application meeting, the cooperators' city councils (as applicable) and Board of Supervisors shall take action on if they would like to further consider the request consistent with their process for amending a Comprehensive Plan and allow a formal application to be submitted. The cooperator who would have jurisdiction over the requested land use designation shall be the first to take such action and shall forward the results of the action to the other cooperators prior to their consideration.

If the majority of the cooperators agree to allow an application to be made, a formal application shall be made with the cooperator who would have subdivision review authority in the requested land use designation. Formal applications shall only be accepted by the cooperators biannually in July or January of the calendar year of the pre-application meeting. When a formal application is received, a cooperator shall notify the other cooperators and provide a copy of the application. As the AUPF is adopted by each cooperator as a component of their respective comprehensive plans, the procedures of adopting an amendment shall be the process for a comprehensive plan amendment as required in their code. An amendment must be approved by all affected cooperators (2 or 3 depending on location) to be effective. If an amendment requested by a cooperator is not approved, they may request a joint meeting of all cooperators to reconsider the request. Figure 5 is a flow chart of the Land Use Framework Map Amendment Process.

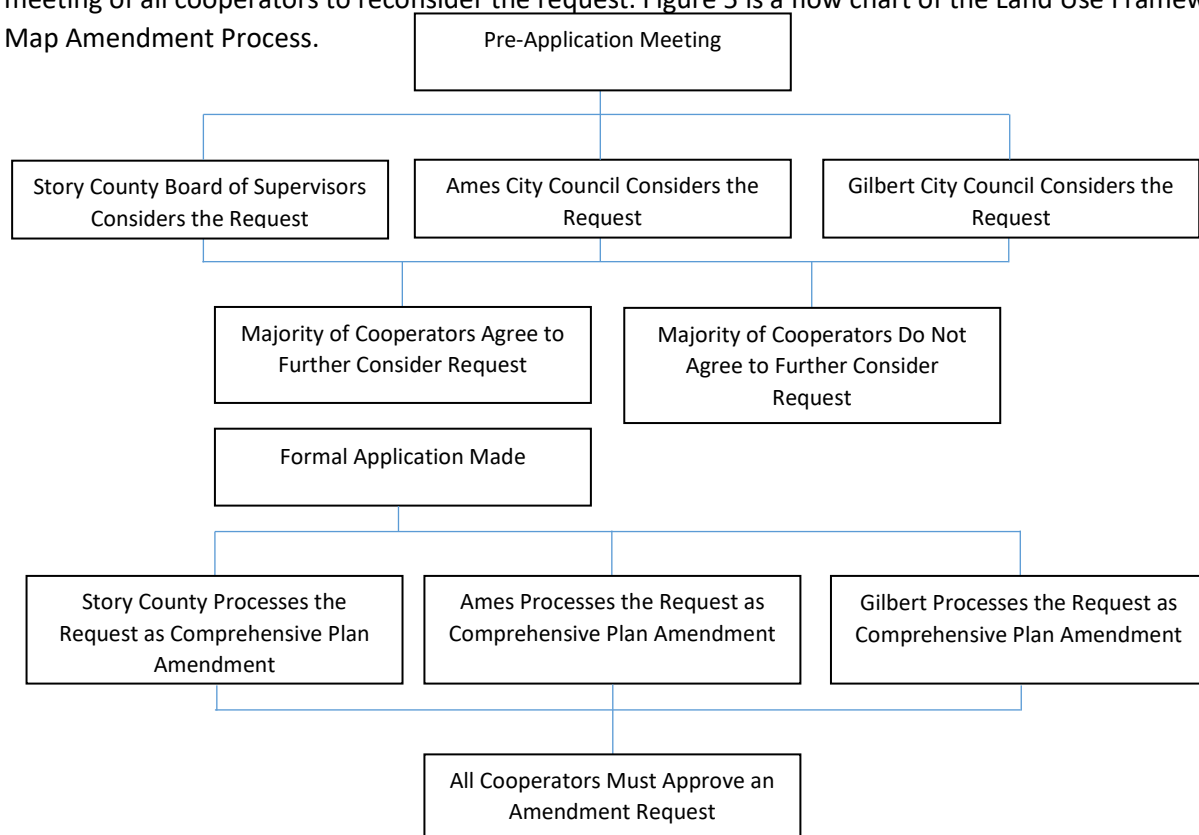


Figure 6: Flow Chart of Land Use Framework Map Amendment Process

Plan Review

To ensure that the Ames Urban Fringe Plan remains an effective guide for decision makers, the jurisdictions should cooperatively conduct periodic evaluations of the Plan's goals and policies.

These evaluations should be conducted every 5 years, depending on the rate of change in the Urban Fringe.

Plan amendments that appear appropriate as a result of a comprehensive review may be incorporated following the adopted Plan amendment process.

At any time during the planning horizon, either the chair of the Board of Supervisors or the Mayor of either city may initiate a review or amendment of the Plan by providing notice in writing to the other cooperators. The cooperator requesting the amendment may host a joint meeting to discuss the request.

As the AUFPP is adopted by each cooperator as a component of their respective comprehensive plans, the procedures of adopting an amendment shall be the same and each cooperator shall follow the process for a comprehensive plan amendment. Each cooperator shall take action on the request within 90 days of the joint meeting and provide a copy of the resolution acting on the request to the other cooperators.

An amendment must be approved by all cooperators to be effective. The amendment shall take effect no later than ten (10) days after the recordation of each approval of a cooperator's resolution approving the amendment, or earlier upon the resolution being recorded.

Parcel Line (aka Boundary Line) Adjustments

A change in an existing boundary line between two parcels of land where no more than the same number of lots or parcels, or fewer numbers of lots or parcels, exist after the adjustment and wherein the new parcel is not meant for independent development and is only meant to enhance the size and/or shape of the neighboring parcel are permitted in all designations with the exception of the following:

- Those that result in the expansion of a nonconforming use or cause a parcel to become nonconforming with the Story County Land Development Regulations.
- Those that divide an existing parcel by repeated divisions or simultaneous divisions into three or more parcels. Repeated divisions mean those that are done at intervals of time on or after July 1, 1990. Simultaneous divisions mean those which are done at any one time on or after July 1, 1990.
- Those that are intended to, or effectively, relocate a parcel's development area to another parcel.

Story County shall retain review jurisdiction over parcel line adjustments regardless of the land use designation except in the Urban Growth designation, where the applicable city and County shall have joint review authority. A new deed for the new, entire parcel shall be recorded along with the survey. There cannot be two separate ownership instruments on record for the enlarged parcel.

Implementation Strategies

After the adoption of the AUPP, the cooperators shall undertake the following strategies to implement the plan:

- City of Ames will draft a 28-E agreement consistent with the policies of the Plan for the joint administration of the Plan and file the agreement with the Secretary of State upon approval by any participating cooperator in the Plan.
- The 28-E will have an initial five year duration with an automatic five years extension for a total of 10 years. Language for notification and cancellation of the agreement will also be included.
- The cooperators will ~~adopt the~~include the Plan ~~as an amendment to~~part of their respective comprehensive plans.
- Story County Conservation and the City of Ames will collaborate on the City's pedestrian and bike plan. After completion, the AUPP should be amended to incorporate the pedestrian and bike plan.
- The Plan does not supersede County zoning. To ensure land use decisions are compatible with the plan, the County should consider the following amendments to its code:
 - Restrictions on the type of agribusiness uses allowed in the Agriculture and Farm Service designation
 - Restrictions on the type of conditional uses and requirements for certain standards to be met for other commercial uses that do not require a rezoning or division in the Urban Growth designation.
 - Restrictions on the type of conditional uses, agribusiness uses, and requirements for certain standards to be met for other commercial uses that do not require a rezoning or division in the Urban Reserve Overlay.
 - Review requirements for any permit that may pose hazards to air travel or inhibit airport expansion plans by the City of Ames or FAA in the Airport Protection Area Overlay.
 - Amendments to the conservation design subdivisions standards to ensure compatibility with the density bonuses and design standards allowed in the Rural Residential—Expansion area.