

ITEM #: 29
DATE: 10-22-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF 100% VOLUNTARY ANNEXATION OF 142.95 ACRES OF PROPERTY LOCATED NEAR ONTARIO STREET, NORTH 500TH AVENUE AND LINCOLN WAY

BACKGROUND:

Owners of several properties are requesting voluntary annexation of 142.95 acres of land along the western boundaries of the City of Ames. These properties include land owned by the City of Ames (52.18 acres including Right-of-Way), The Sands-McDorman Family Trust (27.95 acres), Molly R Neal Wong (33.39 acres) and Hunziker Development Group LLC (29.38 acres). The land lies generally north of Lincoln Way, East of North 500th Avenue and south of Ontario Street in Washington Township in Story County. (See Attachment A & Location Map) **The proposed annexation is 100% voluntary. No non-consenting properties are proposed to be included. The annexation territory does include two county right-of-way parcels as required by Iowa Code.**

Plan 2040 identifies this area as “RN-3” –Residential Neighborhood Expansion, an area identified as primarily residential development with a variety of residential types and neighborhood services. The characteristic of an RN-3 area is conventual suburban layout with limited, primarily single-family development at low density, but with some medium density apartment development. Additionally, the layout may include small commercial nodes as part of a development within the RN-3 designated lands.

An excerpt from the Plan 2040 Land Use Map is found in Attachment B. Additional Plan 2040 excerpts are found in Attachments D and E.

The area also has the Open Space designation adjacent along the Ontario Street and includes a portion of Clear Creek. The Open Space designation is defined as large areas of public land intended to remain undeveloped and natural in character which may include recreational facilities or environmentally sensitive areas. This area is owned by the City and planned for a community park.

Water and Sewer services are in place adjacent to the properties being annexed or can be extended easily to support any future development that occurs within this area.

With a 100% voluntary annexation more than two miles from any nearby community, no review or action by the City Development Board is required, if the City approves the annexation. The proposed annexation plat is attached (See Attachment C).

PUBLIC OUTREACH:

The Planning staff held a consultation meeting and invited the Washington Township Trustees and Story County Board of Supervisors representative to the meeting on August 29. One of the Washington Township Trustees attended the consultation and spoke with staff. The Trustee representative did not express any concerns or objection to the proposed annexation. A Resolution was passed by the Story County Board of Supervisors in support of the annexation at the September 19 Board of Supervisors meeting, with the condition that appropriate right-of-way within Ontario Street be annexed to the centerline. **The proposed final annexation Plat includes this area.**

The land being annexed will come into the City zoned as Agricultural (A) zoning designation. Rezoning to another zoning designation will happen later at the request of a property owner.

ALTERNATIVES:

1. Approve the 100% annexation of 10 parcels totaling 142.95 acres (rights-of-way acreage included in calculation), for the properties located immediately west of the Ames corporate limits along Lincoln Way, North 500th Avenue and Ontario Street, in Washington Township, Story County, Iowa.
2. Deny the request to annex land located immediately west of the Ames corporate limits along Lincoln Way, North 500th Avenue and Ontario Street.
3. Refer the request to staff or the applicant for more information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed voluntary annexation aligns with the Ames Plan 2040 Comprehensive Plan land use designation which anticipates the land being brought into the City and developed under the RN3 and Open Space use categories. The area is readily serviceable by City utilities. The land being annexed is planned for development of residential uses, potentially a church, and a new City park. A rezoning and platting process must occur once the land is brought into the City prior to development occurring. Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1 which is to approve the 100% annexation of 10 parcels totaling 142.95 acres (rights-of-way acreage included in calculation), for the properties located immediately west of the Ames corporate limits along Lincoln Way, North 500th Avenue and Ontario Street, in Washington Township, Story County, Iowa.

ATTACHMENT(S):

[Attachment A- West Annexation Location Map.pdf](#)

[Attachment B- West Annexation land Use Map.pdf](#)

[Attachment C-West Annexation Plat.pdf](#)

[Attachment D-RN3 Excerpt.pdf](#)

[Attachment E-Open Space Excerpt.pdf](#)