

ITEM #: 33
DATE: 04-22-25
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: INITIATION OF ANNEXATION OF PROPERTY AT 57258 220TH STREET

BACKGROUND:

OPHIR Investments (developer of the JT Warehouse Subdivision) has submitted a 100% voluntary application for Annexation of a 1-acre property it owns, located at 57258 220th Street. The site is located on the east edge of Ames along 220th Street (which becomes East 13th Street inside the Ames corporate limits), east of Interstate 35 (See Attachment A- Location Map).

The site includes .24 acres of roadway and .76 net undeveloped acres. The property abuts land already within the City of Ames on three sides and owned by the same entity which is zoned industrial and planned for warehouse distribution uses.

OPHIR Investments would like to annex the property into the City to combine with its abutting property already zoned for future industrial development. The Ames 2040 Comprehensive Plan designates the land use for this property as Employment. This land use anticipates eventual annexation into the City for development as business and industrial development.

This property lies within two miles of Nevada and as a result is subject to review by the City Development Board since all annexations within two miles of another urbanized area must have State review.

Upon annexation, the site is intended to be incorporated into an already approved master plan for industrial development. At the time of annexation, the property would be zoned General Industrial rather than agricultural. This will expedite the process of merging the properties and developing the JT warehouse site.

ALTERNATIVES:

1. Initiate the application for 100% Voluntary Annexation for the property at 57258 220th Street and initiate the concurrent rezoning of the site to General Industrial rather than Agricultural upon its annexation approval.
2. Decline to initiate the requested annexation.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has reviewed the request for a 100% voluntary Annexation of the property at 57258 220th Street. With Council's direction, staff will initiate the annexation proceedings and return for a Public Hearing before the City Council to take final action before sending this application to the City Development Board. The Ames 2040 Comprehensive Plan anticipates this property being developed in the City eventually and the infrastructure is in place to serve the property in this area. In addition, by also initiating rezoning of the property will expedite integration of the site into the already approved industrial Master Plan. Therefore, it is the recommendation of the City

Manager to proceed with Alternative #1.

ATTACHMENT(S):

[Attachment A- 57258 220th Street \(East 13th\) Annexation Location.pdf](#)

[Attachment B- Annexation Application.pdf](#)