

ITEM #:	<u>47</u>
DATE:	<u>06-24-25</u>
DEPT:	<u>P&amp;H</u>

### **COUNCIL ACTION FORM**

**SUBJECT: 100% VOLUNTARY REQUEST FOR ANNEXATION OF LAND LOCATED AT  
57258 220TH STREET**

#### **BACKGROUND:**

JT Real Estate Holdings, LLC is requesting to annex a 1-acre parcel of land in rural Story County into Ames, including road right-of-way (See Attachment A- Location Map, Attachment B-Annexation Plat). The property is located at 57258 220th Street (known as East 13th Street in the City of Ames). **The requested annexation is 100% voluntary with the only applicant being JT Real Estate Holdings, LLC.**

Ames Plan 2040 identifies this area as "Employment," an area identified as primarily for business and industrial development. An excerpt from the Plan 2040 Land Use Map is found in Attachment C. An additional Plan 2040 excerpt is found in Attachment D. Water and Sewer services are in place adjacent to the property being annexed or can be extended easily to support any future development that occurs within this area. As a 100% voluntary annexation within two miles of another incorporated community (Nevada), the City Development Board must also approve the annexation.

**Land coming into the City upon annexation typically defaults to Agricultural (A) zoning. However, the land being annexed will come into the City zoned as General Industrial (GI) zoning designation, as directed by the City Council when the application was accepted at the April 22 City Council meeting.** The City Council can zone property to a zoning designation other than Agricultural upon Annexation according to Section 29.1507(1), by initiating a change. The rezoning process will be forthcoming to City Council in July while the City Development Board reviews the annexation, thereby allowing rezoning and annexation to be processed concurrently.

#### **PUBLIC OUTREACH:**

The Planning staff held a consultation meeting and invited the Grant Township Trustees and Story County Board of Supervisors representative to the meeting on May 12. **No representatives attended the consultation. A resolution was passed by the Story County Board of Supervisors in support of the annexation at the June 3 Board of Supervisors meeting, with the condition that the ownership of the land be updated as it had changed since the City Council accepted the application in April. The ownership on the application and Annexation plat has since been updated with the new ownership information.**

### **ALTERNATIVES:**

1. Approve the 100% annexation of one parcel totaling one acre (rights-of-way acreage included in calculation), for the property located at 57258 220th Street, in Washington Township, Story County, Iowa.
2. Deny the request to annex land located 57258 220th 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 Employment use category. The area is readily serviceable by City utilities.** Therefore, it is the recommendation of the City Manager that the City Council support Alternative #1.

A rezoning process in anticipation of annexation will be occurring in July while the City Development Board reviews and holds a hearing on the application so that the zoning is General Industrial (GI) when the land comes into the City.

### **ATTACHMENT(S):**

[Attachment A-220th Annexation Location.pdf](#)

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

[Attachment C- Ames 2040 Map Excerpt- Employment.pdf](#)

[Attachment D- Ames Plan 2040 Employment Land Use Excerpt.pdf](#)