

ITEM #:	<u>34</u>
DATE:	<u>07-08-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

SUBJECT: **REZONE PROPERTY AT 57258 220TH STREET (EAST 13TH STREET)
FROM AGRICULTURAL (A) TO GENERAL INDUSTRIAL (GI)**

BACKGROUND:

The City of Ames initiated an annexation and concurrent rezoning of the property located at 57258 220th Street from Agricultural (A) zoning to General Industrial (GI) upon annexation into Ames (See Attachment A- Location Map).

The property is owned by JT Real Estate Holdings, LLC. The property consists of 1-acre of vacant land that is currently located in rural Story County. The property is on the south side of 220th Street, otherwise known as East 13th Street in the City of Ames. The property is surrounded on three sides by land that is already inside the City of Ames and owned by JT Real Estate Holdings, LLC. The current Land Use designation in the Ames Plan 2040 Comprehensive Plan is Employment.

The surrounding property to the west, south, and north is currently zoned GI and has an approved Master Plan from 2023. The owner is in the process of developing Warehouse Distribution buildings on the neighboring property. The owner of the abutting land plans to merge the property with the existing abutting lot in order to make the site more uniform for development. The rezoning would ease the combining of the site with the previously approved project and is consistent with Ames Plan 2040. The effective date of the rezoning is contingent upon notice from the state of final approval of the annexation.

The Planning & Zoning Commission reviewed this request on June 18 and voted 6-0 to recommend that the City Council approve the rezoning request.

ALTERNATIVES:

1. Approve the request to rezone 57258 220th Street from Agricultural (A) to General Industrial (GI) upon its annexation to the City.
2. Deny the request to rezone the property.
3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The request for rezoning is consistent with the Ames Plan 2040 proposed Future Land Use Map as described in the addendum. The property proposed for rezoning will have access to existing infrastructure and City services. If future development of the subject property occurs, the General Industrial (GI) zoning would be compatible with adjacent properties. Any future development will be required to meet development standards for

the GI zone. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[ADDENDUM.pdf](#)

[Attachments A-F.pdf](#)