

ITEM #:	47
DATE:	08-12-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: **REZONING OF PROPERTY LOCATED AT 2715 DAYTON AVENUE FROM AGRICULTURAL (A) TO GOVERNMENT/AIRPORT DISTRICT (S-GA)**

BACKGROUND:

The City of Ames is requesting to rezone the 5.84-acre property at 2715 Dayton Avenue from Agricultural District (A) to Special Purpose - Government/Airport District (S-GA) (Attachments A & B). The City purchased the property to establish a new animal shelter to replace the existing one on Billy Sunday Road. Once the site is rezoned, the Council will make further decisions about the design, timing, and construction of the shelter. Development and use of the property will be subject to administrative staff review with a Minor Site Development Plan.

There are two rural homes outside of the City on acreages to the north of the subject property, which are zoned by Story County as Agricultural (A-1). To the south and west of the subject property is land that has been recently developed as an industrial subdivision, with office and industrial service uses. The USDA National Animal Disease lab is to the east of the site, across Dayton Avenue.

Ames Plan 2040 designates the property as "Employment" (Emp) (Attachment C). Standard zoning categories listed for Employment include General Industrial (GI), Research Park Industrial (RI), and Intensive Industrial (II). The S-GA district is exclusively reserved for properties used for or owned by government (federal, state, county, school district, or municipal). Any future land use designation can have land use that is zoned S-GA. Development with the S-GA is guided by the planned land use, which in this case would be industrial standards.

One of the goals of the Employment land use designation is to accommodate a wide range of industrial types of uses. GI zoning, which typically is applied to Employment land, allows for a wide range of indoor and outdoor uses. An animal shelter facility is similar to allowed uses in GI and will be compatible with the industrial uses planned for this area. The operations and site improvements for GI properties will be complementary to an animal shelter.

City water is accessible from the Dayton Avenue. City sanitary sewer access comes from the property to the south and ends at the south property line. Vehicular access will be from Dayton Avenue.

The site currently has a brick-clad building that was formerly used as a daycare. There is a concrete parking lot to the north of the building. Future improvements could include an expansion of the building and new outdoor facilities for animals. The City plans to use the site for other needs as well, including outdoor storage as an interim use for the Parks and Recreation Department maintenance and outdoor storage, including for yard and tree waste. Other uses or activities could be planned for the site that are not currently known.

PLANNING AND ZONING COMMISSION:

On July 16, the Planning and Zoning Commission considered the rezoning request. Commissioners discussed the future plans for the site, including additions to the current building and the temporary use of the site by the Parks and Recreation Department for yard waste.

One individual, who lives north of the site outside of the City, provided comments requesting additional information about the planned use of the site, including outdoor facilities for dogs.

The Commission voted 6-0-0 to recommend approval.

ALTERNATIVES:

1. Approve first reading of an ordinance to rezone the property at 2715 Dayton Avenue from the Agricultural District (A) to the Special Purpose - Government/Airport District.
2. Deny the request to rezone the property at 2715 Dayton Avenue.

CITY MANAGER'S RECOMMENDED ACTION:

The request for rezoning will allow for Government use of the site as defined by the City Council. Use of the site will be similar to industrial use that are consistent with the adopted *Ames Plan 2040* as described in the addendum. There are no projected impacts to infrastructure and City services for this parcel. Although no defined plans are available for the site at this time, the City Council will review and approve the design of the animal shelter in the future through is the award of a contract to rehabilitate the building. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Addendum.pdf](#)

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

[Attachment B - Zoning Map.pdf](#)

[Attachment C - Future Land Use Map.pdf](#)

[Attachment D - Applicant's Statement.pdf](#)

[Attachment E - Property Survey & Legal Description.pdf](#)

[2715 Dayton Ave - Rezoning.docx](#)