

ITEM #:	26
DATE:	12-09-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: REZONE OF 23959 580TH AVENUE FROM "II" (INTENSIVE INDUSTRIAL) TO "GI" (GENERAL INDUSTRIAL) ZONING DISTRICT WITH MASTER PLAN

BACKGROUND:

Jason Dietzenbach, Avec Design + Build, on behalf of Larson Leasing LC, is requesting to rezone the property at 23959 580th Avenue from Intensive Industrial (II) to General Industrial (GI) with a Master Plan. The property was annexed into the City in summer 2021. The City supported annexation to allow for its reuse consistent with City standards due to its prominent gateway type of location.

The 18.65-acre parcel is the former Caremoli food manufacturing facility. It was previously developed in the County and includes one main building approximately 27,000 square feet in size and six other additions/connected buildings ranging between 5,000 and 9,000 square feet. The site was rezoned in November 2021 to Intensive Industrial (II) to reflect the intended industrial nature of the broader east industrial area of Prairie View. Attached is a zoning location map and an addendum with more background information.

The current zoning has a more limited set of allowable uses compared to the requested GI zoning and is focused on accommodating traditional industrial types of uses. The requested GI Zone allows a broader mix of allowable uses manufacturing, wholesale, office, institutional, and some retail trade uses.

GI was a zoning district originally established in 2000 to address a broad range of existing uses within Ames on small and large sites and was not planned for expansion areas of the City. Generally, the City has relied upon Planned Industrial, Research Park Innovation District, and Intensive Industrial zoning districts to more specifically guide future industrial development as the City has expanded, and retained GI zoning only for legacy areas of the City because of its diverse range of uses.

REZONING MASTER PLAN:

The applicant has had limited success in tenanting the building under the II zoning standards, primarily because of the nature of it being a previously developed site for a specific type of industrial use. The owner believes the broader range of GI uses, including non-traditional industrial uses, is desirable for the site, and has therefore requested rezoning to GI.

While the applicant desires broadening of the allowed uses at the site, City staff requested the applicant propose an accompanying Master Plan (see attached). Staff believes the Master Plan is needed to address the goals of the City for site improvements and appropriate uses at this gateway location. The applicant agreed to propose a Master Plan with the rezoning to address site improvements and use limitations.

A rezoning agreement to finalize the Master Plan details that are described herein and shown on the Master Plan attachment will be brought to Council for consideration no later than the third reading of this rezoning. The rezoning agreement will state the requirements of the Master Plan, including:

Site Improvements

The Master Plan indicates the locations of building, parking, storage, and maneuvering areas based upon a combination of County approvals and existing conditions. With the Master Plan, 91 gravel and paved parking spaces are recognized as existing and permitted to serve as parking areas with reuse of the site. The Plan includes requirements for when paving and parking lot stripping is triggered, and landscaping requirements associated with new uses and improvements.

The number of spaces provided are sufficient for a mix of manufacturing, warehousing, office, and retail uses. The Master Plan illustrates one potential breakdown of the buildings' square footage with selected uses from those allowed, but does not limit the site to only this breakdown. Any use allowed by the Master Plan may occupy the existing buildings if it does not create a need for more parking than is provided.

Uses

In addition to manufacturing and warehousing uses allowed in II, the Master Plan also allows for Wholesale Trade, Sports Practice Facility, and Retail Service and Trade. Retail Service and Trade uses exceeding 3,000 square feet and Sports Practice Facilities require a Special Use Permit. Offices, except medical and dental, are also permitted. **To ensure industrial uses are the primary use of the site, the Master Plan requires no more than 40% of the square footage of the buildings shall be retail sales and service or sports practice facility uses.**

Keeping in mind the City's intent for use of the site, the proposed Master Plan restricts most miscellaneous uses allowed in GI, such as institutional uses, schools, day care, religious, and major event entertainment facilities that may not be compatible with the II zoning of the larger Prairie View Industrial Center. It also prohibits salvage yards and towing uses, which would be in conflict with the City's view of the area as a gateway.

The Master Plan does allow vehicle service facilities (gas stations), automotive and marine craft trade, and other industrial service uses related to heavy trucks and equipment such as repair and sales. **For these and any use that is to be established outside the existing buildings, or as a new building, the Master Plan requires full compliance with City standards for landscaping, paving, and other site improvements. This includes any outdoor display and storage areas.** Establishment of these outdoor uses may not displace the otherwise legal nonconforming parking spaces shown.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted 6-0 to recommend approval of the request at its November 19, 2025 meeting. The Commission's discussion focused on the compatibility of industrial uses with retail, office, and sports practice uses allowed in the GI Zone that may be mixed together on the site instead of separate properties.

Staff noted that this site is unique in that there may be multiple uses on the same site, whereas in other GI areas there may be multiple different uses on the same block. In this situation, the Building Code, Fire Code, and Fire Suppression system requirements are the fundamental instruments for ensuring safety rather than property separation. The Special Use Permit requirement for retail sales and service over 3,000 square feet and sports practice facilities will also help address any compatibility issues.

One specific concern was whether agricultural chemical storage would be permitted. Staff stated that manufacturing and processing uses that involve Standard Industrial Classification Major Industrial Groups 28 & 29 are not permitted in the GI Zone. This includes manufacturing of chemicals and through chemical processes, including agricultural chemicals, and manufacturing involving petroleum products.

ALTERNATIVES:

1. Approve on first reading the rezoning of the property located at 23959 580th Avenue from "II" Intensive Industrial to "GI" General Industrial with Master Plan subject to the condition that a Rezoning Agreement for the Master Plan is reviewed and approved by City Council no later than the Third Reading of the rezoning ordinance.
2. Direct the applicant to modify the Master Plan use limitations or other site improvement conditions and return with an updated Master Plan for Council approval.
3. Deny the request to rezone the property located at 23959 580th Avenue from "II" Intensive Industrial to "GI" General Industrial with Master Plan.

CITY MANAGER'S RECOMMENDED ACTION:

While the existing II zoning is consistent with intent for industrial development with Prairie View Industrial Center, it has not resulted in substantial reuse of the site. The applicant believes the GI Zone will better support re-tenanting of the site as multi-tenant facility rather than a single industrial use.

This is a unique circumstance for the east industrial area because of its previously developed nature. Through the Master Plan process, establishing improvement expectations and suitable allowable uses, the rezoning can be found to be consistent with Plan 2040 expectations for quality industrial sites and better serve as a gateway to Ames and the Prairie View Industrial Center. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1.

ATTACHMENT(S):

[Addendum](#)

[Existing Zoning and Location Map.pdf](#)

[Master Plan.pdf](#)

[Ames Plan 2040 Excerpt and Future Land Use Map.pdf](#)

[Applicant Request Letter.pdf](#)