

ITEM #: 6
DATE: 03-03-10

COMMISSION ACTION FORM

DATE PREPARED: February 26, 2010

REQUEST: Land Use Policy Plan (LUPP) Land Use Framework Map Amendment to change the land use designation of a portion of the Urban Fringe Plan from Priority Transitional Residential to Urban Residential.

GENERAL LOCATION: North of Ames, South of 190th Street, East of the Union Pacific Railroad Tracks, and West of H.P. Jensen's Subdivision.

BACKGROUND INFORMATION:

The City Council referred to staff the request from Story County Land, L.C. to amend the Land Use Policy Plan designation for Story County Land, L.C.'s property. The request is to change the property from Priority Transitional Residential to Urban Residential to accommodate the proposed Rose Prairie Development. In accordance with previous direction from the City Council, the City Manager directed staff to include a broader area in the proposed LUPP amendment than was requested by Story County Land, L.C.

The subject area extends north of the City limits to 190th Street. It includes most of the land lying east of the Union Pacific railroad tracks and west of H. P. Jensen's Subdivision (Alta Vista Road). It does not include the cell tower site lying east of the Ames Country Club. A map of the subject area is on page 13 of this report. The current Land Use Policy Plan designation for this area is Priority Transitional Residential. A low area serving as a drainage way is designated Natural Area as is a corridor along the railroad tracks. The entire subject area comprises approximately 420 acres.

2008 TARGETED GROWTH ANALYSIS (APRIL 2008)

The annexation of this area to accommodate a proposed residential development has been the subject of considerable study by staff. In April 2008, a Targeted Growth Study was presented to the City Council that quantified the comparative costs and development possibilities of growth to the Northwest, Southwest, and North.

The report separated the existing Northwest and Southwest priority growth areas (defined in the LUPP) and a new North growth area into distinct subareas. These subareas were created to recognize the constraints—natural and man-made—that would allow the subareas to be developed in phases. A map showing the study areas and subareas is in Attachment A. The subject site for this referral is within the North B subarea.

Below are the findings that staff identified based on the data of that report. Their intent was to spark discussion among the City Council and the community as to what issues are important in deciding the direction of growth for the city to meet its population targets.

- Growth to the Southwest provides the greatest Net Developable Acres (815.18 acres), followed by growth to the Northwest (782.17 acres), then to the North (465.50 acres).
- Growth to the Southwest provides the greatest population increase (9,375), followed by growth to the Northwest (8,995), then to the North (5,353).
- The Land Use Policy Plan's 2030 population targets could be met by the Southwest growth area alone (63,209); by the Northwest growth area alone (62,829); or by the North growth area (59,187) in combination with some portion of the Southwest or Northwest.
- Development of the Southwest growth area provides the greatest growth for the Ames Community School District (2,308 dwelling units), followed by the Northwest (1,098 dwelling units), and the North (10 dwelling units).
- Further growth beyond the Southwest and Northwest growth areas is constrained by ISU-owned land.
- Growth to the Southwest has the greatest capital and infrastructure total cost (\$22,299,495).
- Growth to the Northwest has the least capital and infrastructure total cost (\$12,145,692).
- Growth to the Southwest has the greatest capital and infrastructure oversize cost (\$7,318,492).
- Growth to the Northwest has the least capital and infrastructure oversize cost (\$5,022,116).
- Growth to the North has the greatest capital and infrastructure total cost per net developable acre (\$30,134).
- Growth to the Northwest has the least capital and infrastructure total cost per net developable acre (\$15,528).
- Growth to the North has the greatest capital and infrastructure oversize cost per net developable acre (\$13,730).
- Growth to the Northwest has the least capital and infrastructure oversize cost per net developable acre (\$6,421).
- Growth to the North requires an additional fire station to construct and equip (\$3,340,000).
- Growth to the Northwest and/or the Southwest requires the relocation of Fire Station #2 (\$2,340,000)
- Growth to the Southwest requires two additional CyRide buses (\$670,000) more than growth to the Northwest or North.
- Growth to the North requires annual operational costs of a new fire station (\$868,000).
- Growth to the Southwest requires annual operational costs of CyRide (about \$160,000) more than growth to the Northwest or North.

In addition to the cost-benefit analysis shown in that April 2008 report, there were also several other issues that were considered. Those issues may be important to the City Council in determining the wisest direction for future growth. Those issues included the following:

- In addition to considering the cost-benefit analysis above in order to select a preferred growth direction, the City Council could also take into consideration directional growth that allows the City to best protect valued environmental resources such as Ada Hayden Heritage Park.
- While the Council may desire to choose the most cost-effective direction for growth, it should be emphasized that unless the property owners are willing to make their land available for development, the City will not be able to reach its growth needs in that given direction.
- In addition to the cost-benefit analysis, the City Council might also want to consider the potential for expansion beyond the 2030 time frame of the LUPP for each of the growth areas.
- In terms of long-range transportation planning, the Council should also consider how changes in the priority growth areas impact the Long-Range Transportation Plan and the proposed network traffic improvements. However, answers to these questions will not be available until the new Plan is completed (by October 2010).
- Although the current Land Use Policy Plan draws a growth boundary at the Boone County line, the Council could consider moving across this roadway. This would involve an analysis of the infrastructure requirements to serve an expanded area directly to the west of the current planning area.

At that April 2008 Workshop, the Council directed staff to prepare an alternative priority growth area strategy for consideration by the City Council.

TARGETED GROWTH PRIORITIES FOLLOW-UP (APRIL 2008)

On April 22, 2008, staff presented to the City Council a report that outlined four scenarios for amending the priority growth areas of the Land Use Policy Plan. These four scenarios used various combinations of the four Southwest growth subareas, two Northwest growth subareas, and three North growth subareas. A summary of those four scenarios including the relative costs are shown in Attachment B.

That report noted that “[t]he City has already designated growth priority areas as being the Southwest and Northwest. The City has also, through its Capital Investment Strategy, developed a cost-sharing arrangement to further the growth priorities, allowing the City to choose to participate in certain infrastructure costs. And yet, growth in those areas has been limited. While the City has prioritized and incentivized growth in the Southwest and Northwest, its only tool to control development outside the city limits and those priority areas is through its subdivision authority in the two-mile fringe, which may be limited.”

Furthermore, the report noted, “One issue that neither the City nor developers are in control of is the willingness of property owners to make their land available for development. While the Council may desire to choose the most cost-effective direction for growth, it should be emphasized that unless the property owners are willing to make their land available for development, the City will not be able to reach its growth needs in that given direction.”

This report led to a motion to direct staff to bring back amendments to the Land Use Policy Plan that would implement Scenario 4. That scenario was to designate Southwest B, Northwest A, and North B as the new growth priority areas. That motion tied on a three-to-three vote with the Mayor voting in the affirmative to break the tie.

TARGETED GROWTH UPDATE (JULY 2008)

On July 15, 2008, staff presented to the City Council a series of amendments that would change the LUPP to include the Southwest B, Northwest A, and North B areas (Scenario 4) as suitable for annexation and development.

In accordance with City Council direction, the staff recommendation was to add the North area as a priority growth area but also to reduce in size the areas to the Northwest and Southwest. The purpose of reducing those areas was to minimize the potential commitment by the City to participate in the oversize costs of necessary infrastructure (water, sewer, roads). This participation in oversize costs is described in the Capital Investment Strategy of the LUPP. The addition of the North as a priority growth area did not place any commitment on the City to participate in the oversize costs.

This recommendation was also designed to maintain the compact footprint that Ames has. While it would allow growth in three directions, growth to the Southwest would be constrained by Worle Creek and by Onion Creek in the Northwest. This scenario would allow for the development of sufficient land to accommodate an additional population of 11,546 persons. And although this scenario might require an additional fire station to meet the City's fire response policy, the construction cost of the fire station and the City's participation in oversize costs of the smaller Southwest and Northwest areas (\$8.58 million) was less than the potential City investment under the current strategy (\$8.64 million). However, the additional fire station would require nearly \$1 million in annual operating costs.

City staff recommended the adoption of Scenario 4 as the new priority growth and capital investment policy of the City. The Planning and Zoning Commission unanimously recommended approval to the City Council. The City Council motion failed on a three-to-three vote.

TARGETED GROWTH ALTERNATIVES (OCTOBER 2009)

In the summer of 2009, the City Council denied a proposed preliminary plat for Rose Prairie, a 300-lot rural subdivision lying north of and outside Ames in the Ada Hayden watershed. That denial was based on a recommendation from staff that the proposed plat did not meet the minimum standards of the subdivision regulations. Following that denial, Story County Land, L.C., the owner, filed suit against the City seeking approval of the proposal. The City Council directed staff to enter into negotiations with the owner that might result in the annexation of Rose Prairie and its development in compliance with City subdivision and zoning requirements.

On September 29, 2009, the City Council reiterated their direction to staff to negotiate and to consider the annexation of the proposed Rose Prairie subdivision. The Council also gave direction to the staff to expand the area under consideration to include additional property owners along Grant Avenue. In addition, the Council requested staff to look at the targeted growth strategy and consider how the Northwest priority growth area might be modified if a decision was made to annex towards the north.

With that direction, staff prepared three alternatives in which the North area was added as a growth priority area. These alternatives were presented to the City Council on October

27, 2009. The three alternatives all retained the four Southwest growth subareas. However, the scenarios differed on the Northwest—whether the entire, a portion, or none of the Northwest was to be annexed and whether development incentives were to be offered.

Because the City Council only asked for alternatives, the staff did not make a recommendation for any scenario. The Council heard from several members of the public but ultimately took no action.

SUMMARY OF PAST REPORTS

The above summary of the four reports generated at the request of the City Council over the past two years reflects much of the policy discussions of the various alternatives. The full reports better detail the fiscal impacts of growth in each of the three directions and within the subareas. The full reports can be found on the City's web page at <http://www.cityofames.org/HousingWeb/Planningweb/Documents/Index.htm>

The issue of whether the City should annex and grow north has been discussed for several years by the community. The issue has several factors:

- Need for additional developable land for residential growth.
- Capital costs to the City of extending services in any direction.
- Annual costs of providing services to newly annexed areas.
- Capital growth strategy and its policy of offering incentives for oversize costs.
- Capital growth strategy and its policy of additional incentives for a Village development.
- Past investments to accommodate growth to the Southwest.
- Needed overpass to accommodate growth to the Northwest.
- Significant construction and operating costs for a new fire station.
- Protection of Ada Hayden watershed.
- Availability of willing property owners.
- Impacts of development on Worle Creek and Onion Creek riparian corridors.
- Impacts of growth on school enrollment.
- Network traffic improvements as the City grows.
- Goals of Land Use Policy Plan for:
 - Accommodating growth in a sustainable, predictable manner that ensures quality of life.
 - Preparing the City to meet it's population targets.
 - Developing in an environmentally-friendly manner.
 - Creating a greater sense of community.
 - Establishing a cost-effective and efficient growth pattern.
 - Increasing supply and range of house choices.
 - Promoting efficient use of cars and alternative modes of transportation.

APPLICABLE LAW / POLICY:

In reviewing the proposal to change the LUPP Land Use Framework Map, staff has examined applicable goals and policies of the Land Use Policy Plan (see pages 14-23 of the LUPP). Comments regarding the intents, goals and objectives of the LUPP, as they pertain to changes proposed in the land use designation, are described below. These comments reflect only the current referral from the City Council—to amend the North subject area to Urban Residential. This report will later raise the issue of whether it is appropriate to address changes to the priority growth area as they pertain to the Southwest and Northwest.

AMES URBAN FRINGE PLAN INTENTIONS. In reviewing the proposed changes to the land uses within the Ames Urban Fringe (AUF) Area, staff has examined the intention statements and specific policies for the current and proposed designations.

Priority Transitional Residential: [the current designation] *Priority Transitional Residential development provides for an orderly and efficient transition between existing or future urban areas and rural unincorporated areas. If future annexation is required, Priority Transitional Residential development will transition seamlessly into adjacent urban-scale land uses. Therefore, they require a greater degree of urban infrastructure standards (p. 30 of the AUF).*

Natural Areas: *Natural Areas are vital to the region. They provide habitat for wildlife, minimize storm water run-off, stabilize soils, modify climactic effects, provide for visual attractiveness, and serve some recreational purposes. This designation seeks to conserve such natural resources. This designation is intended to prevent development encroachment and encourage greater mitigation standards. A buffer or other mitigation device may be necessary to fully protect Natural Areas (p. 35 of the AUF).*

Urban Residential: [the proposed designation] *This land use designation applies to areas reserved for future city growth. Residential land uses within Urban Residential designated areas are annexed and then developed at an urban density and with infrastructure and subdivision according to urban standards (p. 37 of the AUF).*

The specific policies for each of the two areas are summarized here:

Priority Transitional Residential – *Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.*

Urban Residential – *Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services: development agreements.*

Natural Areas – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.

Staff Comments: Staff notes that the change of this land from Priority Transitional Residential to Urban Residential would itself have little impact to the expected character of development in this area. Whether Priority Transitional Residential or Urban Residential, development in this area would still need to meet the same minimum density for single-family homes and meet all design standards of the City's subdivision regulations. By changing the designation to Urban Residential, the development would be subject to City zoning ordinances and have access to City infrastructure such as sanitary sewer and water. What could change the character will be the adoption of the conservation subdivision standards being considered for the Ada Hayden watershed protection area. The proposed standards would have an impact on the eventual development densities of proposed subdivisions. These standards would be applicable, if adopted, on conservation subdivisions within and outside of the City limits of Ames. However, by imposing them in the Ada Hayden watershed, and then more fully relying on that area to meet projected growth demands, the City may fall short of achieving necessary densities to accommodate projected growth unless it requires a higher gross density than what projects like Rose Prairie will achieve, or unless it plans for a larger area of lower densities. The latter will, of course, increase the costs of providing essential services.

LAND USE POLICY PLAN GOALS.

***Goal No. 1:** Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.*

***Objectives.** In managing growth, Ames seeks the following objectives.*

***1.C.** Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 60,000-62,000 and an employment base of up to 34,000 is targeted within the City. Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.*

Staff comments: The recent Census Bureau estimate of the City's population is 56,510 persons. The ability to accommodate a larger population within the City limits is hampered by the unavailability of large tracts of developable land. While infill development can accommodate some of the projected growth, the City needs to look at annexing rural lands (and developing it to urban standards) to reach the projected population.

Goal No. 2: *In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is further the goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.*

Objectives. *In assuring and guiding areas for growth, Ames seeks the following objectives.*

- 2A.** *Ames seeks to provide between 3,000 and 3,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.*
- 2B.** *Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.*
- 2C.** *Ames seeks a development process that achieves greater compatibility among new and existing development.*
- 2D.** *Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.*
- 2E.** *Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.*

Staff Comments: The City has prepared a population projection and adopted a policy of seeking to accommodate that population. Therefore, it is necessary for the City to evaluate the areas in which that population can be accommodated and to ensure the compatibility of that development with the existing built environment of the urban landscape as well as with the natural environment.

The current LUPP designates this area as Priority Transitional Residential with a ribbon of Natural Area along a drainage way. The Priority Transitional Residential designation anticipates a development density the same as the proposed designation, Urban Residential. The Natural Area designation should be maintained to reflect the drainage way, flood plain and steep slopes within the subject area. The City is also working toward the development and implementation of a conservation subdivision ordinance. This could help ensure a balance of developing to urban densities while protecting natural resources. However, it may require higher gross densities than proposed for Rose Prairie to strike that balance.

Goal No. 3: *It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.*

Objectives. *In assuring the community’s “environmental-friendliness”, Ames seeks the following objectives*

3.C. *Ames seeks to protect and conserve its water resources for the following purposes: aquifer protection; water quality protection; user conservation management; plant and animal life support; water-borne recreation; scenic open space; and, provision of a long-term/reliable/safe source of water for human consumption and economic activities.*

Staff Comments: Many members of the community have spoken of the importance of maintaining the water quality of Ada Hayden Lake. Several strategies have been identified and most involve the protection of the watershed surrounding the lake. Experts have said that the best control of the watershed would come through the annexation and imposition of City development standards on the area. These standards include storm water runoff quality controls and sanitary sewer collection and treatment standards. Education on fertilizer use and, as other communities have learned, restrictions on some types of fertilizers have also protected or improved surface and ground water quality. In addition, the proposed conservation subdivision regulations will seek to allow the implementation of “best practices” on the layout design and infrastructure of residential development in the Ada Hayden watershed.

Goal No. 5: *It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.*

Objectives. *In defining the growth pattern and timing of development, Ames seeks the following objectives.*

5.A. *Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure to meet the major development requirements through the year 2030.*

5.B. *Ames seeks to attract public and private capital investment in the priority areas for growth on a concurrency basis (i.e. having infrastructure available at the time of development approval). Public capital improvements (e.g. trunk lines and a major street system) could be used to leverage the location of development and the availability of land.*

5.C. *Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.*

5.D. *Ames seeks to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and areas served by existing infrastructure.*

5.E. *Ames seeks to integrate its planning with that of Story County and regional planning agencies.*

Staff Comments: The proposed LUPP change would not add this subject area as a priority growth area with the attendant access to cost share arrangements with the City that are described in the Capital Investment Strategy. This strategy expects that the owners would bear the burden of all on-site and off-site development costs. The City is negotiating an annexation agreement with the owners that would identify the costs to both the City and the developer for off-site improvements. This joint cost-sharing approach is in response to efforts to settle the lawsuit with Rose Prairie. That agreement would be brought forward at the time of annexation. While the proposed change to the LUPP would not obligate any costs to the City or the developer, it is a necessary action to take prior to annexation and development.

Any discussion of cost-effective and efficient growth to the north would have to include a discussion of fire response policy. The City has a policy that states that 85 percent of the geographic area of the city would be served within a 5-minute response time. The city is covered by three fire stations and currently provides a 5-minute response rate to 85 percent of the current city limits (as generated by the computer model). If development occurs to the North, a fourth fire station at a cost of \$3.34 million may be needed to assure the current City-wide response time goal is met. Annual operating costs for an additional fire station would be nearly \$1 million.

It should be emphasized that construction of a fourth fire station will require a bond issue supported by 60 percent of the voters. Thus, the citizens of Ames will ultimately determine whether or not taxes should be raised to support the capital and ongoing costs associated with this new station. Alternatively, the City Council could re-evaluate the current response time policy to see if it is still the most appropriate measure of public safety.

For development to occur in this north area, streets, sewers, water, electric lines and other infrastructure will need to be installed. These specific costs are being identified and the City and owners are negotiating an annexation agreement. While that agreement will be brought forward at the time of annexation, it is important to note that the City will likely incur some costs for the grading and paving of a portion of Grant Avenue. The bulk of the costs for sewer, water, adjacent intersection improvements, and street lighting will be borne by the benefitting property owners.

Ames has adopted an Urban Fringe Plan that has the backing of Story County and the City of Gilbert. The Plan anticipates a follow-up agreement that would describe a process for amending that Plan. The development of that agreement has been delayed. However, City staff has been in discussion with representatives of those jurisdictions and is seeking their acquiescence in the proposed amendment. To date, no comment has been received.

Goal No. 6 –*It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.*

Objectives. *In increasing housing opportunities, Ames seeks the following objectives.*

6.D. *Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and (3) expediting development by targeting areas for public and private cooperative efforts*

Staff Comments: Providing a variety of development areas benefits the housing consumer. First, a broader geographic area would open the market to more potential landowners, ensuring that a limited number of landowners would not unduly control the supply of developable land. Second, allowing development to occur in the North, in addition to the existing Priority Growth Areas of the Southwest and Northwest, provides geographical options for home builders and home buyers to consider. These options would allow consumers to best consider their choice of living as it relates to their employment, recreation, school enrollment, and shopping preferences.

OTHER ISSUES:

The City identified a number of issues in 2008 when the City staff prepared the Targeted Growth Study and Land Use Policy Plan amendments to change the North growth area to Urban Residential.

CAPACITY FOR GROWTH

The 2008 analysis of the development possibilities for targeted growth areas calculated the housing potential for, among other areas, this north area. That 2008 study used a geographical area called North B, an area that included this subject area as well as all land between the subject area and George Washington Carver Road. North B comprised 768 acres. Of these 768 acres, staff calculated that there were 325 net developable acres (42.1 percent) which would yield 1,625 housing units.

The subject site comprises about 420 acres. Assuming the same density of development throughout the North B area, this subject area of 420 gross acres would net about 178 acres of developable land. This should accommodate 890 housing units within the area intended to be changed to Urban Residential.

Story County Land, L.C. submitted a concept drawing for Rose Prairie, dated August 28, 2009. On the approximately 210 gross acres, there are 363 housing units. This includes proposed townhouses as well as the development of the Sturges property which may be included in a later phase. The Rose Prairie development, therefore, is not as densely developed as predicted for the entire North B area. This is not surprising as a review of the maps that were developed for the 2008 analysis indicate that the Story County Land, L.C. and the Sturges properties contain a higher percentage of flood plain, steep slopes, and

other environmentally sensitive land and therefore have a lower percentage of net developable acres.

INFRASTRUCTURE COSTS

While the Capital Investments Strategy describes possible cost-sharing arrangements for development in the Southwest and Northwest, it is anticipated that development to the North will pay for the full costs of all necessary infrastructure in that area.

For the Southwest, the City's policy is that it will pay for oversize costs associated with extending utilities to and through the development. The City will also pay a percentage (determined by the City Council) of the base costs of the infrastructure within the project if the development is a Village.

For the Northwest, only the oversize cost-share arrangement described above is available. For development outside of these Priority Growth Areas, all costs for infrastructure and community facilities shall be the responsibility of the developer.

SCHOOL ENROLLMENT

Ames Community School District serves the bulk of the City. Other areas of Ames lie within the Gilbert Community, United Community, or Nevada School Districts. The subject area lies entirely within the Gilbert Community School District.

CYRIDE COSTS

The 2008 Targeted Growth Study identified a need for a new bus (at a cost of \$335,000) to provide service to the north. Annual operational costs would be about \$110,000.

ENVIRONMENTALLY SENSITIVE LAND

A portion of the subject area lies within the flood hazard zone having a one percent chance of flooding in any year. By the City's zoning ordinance, it would be designated General Flood Overlay District. The area should remain designated as Natural Area as part of the Urban Fringe Plan but, upon annexation, would be incorporated into the Environmentally Sensitive Area map. This flood plain is markedly smaller than the currently designated Natural Area.

The Norris Survey of natural areas within and surrounding Ames identified the Union Pacific rail corridor as a natural resource, although it is classified as Moderately Altered. Maintaining this area as Natural Area in the subject area would be consistent with its designation to the south.

LAND USE POLICY PLAN AMENDMENTS:

The following actions would need to be taken to change the land use policies of the City:

1. Revise the Land Use Framework Map of the Land Use Policy Plan and Ames Urban Fringe Plan, changing the Priority Transitional Residential designation to Urban Residential in the subject area.

In October 2006, the LUPP was amended to incorporate the AUF Plan. This action differentiated land use designations for areas outside of the city from the Ames Land Use Plan Map and instead shows them on the Land Use Framework Map of the Ames Urban Fringe Plan. Therefore, the requested changes require that the Land Use Framework Map be changed. The action required would be to change the Priority Transitional Residential designation in the subject area to the Urban Residential designation.

2. Change the text of the Ames Land Uses Policy Plan as shown in Attachment A. Staff has identified three pages of the LUPP that should be amended to recognize the subject area as suitable for annexation and development. These changes are summarized here:

In order to establish land use policy for the subject area, the definition of the New Lands in the LUPP would be changed as follows.

Delineation. New Lands consist mainly of the existing suburban areas located north of 14th Street, west of the University and east of the Airport. New Lands also include *all of the areas designated in the Ames Urban Fringe Plan as Urban Services Area.* ~~outlying areas where suburban expansion is emerging or proposed.~~

Urban Services Area is a land use classification in the AUF Plan that includes the Urban Residential land use designation, as well as Community and Convenience Commercial Nodes and Planned Industrial land uses. The New Lands policies of the LUPP are more detailed than the AUF Plan, describing the physical characteristics of Village and Suburban Residential development and the commercial nodes. The result of this text change would be that these policies would apply to this newly added community expansion area to the north.

Attachment C identifies the actual changes to the text of the Land Use Policy Plan.

A NOTE ON PROCESS. These Land Use Policy Plan changes would apply only to this land as long as it lies within the Urban Fringe Area. If approved, these changes would be reflected in the Land Use Policy Plan maps. This change is a necessary precondition to annexation. However, upon annexation, the LUPP designation would again need to change, likely to Village/Suburban Residential. In addition, the Natural Areas would need to be reflected in the Environmentally Sensitive Lands Map in the LUPP. These changes to the LUPP maps would likely be made at the time of annexation. After lands are annexed and the LUPP maps updated to reflect the City land use designations, only then can the lands be zoned and subdivisions submitted for consideration.

OTHER PRIORITY GROWTH STRATEGIES

City staff has studied the priority growth strategies of the City extensively the past two years. It has developed seven distinct alternatives and made a recommendation for one. While the action under discussion for this subject area is **not** inconsistent with the Land Use Policy Plan, staff believes the goals of the land Use Policy Plan can be better served with further action. In order to further the LUPP goals, a broader recommendation might

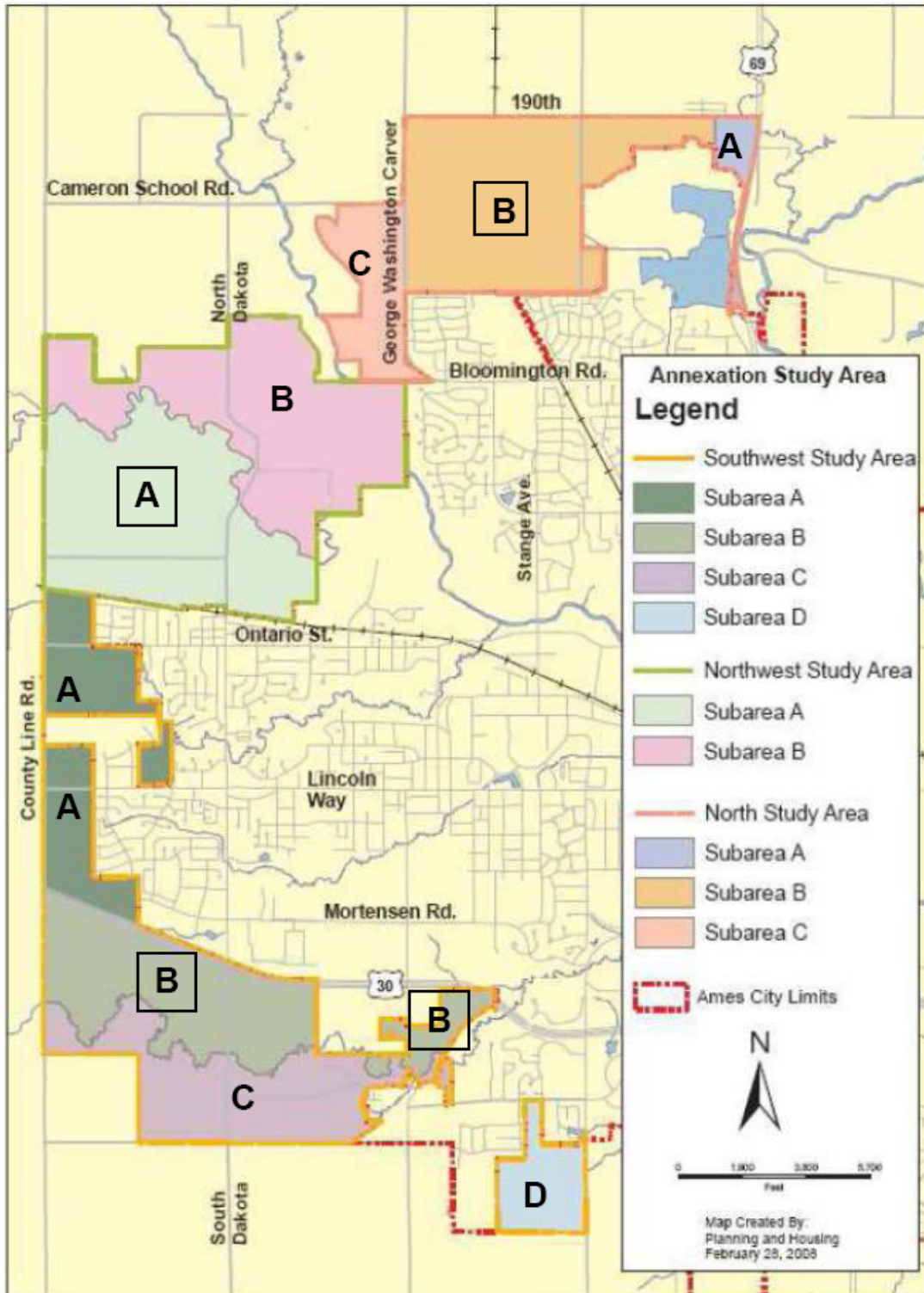
include changes to the Southwest and Northwest priority growth areas as well as to the City's capital investment strategy. This broader look at the entire priority growth strategy was not a part of the City Council referral from Story County Land, L.C. But action on this referral should not preclude that broader look at growth and investment strategies.

ALTERNATIVES:

1. The Planning & Zoning Commission can recommend that the City Council approve the proposed Land Use Policy Plan amendments that would change the Priority Transitional Residential within the subject area to Urban Residential; and adopt the text amendments as shown in Attachment C which change the definition of New Lands to include those areas of the Ames Urban Fringe that are designated as Urban Services Area.
2. The Planning and Zoning Commission can recommend to the City Council to broaden the scope of the request by asking ask staff to bring back the Scenario 4 option that designated North B, Southwest B, and Northwest A as growth priority areas as it was presented to the City Council in July, 2008.
3. The Planning & Zoning Commission can recommend that the City Council approve the proposed Land Use Policy Plan amendments that would change the Priority Transitional Residential within the subject area to Urban Residential; and adopt the text amendments as shown in Attachment C which change the definition of New Lands to include those areas of the Ames Urban Fringe that are designated as Urban Services Area and recommend to the City Council to broaden the scope of the request by asking staff to bring back the Scenario 4 option that was presented to the City Council in July, 2008.
4. The Planning and Zoning Commission can recommend to the City Council to ask staff to develop other alternatives for a revised priority growth strategy.
5. The Planning & Zoning Commission can recommend that the City Council deny the proposed Land Use Policy Plan amendments, thus retaining the subject area as Priority Transitional Residential.

Attachment A

Map showing the Southwest, Northwest and North subareas from the 2008 Targeted Growth Study.



Attachment B

The following table lays out four scenarios of development. Each scenario consists of at least two subareas from different study areas. The subareas were selected as they are either immediately adjacent to the current city limits; had an identified, willing property owner; and/or were a prerequisite for further development in that study area. The four scenarios are:

1. Southwest B plus Northwest A
2. Southwest B plus North B
3. Northwest A plus North B
4. Southwest B plus Northwest A plus North B

	Scenario 1 SW “B” + NW “A”	Scenario 2 SW “B” + N “B”	Scenario 3 NW “A” + N “B”	Scenario 4 SW “B” + NW “A” + N “B”
Net Developable Acres (NDA)	679	548	779	1,004
Total Population	7,809	6,321	8,962	11,546
Total Infrastructure Costs	\$13,110,888	\$13,655,522	\$13,653,190	\$20,209,800
Total Oversize Costs	\$2,928,425	\$2,922,873	\$3,012,642	\$4,431,970
Total Capital Costs	\$4,680,000	\$7,020,000	\$6,350,000	\$7,355,000
Total Infrastructure and Capital Cost per NDA	\$26,198	\$37,610	\$25,669	\$27,454
Total Oversize and Capital Cost per NDA	\$11,204	\$18,087	\$12,015	\$11,740
Annual Operating Cost	\$360,830	\$1,241,243	\$1,074,675	\$1,338,374
Annual Operating Cost per NDA	\$531	\$2,258	\$1,379	\$1,333
Number of Households in Ames Schools	1,553	480	1,093	1,563

Attachment C

Below are proposed changes to the Land Use Policy Plan text on page 33. New text is in *italics* and deleted text is ~~stricken~~.

Urban Core. The location identified as Urban Core is generally defined as the “original-commercial center of Ames and the adjacent residential areas that were built primarily prior to 1930. The area is characterized by a wide variety of uses, intensities and design types. Due to the area’s characteristics and current planning policies, the Urban Core has been subjected to long-term intensification and change. The results of intensification and change have been conflicting use and design objectives.

Designation of Urban Core is intended to delineate an area (and sub-areas therein) where specific use and design objectives may be implemented with little or no change to the underlying zoning districts. Specific use and design objectives for Urban Core are identified under the policy options sections of this Plan.

University-Impacted. The location identified as University-Impacted is generally defined as the transitional residential area that is adjacent to Campustown. The area is characterized by mostly older residences that have been converted often from single tenant to multiple tenant occupancy involving mostly ISU-students. Current planning policies have led to increasing intensification and change that have resulted in parking, building scale and design conflicts.

Designation of University-Impacted is intended to delineate an area wherein specific parking, building scale and design objectives may be implemented in order to achieve greater compatibility with the existing character. Specific use and design objectives for University-Impacted are identified under the policy options section of this Plan.

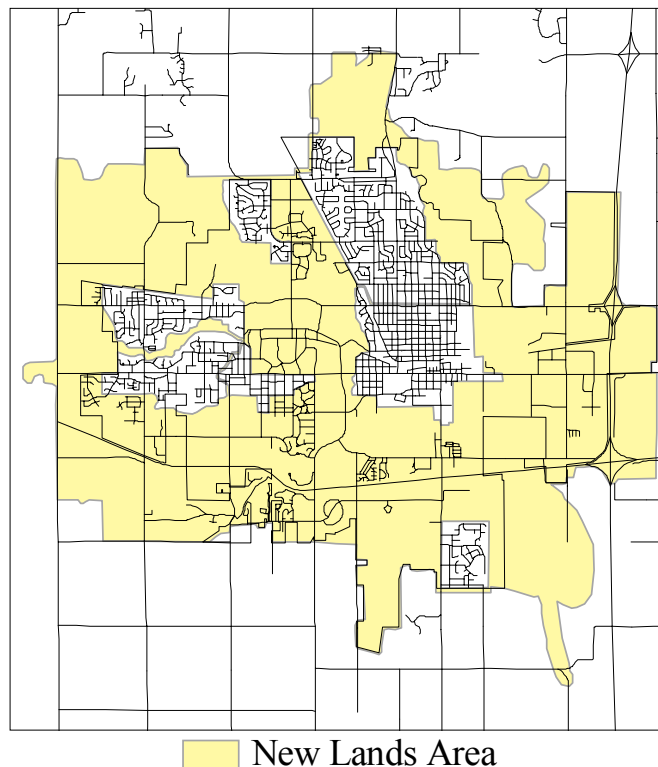
New Lands. The locations identified as New Lands includes both New Lands Areas that are existing within the current incorporated city limits of Ames along with ~~land area adjacent to city limits in the identified priority growth areas that would have to be annexed~~ *all of the areas designated in the Ames Urban Fringe Plan as Urban Services Area.* These New Lands Areas are generally defined as the suburban and emerging in-fill areas that lay beyond the urban core and the ISU Campus. These areas are characterized by low-density single-family, medium and higher density residential uses in existing urbanized developments. These areas are also characterized by predominantly rural agricultural uses in locations with future development potential.

Below are proposed changes to the Land Use Policy Plan text on page 49 and 54. New text is in *italics* and deleted text is ~~stricken~~.

NEW LANDS POLICY OPTIONS

49

Delineation. New Lands consist mainly of the existing suburban areas located north of 14th Street, west of the University and east of the Airport. New Lands also include *all of the areas designated in the Ames Urban Fringe Plan as Urban Services Area.* ~~outlying areas where suburban expansion is emerging or proposed.~~



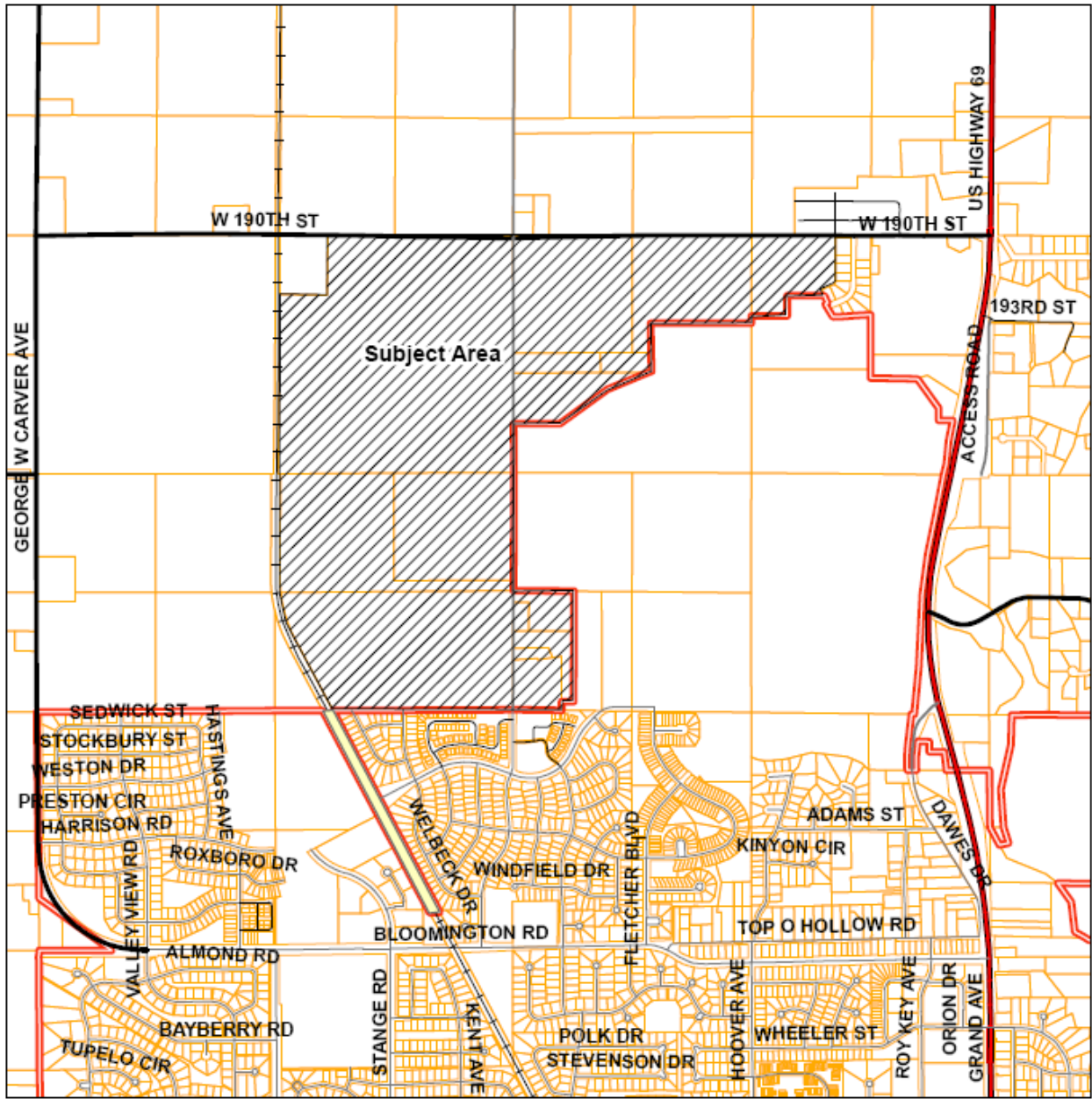
Delete this illustration from the LUPP.

The five existing locations within the City are characterized by mostly single-family residences with densities that are lower than those typically found in the Urban Core south of 14th Street.

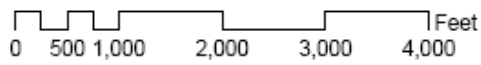
The emerging or proposed suburban expansion areas are located along the City's boundaries. The outlying areas to the east contain several large-area activities including the National Animal Disease Center and industrial park, and to the south are the airport, research park and ISU-related agricultural farms.

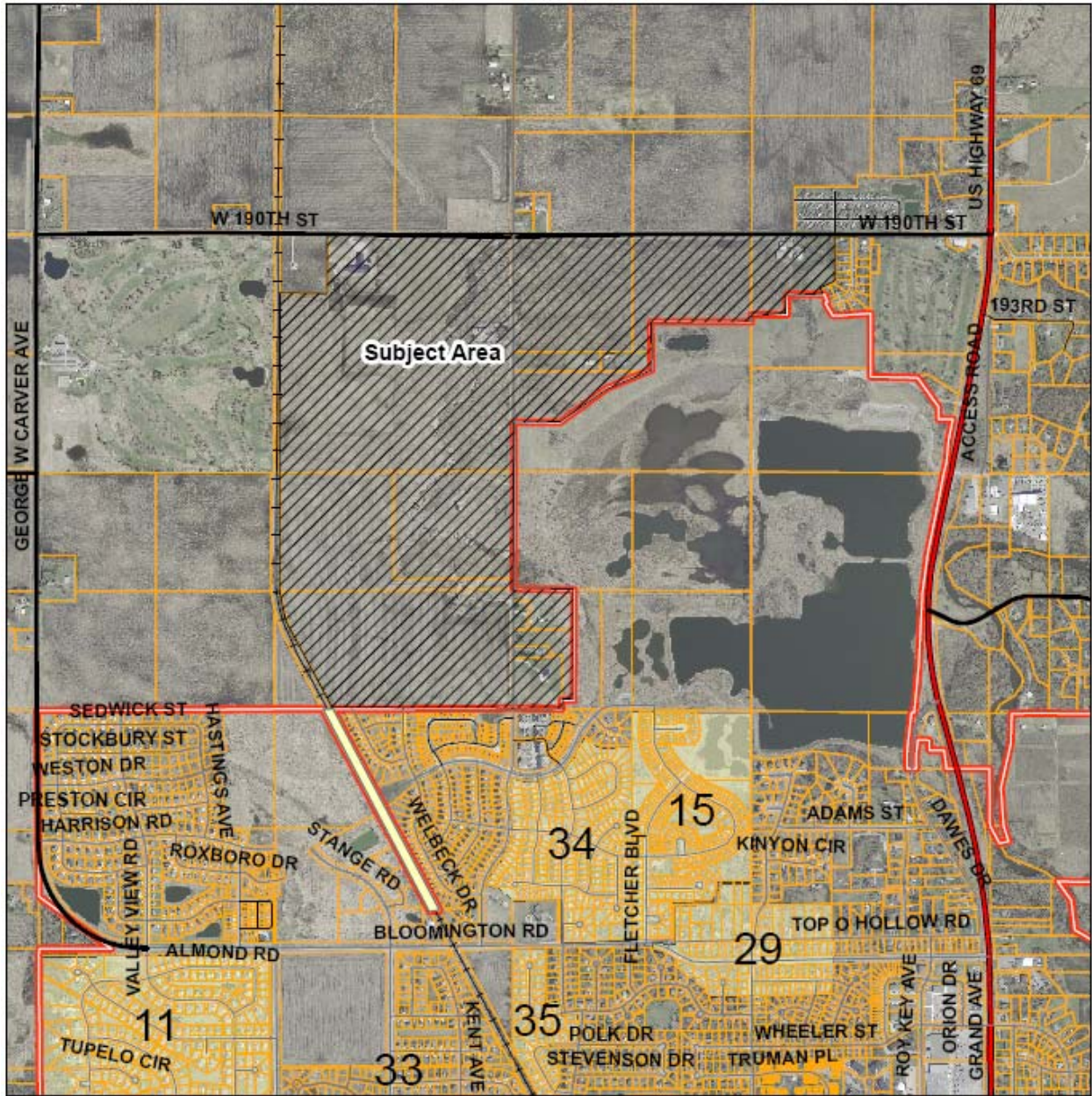
Residential Expansion Areas. The goal for New Lands is to establish expansion areas to meet most of the projected residential growth. These expansion areas involve mostly the unincorporated Planning Area adjacent to the City, plus some agricultural locations remaining within the City.

On Page 54: Suburban Residential development is intended to occur in the remaining infill areas and in the *New Lands* ~~targeted growth areas~~ where Village Residential development is not chosen.

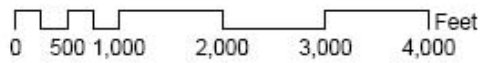


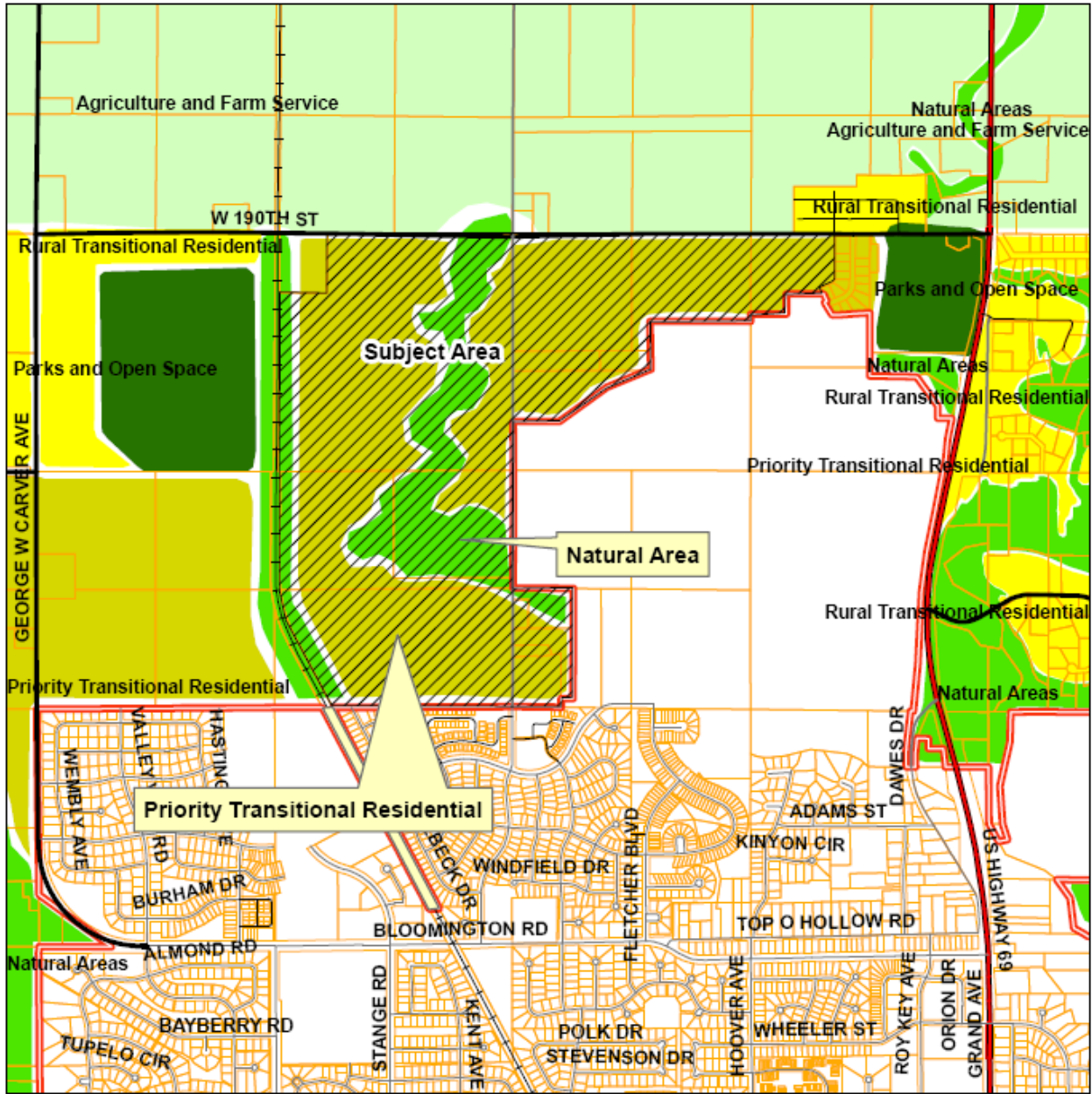
General Location Map



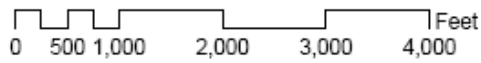


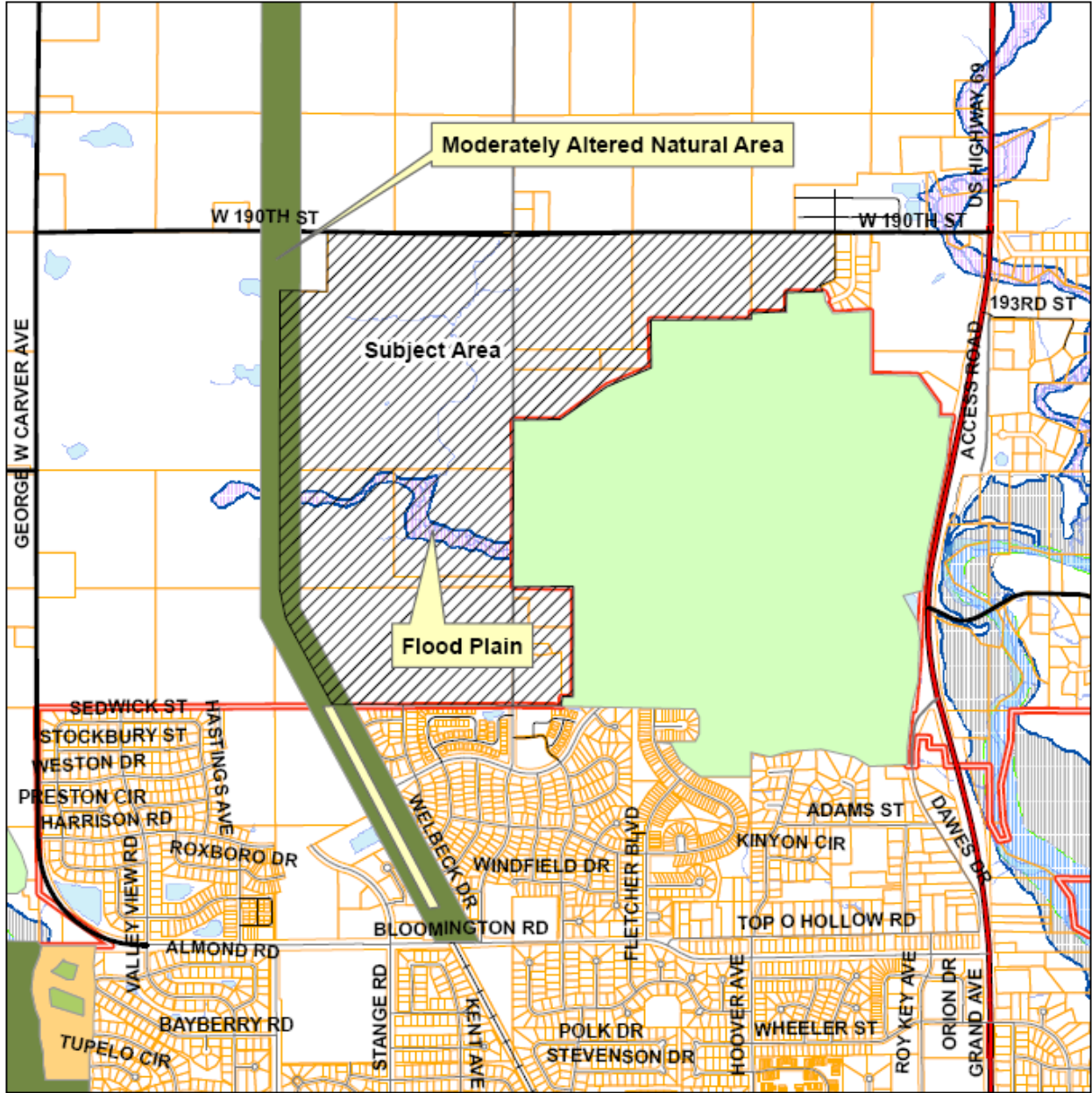
Aerial Photograph (2008)





LUPP Designations





Environmental Resources

