

ITEM #: 8
DATE: 11-06-13

COMMISSION ACTION FORM

DATE PREPARED: October 9, 2013

REQUESTED ACTION: Ames Urban Fringe Land Use Framework Map Amendment

SUBJECT PROPERTY: Approximately 165 acres lying south of the ISU Research Park and west of the Ames Municipal Airport

CURRENT FRINGE PLAN
LAND USE DESIGNATION: Industrial Reserve/Research Park

PROPOSED FRINGE
PLAN DESIGNATION: Planned Industrial

CURRENT ZONING: Story County, A1 Agricultural

PROPERTY OWNERS: Iowa State University and Achievement Foundation
Erben and Margaret Hunziker Apartments, LLC
Gary and Katherine May
Arthur and Kathleen Riley

APPLICANT: Iowa State University Foundation
25052 University Boulevard
Ames, IA 50010

Erben and Margaret Hunziker Apartments, LLC
105 S 16th Street
Ames, IA 50010

BACKGROUND INFORMATION:

The Iowa State University Research Park has embarked upon an ambitious expansion plan. To accomplish that, approximately 200 acres will need to be annexed into the corporate limits of Ames. The expansion area lies directly south of the Research Park and between University Boulevard (to the west) and the Ames Municipal Airport (to the east). Attachment 1 shows the subject area as well as the existing Ames Urban Fringe Plan designations. The proposed change is shown in Attachment 2.

The Ames Urban Fringe Plan (Plan) includes a Joint and Cooperative Agreement (also known as a 28E Agreement) that was signed in 2011 by City of Ames, Story County, and the City of Gilbert as signatories to the 2006 adopted Plan. The Plan and the 28E agreement outline the process for reviewing development approvals, annexations, and for amendments in the two-mile fringe area of the Plan. The Plan includes three land use categories known as Urban Service Area, Rural/Urban Transition Area, and Rural

Service and Agricultural Conservation Area. Of interest in this case is relationship of the Plan to the process of annexation. The City may annex any land within an Urban Service Area without an amendment to the Plan or approval of other agencies. Annexation of any other area of the Plan or a change in its intended use requires an amendment to the Plan. In addition to the City of Ames consideration of the change the other agencies may also consider its appropriateness.

The northern portion of proposed expansion area is identified on the Ames Urban Fringe Plan as Planned Industrial, a subcategory of the Urban Services Area. The southern portion is identified as Industrial Reserve/Research Park, a subcategory of the Rural/Urban Transition Area.

The Ames Urban Fringe Plan contemplated this entire area as being suitable for the expansion of the ISU Research Park. However, only the northern portion was identified for development in the Plan drafted in 2006. The southern portion was intended to be held in reserve until needed. The language of the Plan requires a change of designation for any area in the Rural/Urban Transition Area category to an Urban Services Area. Prior to annexation and development. The appropriate designation in this case is Planned Industrial. The subject area also includes a portion of Natural Area which will be retained. Upon annexation, the Natural Area will be designated as Environmentally Sensitive Lands.

This proposed change to the Ames Urban Fringe Plan map, it must be emphasized, does not change the anticipated land uses for this area. It only accelerates the timetable in which those uses (the expansion of the ISU Research Park) will occur. Please see the excerpts from the Ames Urban Fringe Plan in Attachment 3 which, among other things, states: "The Industrial Reserve/Research Park area provides for future expansion of uses similar to the ISU Research Park."

Included as Attachment 4 is the explanation and narrative provided by the applicant for the proposed change. City staff has reviewed the narrative and examined the goals and policies of the Ames Urban Fringe Plan and Land Use Policy Plan. City staff accepts the narrative of the applicant and finds that the proposed change is consistent with those goals and policies.

The Ames City Council authorized submitting and application to request amending the Ames Urban Fringe Plan at their meeting on September 24. The Gilbert City Council did so at their meeting of October 7 and the Story County Supervisors did so on October 8. In order to begin the process of amending the Fringe Plan, two jurisdictions must agree to do so. All affected agencies must agree to approve an amendment before it is final.

It should be noted that most of the land subject to this requested amendment is owned by the two applicants, Iowa State University Foundation and Erben and Margaret Hunziker Apartments, LLC. However, two other parcels are included in this request. One parcel is owned by Gary and Kathy May. It is 5.00 acres and lies on the west side of S. Riverside Drive. The other is owned by Arthur and Kathleen Riley. It is 2.57 acres and lies on the west side of S. Riverside Drive. It is necessary to include both parcels to preclude creating an island or unincorporated area in any subsequent annexation.

ALTERNATIVES:

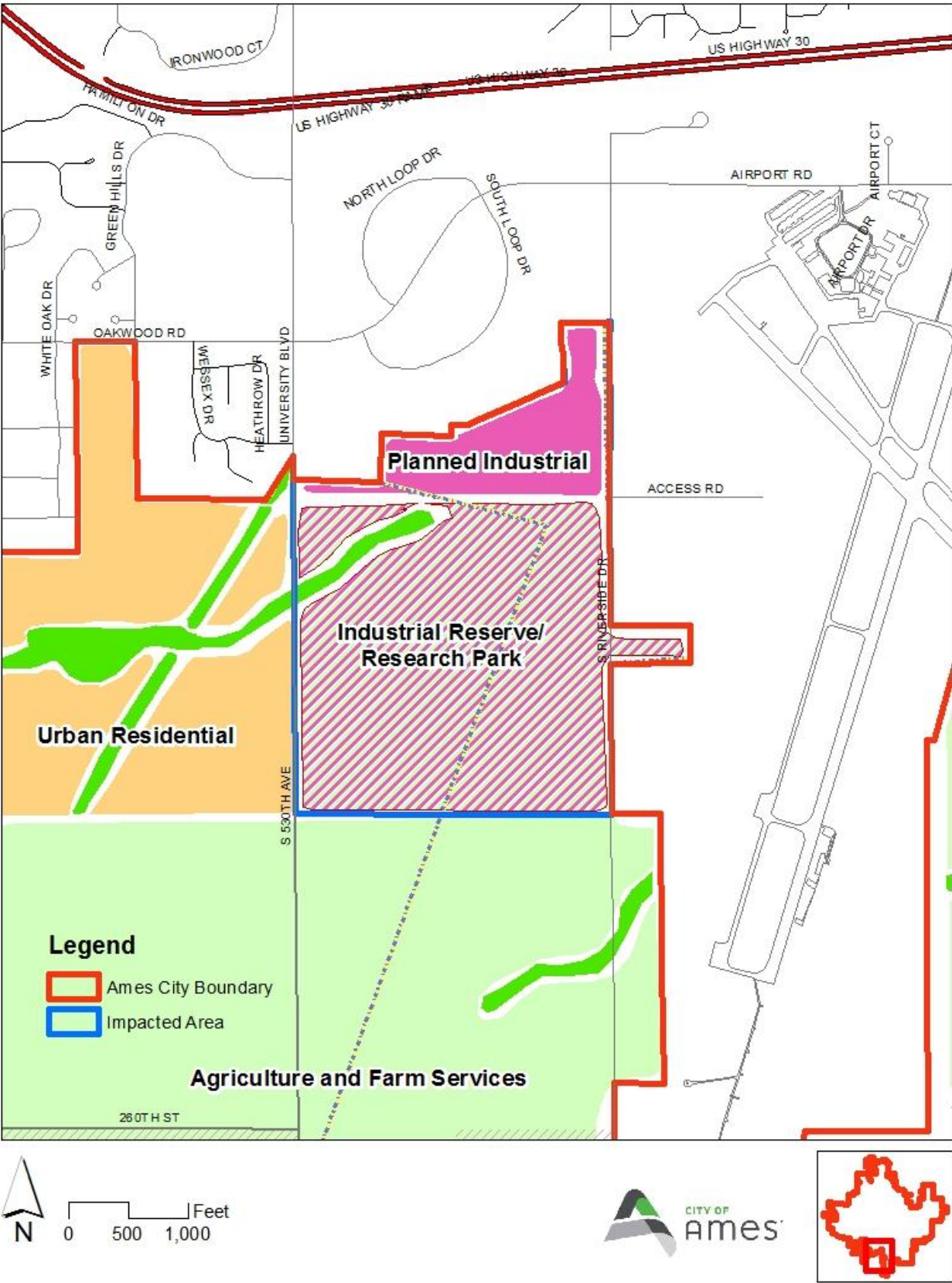
1. The Planning and Zoning Commission may recommend to the City Council the adoption of the map amendment to the Ames Urban Fringe Plan Land Use Framework Map as shown on Attachment 2 for the expansion of the ISU Research Park.
2. The Planning and Zoning Commission may recommend to the City Council denial of the proposed amendment.
3. The Planning and Zoning Commission may defer action and request further information or analysis from the staff or the applicant.

RECOMMENDED ACTION:

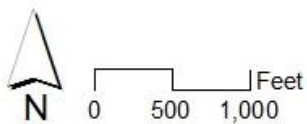
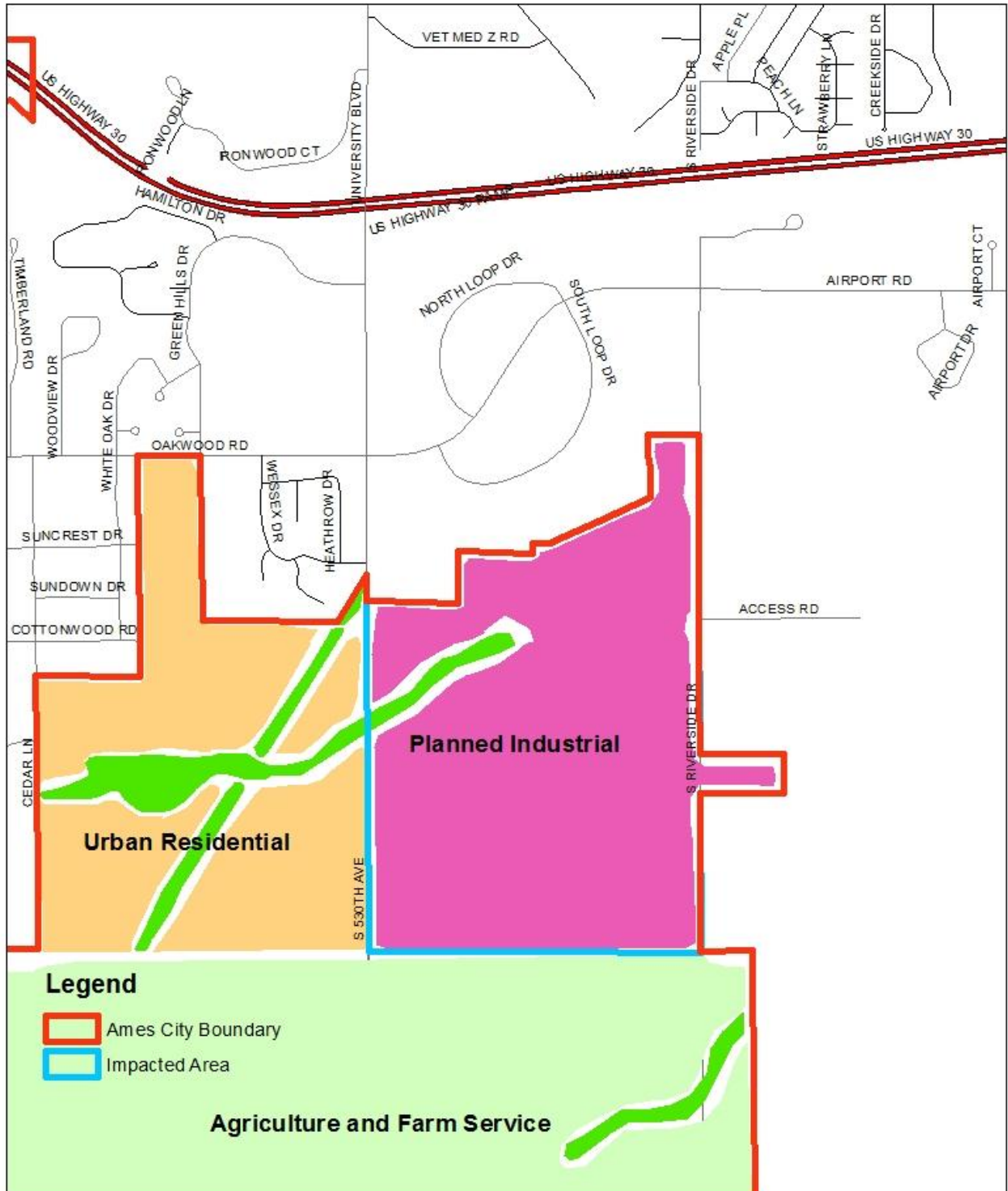
After analysis of the request and a review of the goals and policies of the Ames Urban Fringe Plan, staff believes that the proposed change to the Land Use Framework Map is consistent with those goals and policies.

Therefore, it is the recommendation of Staff for Alternative #1 that the Planning and Zoning Commission adopt the map amendment to the Ames Urban Fringe Plan Land Use Framework Map as shown on Attachment 2 for the expansion of the ISU Research Park.

Attachment 1
Excerpt from the Existing Ames Urban Fringe Plan



Attachment 2
Proposed Amendment to the Ames Urban Fringe Plan



Attachment 3

Excerpts from Ames Urban Fringe Plan

INDUSTRIAL RESERVE/RESEARCH PARK (IRRP)

The Industrial Reserve/Research Park area provides for future expansion of uses similar to the ISU Research Park: innovative technology companies that are supported by proximity to Iowa State University, within a planned development setting. There is land available for this use within the adjacent Planned Industrial portion of the Urban Service Area, but demand for this land use is difficult to predict accurately. This Industrial Reserve/Research Park designation provides additional expansion area for this use.

IRRP Policy 1: Locate this land use designation adjacent to areas within the Urban Service Area land use classification that are designated for expansion of the ISU Research Park.

IRRP Policy 2: Agricultural uses are compatible with this designation.

IRRP Policy 3: Prior to consideration of any request for rezoning or industrial research park subdivision development approval, require an amendment to the Ames Urban Fringe Land Use Framework Map re-designating the area proposed for development from Industrial Reserve/Research Park to Planned Industrial.

IRRP Policy 4: When development is proposed, require the urban level design requirements and service standards as required in areas designated Planned Industrial.

PLANNED INDUSTRIAL (PI)

Planned Industrial is a designation intended for clustered industrial uses. These uses are strategically located to minimize environmental impacts and conflict with residential land uses. Locations also provide for an orderly and efficient transition between land uses within municipal limits and the unincorporated areas of the county. Such areas involve the integration of uses, access, and appearance.

PI Policy 1: Land uses are clustered/industrial park uses that are larger in scale than most general industrial uses.

PI Policy 2: Locate Planned Industrial uses near limited access thoroughfares and/or major railroad systems to accommodate the transportation of industrial goods and services. Minimize environmental impacts and conflict with residential land uses.

PI Policy 3: Give preference to clustering of uses to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

PI Policy 4: Permit Planned Industrial uses when suitable infrastructure and services are available. Require annexation into the city and comply with all

municipal regulations, including zoning, land use policy, subdivision, and building code requirements.

PI Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards.

PI Policy 5: Require buildings to front major thoroughfares to minimize the appearance of industrial operations and enhance the aesthetics of the road corridor. Require landscape and earthen buffering of parking areas and industrial activity, such as assembly yards, storage locations and loading facilities.

Attachment 4 Applicant's Explanation and Narrative

Land Use Policy Plan Map Change
Iowa State University Research Park
City of Ames
October 7, 2013

Explanation of Map Area to be Changed:

The area requested for change is approximately 160 acres south of the current Iowa State University Research Park. The requested change is for the Land Use Framework Map of the Ames Urban Fringe Plan for the area proposed for expansion of the Research Park. The area is currently designated "Rural Urban Transition Area - Planned Industrial/Research Park". For the area to be rezoned the area needs to be designated "Urban Service Area - Planned Industrial". Attached is a map showing the portion of the Land Use Framework Map that needs to be changed.

The map needs to be changed as the available land within the current Research Park is either fully developed or optioned for near-term development or expansions. The Research Park has a small amount of land available for sale and needs additional land for expansion.

NARRATIVE EXPLAINING THE PROPOSED CHANGE

Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan

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 the quality of life.

This area has been previously designated for development. The effect of this change is to move the land use from "future" to present.

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 the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.

Nothing in this request is contrary to the goal. The development is expected to generate 3,000 quality, high paying and high tech jobs.

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.

The Research Park will be developed environmentally sustainable. This is covered in detail in the Master Plan created for the Phase 3 expansion.

Iowa State University Research Park Expansion
Narrative
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Goal No. 4 - It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of community to assure a more healthy, safe and attractive environment.

This expansion is directly adjacent to the current Research Park and expands on the success of the Research Park. This is explained in detail in the Phase 3 Research Park Master Plan.

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 community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

This project is directly adjacent to the current City limits and has access to the existing paved street system and municipal utilities.

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

This map change does not increase the supply of housing.

Goal No. 7 – It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

The projects are on an arterial street with access to bike paths and bus routes. It is expected that 20% of all travel will be by pedestrians, bikes and buses. This is covered in greater detail in the Master Plan.

Goal No. 8 - It is the goal of Ames to enhance the role of downtown as a community focal point.

This change does not affect the downtown as a community focal point.

Goal No. 9 – It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

This change will allow for the creation of 3,000+ high paying, high tech jobs. The Master Plan details the methods used to mitigate the effect of the development on the environment.

Goal No. 10 - It is the goal of Ames to maintain and enhance its cultural heritage.

Nothing in the change is contrary to that goal. Does not impact any cultural heritage.

Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under the current designation.

It is desired to complete the entire park in a single period of time. All annexation and rezoning will occur for the entire park at a single time period. The current map expected a slower development of the park than is currently planned. The existing Research Park is functionally out of property for sale or development.

Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for the expanding the amount of land included in the designation proposed for this property.

There is no other Planned-Industrial ground to be rezoned or currently zone in proximity to the Research Park. All

As a result of this action, will there be an adverse impact upon other undeveloped property in the designation proposed for this site.

There is no other undeveloped (or not currently planned for development) Planned Industrial land designated property in Ames. The remaining undeveloped Planned Industrial property is slated for development or held in reserve for future expansion of adjacent businesses.

As a result of this action, will there be an adverse impact upon other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.

There is no other Planned Industrial property to be developed or re-developed.

Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?

The additional of 1,500,000+ square feet of buildings plus the addition of 3,000+ jobs tailored to primarily clean, high tech industries.

What impact will the proposed change have upon the following?

Transportation

The site is accessed off paved portions of University Avenue and Riverside. There will need to be improvements to University and Riverside plus the internal road network.

Sanitary Sewer

Sanitary sewer is adjacent to the site are and available for extension into the development area. Reference the Master Plan for the Park.

Water

There are 12 inch mains on University and Riverside available for connection and extension into the park expansion. Reference the Master Plan for the Park.

Xenia does not have water rights for the majority of the expansion. Xenia has small water mains in the area insufficient for fire protection. It is expected that Xenia's water rights will be terminated prior to rezoning.

Storm Sewer

The existing drainage infrastructure is older, County road culverts that will need to be replaced during the development of the park. The existing open channels in the expansion area are preserved. Reference the Master Plan for additional details.

Housing and Employment

There will be no housing with the proposed development.

The expected jobs created is 3,000+ based on the current Research Park's building area ratio to jobs ratio.

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