

COMMISSION ACTION FORM

REQUEST: Annexation of 896 S. 500th Street (Crane Farm) and 900 S. 500th Street (City of Ames Water Tower property).

LOCATION: In Section 7 of Washington Township in Story County, generally located East of South 500th Street and North of Highway 30. (See Attachment A)

BACKGROUND:

The City of Ames received an annexation petition for the property at 896 S. 500th Avenue within the Southwest Allowable Growth Area. The petitioner is the property owner, John R. Crane. The property is one parcel containing 52.36 acres on the north side of US 30, west of South Dakota Avenue at the west end of Mortensen Road. The property owners seeks annexation in order to sell the property to development interests that are interested in an extension of Mortenson Road and approximately 1/3 of the land as single-family homes and 2/3 of the land as medium-density apartments.

The annexation area also includes one additional property (900 500th Avenue) owned by the City of Ames and contains an existing city water tower. The City of Ames property is 1.28 acres and will square off the corner of land at the intersection of Highway 30 and South 500th Street. **The proposed annexation is for a 100% consenting annexation of land totaling 53.64 gross acres.** A location map of the proposed annexation is included as Attachment A and a map of the Southwest Growth Area is included as Attachment B.

Land Use Policy: The Land Use Policy Plan (LUPP) identifies these parcels as currently located within the “Southwest I Allowable Growth Area” and designated as Urban Residential (See Attachment C – LUPP & Ames Urban Fringe Map). Lands within the Urban Residential designation are intended for future annexation into the City with development of urban densities and design standards. If approved for annexation, the LUPP designation would be “Village/Suburban Residential”, allowing for a broad range of residential development types.

Land is automatically zoned as “Agriculture” upon annexation. The developers on the project anticipate seeking rezoning of the Crane property to FS-RL and FS-RM; both could be supported residential zoning designations under the Village/Suburban Residential Land Use designation.

Infrastructure: As part of an annexation request, the City reviews the potential to serve development with City utilities. Analysis will be needed to consider the additional loading of a future development to verify availability of capacity. City of Ames existing sewer and water mains extend to the north and east property lines at Mortensen Road and Wilder Avenue.

Generally, single-family homes are proposed north of a Mortensen Road connection

with apartments proposed south of the Mortensen road extension. Public Works has received general information from the developer regarding sewer loading information for a potential future development which will need to be reviewed prior to rezoning of the property. That information has been sent to the City's consultants who are reviewing it based upon current sewer capacity. Once the sewer study capacity results are completed, staff will work with the developer to address any mitigation, if needed, prior to rezoning of the property.

This area lies within the City's water service territory. The property does contain an existing 16" water main which bisects the site from the end of existing Mortensen Road to the water tower property on S. 500th. Water supply is available and adequate to serve the site.

Electric service is split for the property, with the City of Ames providing electric service for the east half of the site and Alliant Energy providing service for the west half.

Additionally, evaluation of the traffic generated by the project will be required. A traffic study is usually triggered when at least 100 peak hour trips are added to the transportation network. The scope of evaluation then depends on the specific types of trips, nearby operations, and potential for project specific impacts. At the time of rezoning for the project, Public Works would request a specific evaluation based on the potential for significant impacts from a particular project.

Currently, CyRide has a route that terminates at the end of Mortenson abutting the subject property. Changes to CyRide service would be reviewed in conjunction with a rezoning and subdivision request for the property.

Outreach:

As part of the state-mandated process for annexations, City staff invited the Washington Township Trustees and the Story County Board of Supervisors for a Consultation Meeting on February 25, 2015. No one representing Story County or Washington Township attended the meeting. No comments have been received at this time.

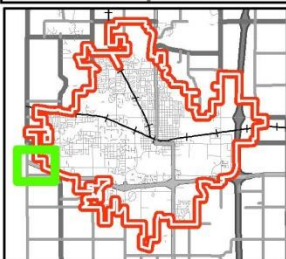
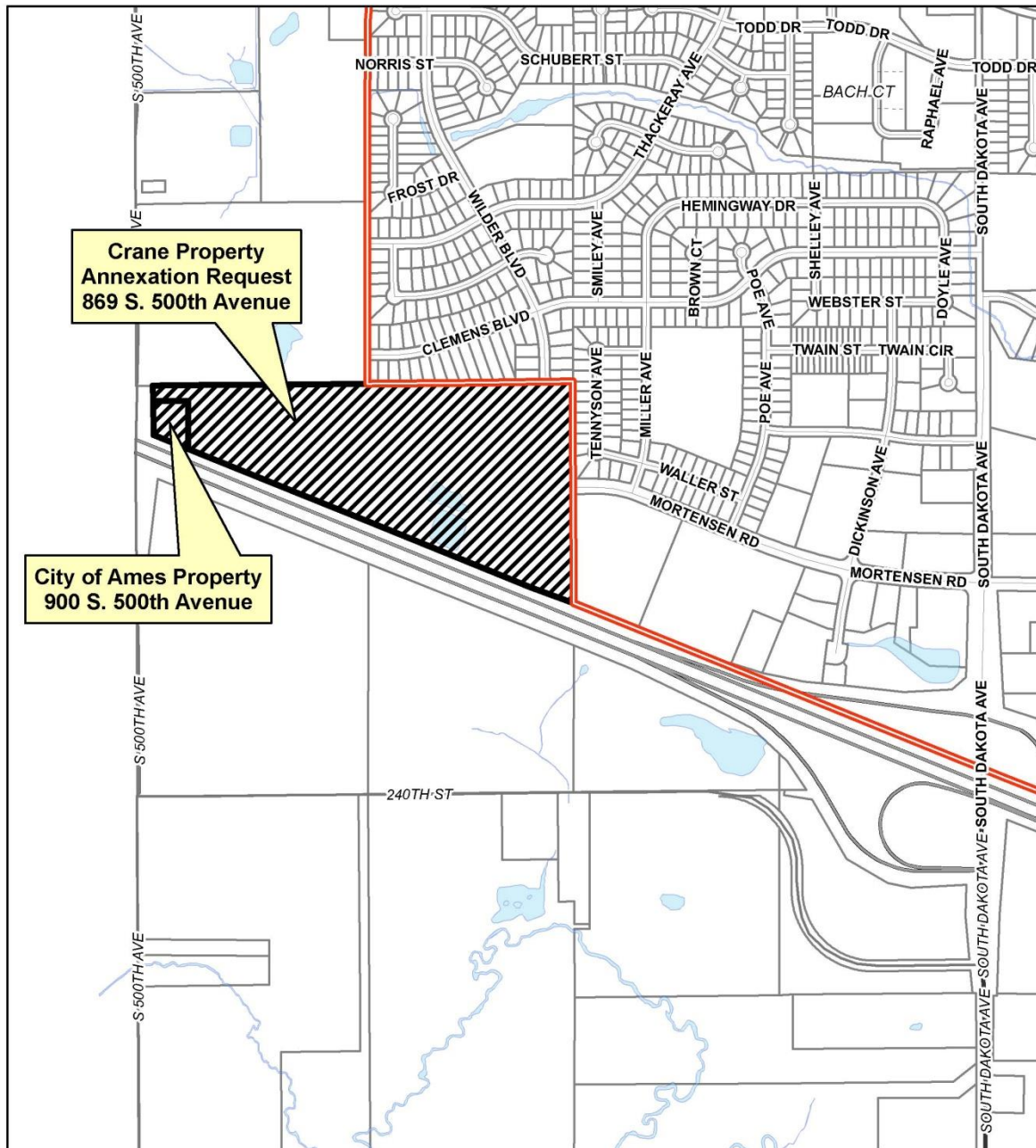
ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the request to annex the 53.64 gross acres, all in Section 7 of Washington Township, Story County by finding that the proposed annexation is consistent with the Land Use Policy Plan and Urban Fringe Plan.
2. The Planning and Zoning Commission can recommend that the City Council deny the request to annex the 53.64 gross acres, all in Section 7 of Washington Township, Story County by finding that the Land Use Policy Plan is not consistent with the Land Use Policy Plan and Urban Fringe Plan.
3. The Planning and Zoning Commission can defer this item and request additional information from either city staff or the applicant.

DEPARTMENT RECOMMENDATION:

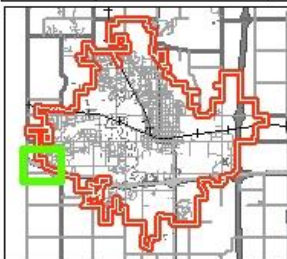
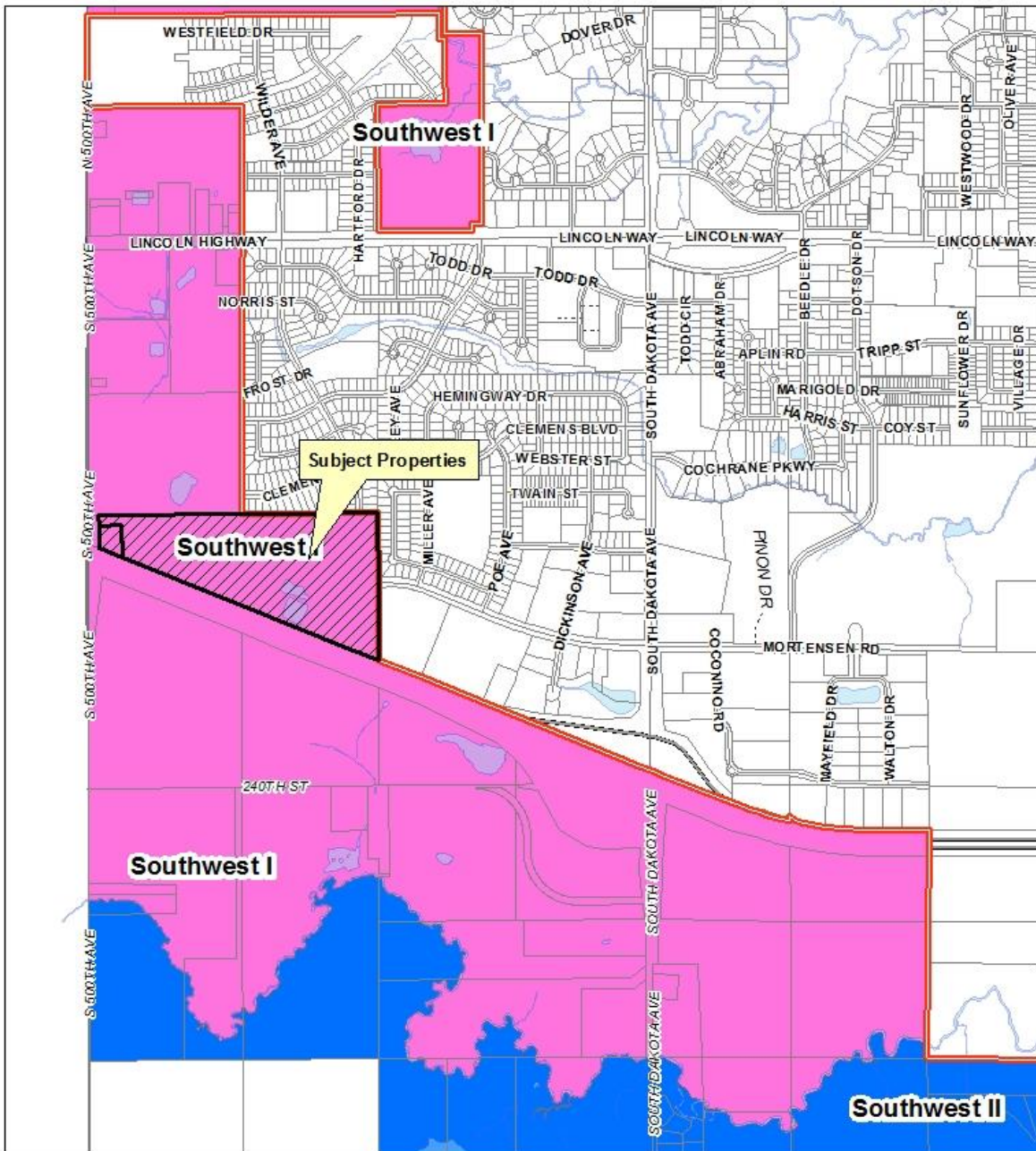
It is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1. This would recommend to the City Council approval of an annexation of 53.64 gross acres in Washington Township, Story County by finding that the proposed annexation is consistent with the Land Use Policy Plan and the Urban Fringe Plan.

**ATTACHMENT A:
LOCATION MAP**



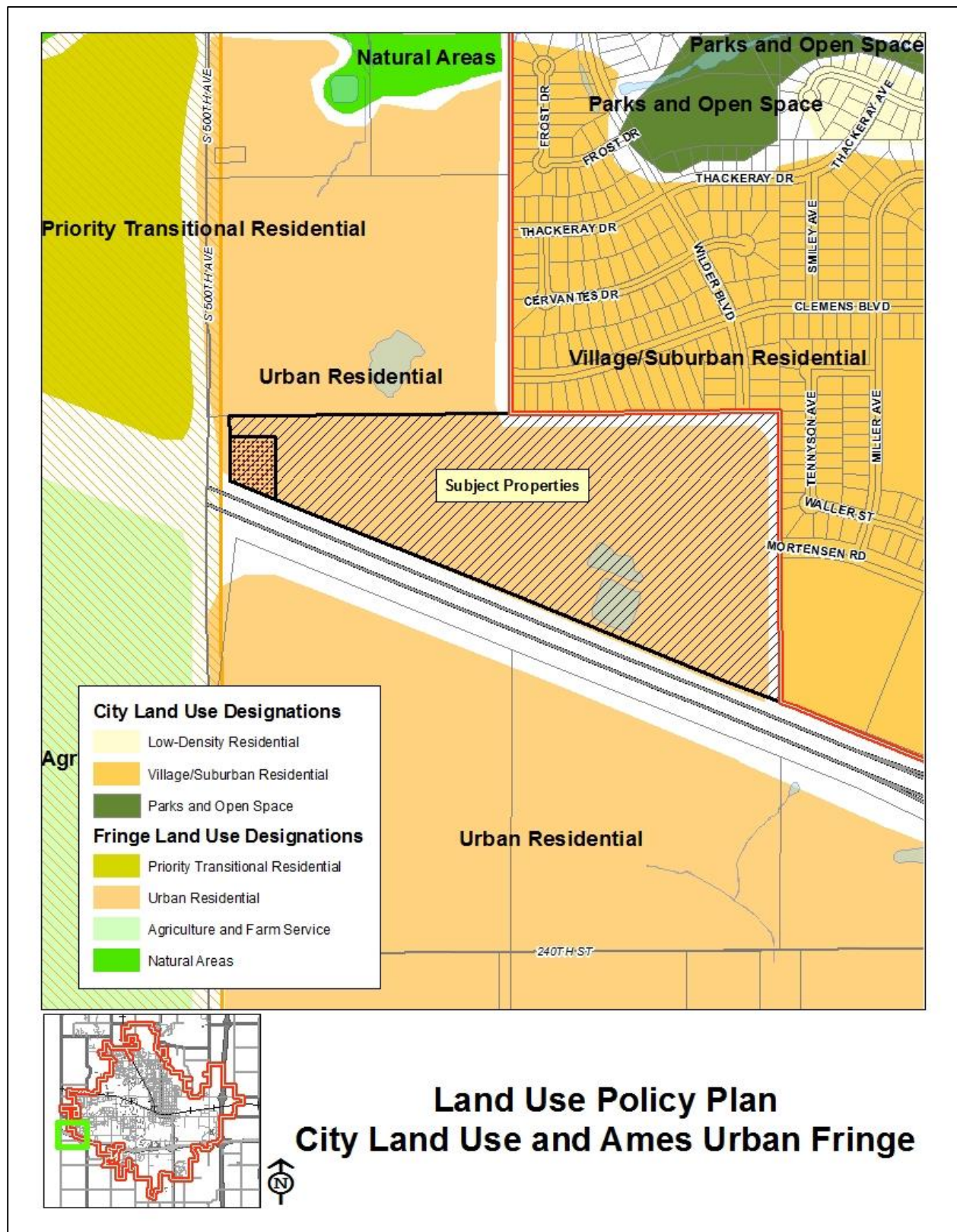
**Annexation Map
896 and 900 S. 500th Avenue**

ATTACHMENT B:
LUPP: ALLOWABLE GROWTH AREAS



Land Use Policy Plan
Allowable Growth Areas

ATTACHMENT C: LUPP & AMES URBAN FRINGE MAP



ATTACHMENT D:

QUESTIONS REGARDING ANNEXATION

What will be the zoning of my property after annexation and what does that mean? Will it have to change?

Upon annexation, a property is automatically zoned A-Agriculture. It will remain A-Agriculture until action by the City Council to change the zoning map. According to Ames City Code, the property owner, the Planning and Zoning Commission, or the City Council can initiate a zoning map change.

The property will be subject to all the zoning requirements of the City. For any specific question about how the requirements impact a particular property, please contact the Planning Division. However, a residential property in the A-Agriculture zoning district would be allowed to maintain that use indefinitely. If damaged or destroyed, a residential use could be re-established subject to the zoning requirements regarding setback, height, etc. There may be greater restrictions than the county would have on accessory and out buildings.

Inside the City, there are other restrictions that are often not found in the county. For example, discharging a firearm (except on agricultural land) and the burning of garbage is prohibited.

Am I required to disconnect from Xenia and hook up to water service when it comes near my property? Will there be connection fees? Can I connect to the new water main with my existing service line? What inspections will I need?

There is no requirement to connect to city water upon annexation unless you are subject to a covenant with the City of Ames to connect and pay the costs associated with the buyout of rural water. You may continue to use a well or, if you are already an existing Xenia customer, you may continue to purchase water from Xenia. If you choose to connect to the City of Ames water system, you may have to pay the costs of buying out water service territory from Xenia. New connections to Xenia will not be possible.

If you choose to connect to the public water system, you may be subject to an inspection of your plumbing system to determine whether the system has adequate venting and backflow protection to protect the public water system. You will need to correct any deficiencies found in that inspection prior to connecting to the public water system. It may be possible to use your existing service lines if it can be verified that they are made of approved materials and are in a safe condition. Any connection will need a plumbing permit and an inspection. Unless you are subject to a previous agreement with the City, there is a water connection fee, subject to change, per linear foot of frontage.

ATTACHMENT D: CONT.

Am I required to hook up to the sanitary sewer when it comes near my property? Will there be connection fees? What inspections will I need?

A connection to the City sanitary sewer system is required only if the existing system needs to be repaired and it is within 200 feet of a public sanitary sewer. The owner will need to obtain a plumbing permit and the connection is subject to review by the Inspections Division. Unless you are subject to a previous agreement with the City, there is a sewer connection fee, subject to change, per linear foot of frontage.

The Story County Environmental Health Department does not determine if the septic system is functioning at the time of annexation, nor does the City. The County does inspect on-site septic systems when a house with a septic system is sold, whether it is in the city or out in the county.

If an on-site septic system is abandoned, the septic tank shall be pumped, the tank lid crushed into the tank, and the tank filled with sand or soil. The Story County Environmental Health Department can provide further information.

How will my taxes change after annexation?

After annexation, your property will be subject to the City of Ames levy, but no longer subject to the Rural Service Basic levy. Other levies, for example school district and county, will remain. The total levy for properties in Ames and in the Ames Community School District (for taxes payable July 1, 2014 through June 30, 2015) is \$32.25490 per \$1,000 of taxable valuation. This compares with \$25.36096 per \$1,000 of taxable valuation for property owners in Franklin Township in the Ames Community School District. The new levy will not be applied immediately upon annexation but will appear in your property tax statements about 20 months after the first day of the year that the City assessor revalues the property. The Story County web site has a tool to help you estimate your taxes, based on the city and school district in which your property is located. It can be found through a link on the City of Ames Assessor's site at <http://www.cityofames.org>. Click on Our Government, then Departments, then City Assessor. There is a link on the left-hand side of the page for "Estimate your Property Taxes".

Can I continue to heat using LP gas? Am I required to connect to natural gas? If so, when will that be brought to my property?

There are no prohibitions on LP tanks in the A-Agriculture zoning district. If you were to seek a change in zoning to some other residential district, there may be restrictions and be subject to the approval of the Ames Fire Department.

The City's natural gas provider is Alliant Energy. Under the terms of the franchise agreement, the provider must provide natural gas to the property line of anyone

ATTACHMENT D: CONT.

who requests in writing to Alliant Energy, to be served. If you wish to connect to natural gas, you will need a permit from the City and have the work inspected.

Under what circumstances can I get a burn permit for trees and brush? Are there fees?

The burning of yard waste is prohibited unless you apply for and obtain a burn permit from the Ames Fire Department. When evaluating an application for a burn permit, the Shift Commander will look at a number of factors, such as hydrant location, fire department access, proximity to combustibles, weather conditions, etc. There is no guarantee that a permit will be issued but the department will always do their best to work with you to find a solution. There is no fee for a burn permit.

I have a building under construction. If I am annexed prior to finishing it, will I need permits to complete it?

The County and the City have different permitting requirements and every project is unique. Please coordinate directly with the Ames Inspection Division to determine permitting needs. Also, please contact the Planning Division to determine zoning requirements for your project.

Important Numbers:

Planning Division	515-239-5400
Inspections Division	515-239-5153
Fire Department.....	515-239-5108
Story County Environmental Health Department.....	515-382-7241