

COMMISSION ACTION FORM

REQUEST: Annexation of 5871 Ontario Street.

LOCATION: In Section 31 of Franklin Township in Story County, located north of Ontario Street and South of the Union Pacific Railroad line. (See Attachment A)

BACKGROUND:

The City of Ames received an annexation petition for the property at 5871 Ontario Street within the Southwest Allowable Growth Area. The petitioner is the property owner, D&R Furman LLC. The property is one parcel containing 34.25 acres on the north side of Ontario Street, west of South Dakota Avenue between Ontario Street and the Union Pacific Railroad line. The property owner seeks annexation in order to develop the property as single-family homes.

The proposed annexation is for a 100% consenting annexation of land totaling 34.25 gross acres. A location map of the proposed annexation is included as Attachment A. A map of the current LUPP designation and Ames Urban Fringe Plan is included as Attachment B and a map of the Southwest Growth Area and all allowable growth areas is included as Attachment C.

Land Use Policy: The Land Use Policy Plan (LUPP) identifies this parcel within the "Southwest I Allowable Growth Area". While the parcel is located north of Ontario Street it still falls just inside the northern boundary of the Southwest I Allowable growth area. The parcel is designated as Urban Residential (See Attachment B – 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 will automatically be zoned as "Agriculture" upon annexation. The property owner anticipates development of single-family homes and seeking rezoning of the property to FS-RL, which is a supported residential zoning designation 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. City infrastructure is currently available at the adjacent Brookview Place subdivision to the east. Utilities can be readily extended to the site to serve development. A full evaluation of utilities services and infrastructure capacity will be done before approval of a specific development.

Electric service is served by Midland Power Cooperative and as such will be served by Midland once developed.

Additionally, potential traffic generated by the project is being evaluated to determine the need for a traffic study. The scope of evaluation then depends on the specific types of trips, nearby operations, and potential for project specific impacts. Should a traffic study be necessary, Public Works would request a study at the time of rezoning.

Outreach:

As part of the state-mandated process for annexations, City staff invited the Franklin Township Trustees and the Story County Board of Supervisors for a Consultation Meeting on March 14, 2016. No one representing Washington Township attended the meeting. The Planning Director for Story County Planning & Zoning attended along with the engineer working on behalf of the applicant. No comments have been received at this time.

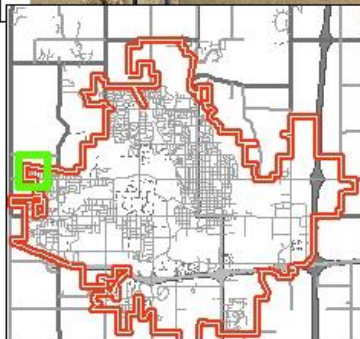
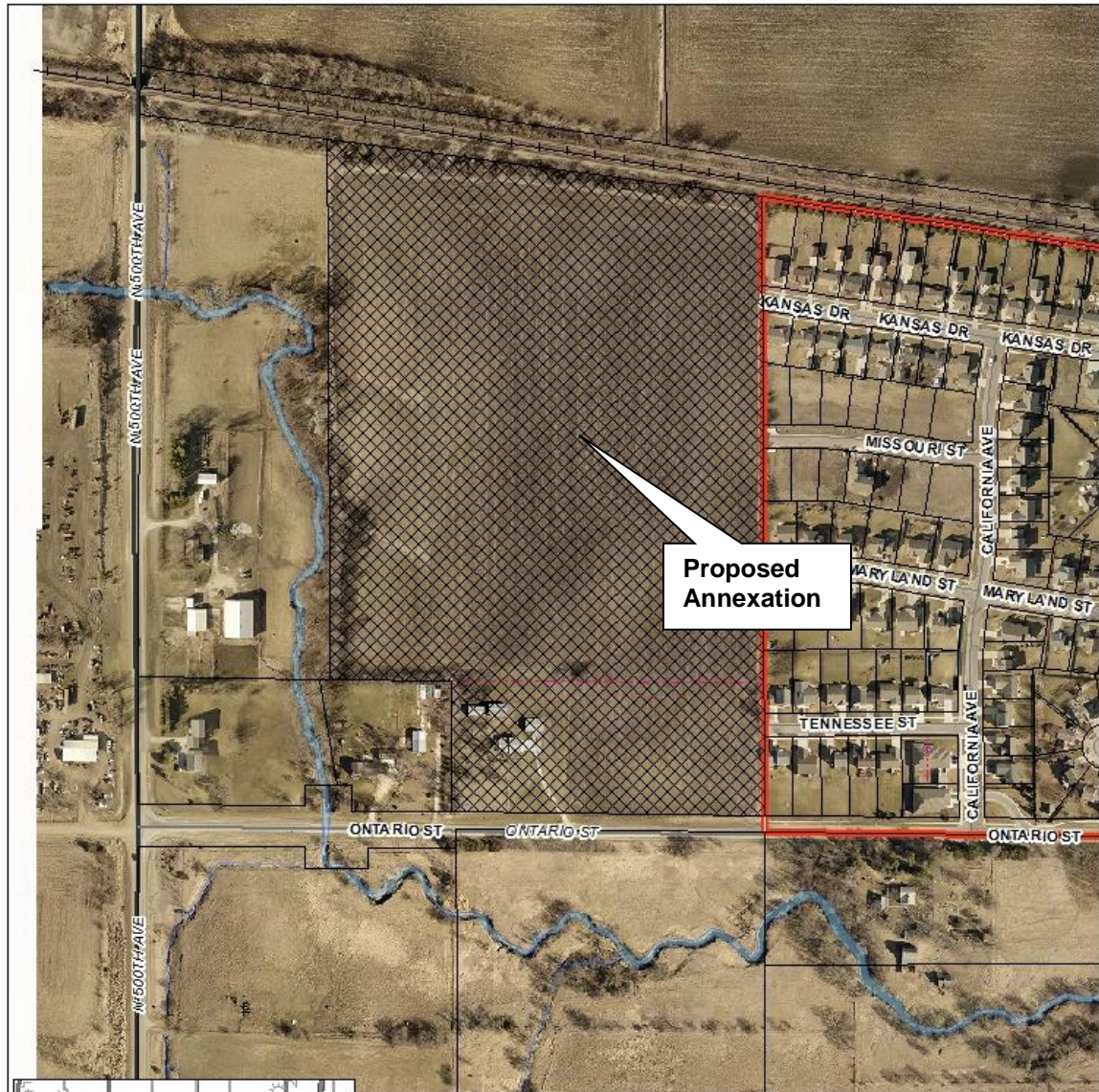
ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the request to annex the 34.25 gross acres, all in Section 31 of Franklin 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 34.25 gross acres, all in Section 31 of Franklin 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:

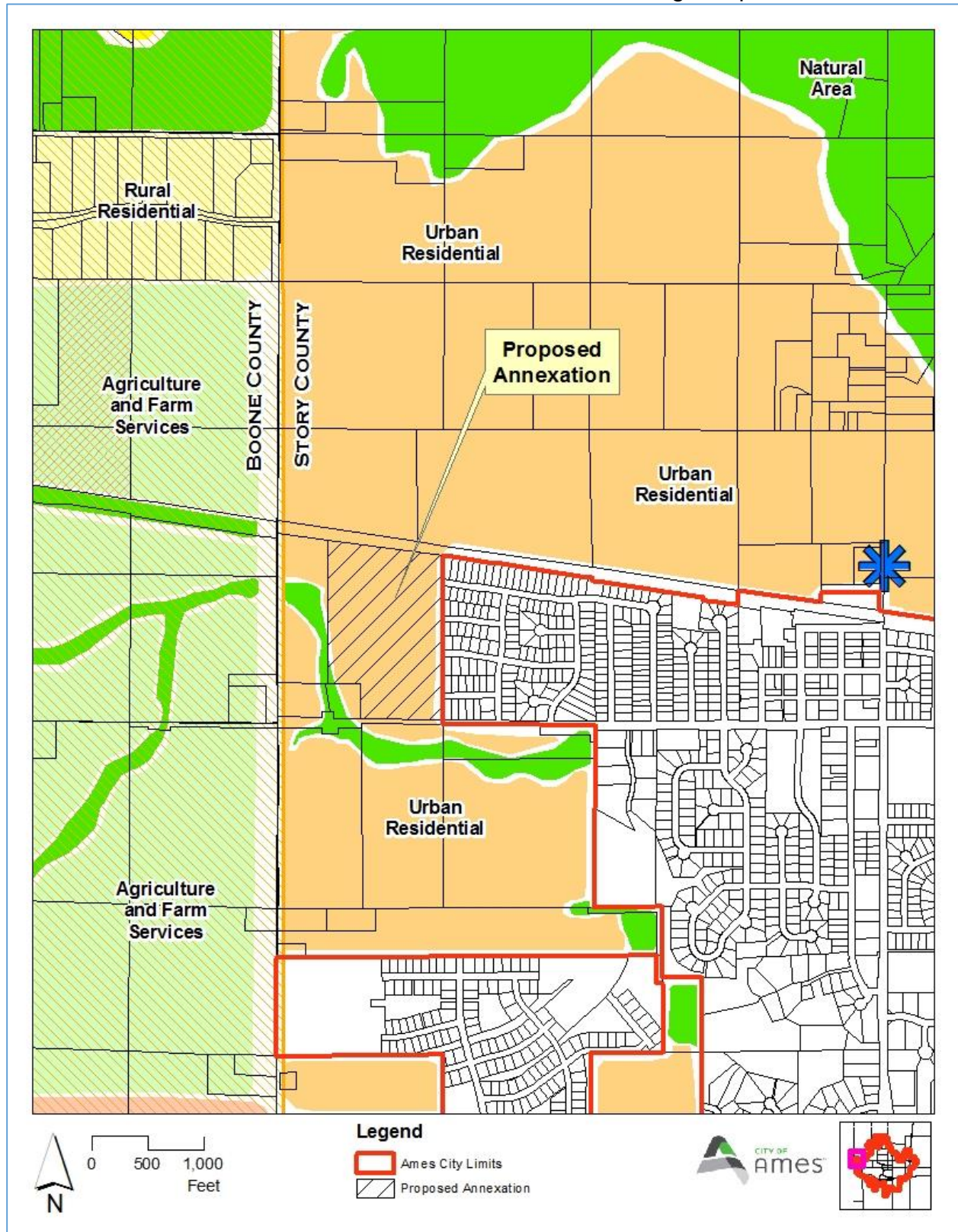
The proposed annexation is 100% consenting and staff does not recommend adding additional non-consenting properties to the request under the 80/20 rule. Approximately 8 acres of land could be added as non-consenting, there is no identified benefit for including any adjacent parcels with the annexation as each neighboring parcel has the ability to annex on their own and there is limited development potential for the properties the west that could be added to the annexation. Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1 to recommend to the City Council approval of an annexation of 34.25 gross acres in Franklin Township, Story County by finding that the proposed annexation is consistent with the Land Use Policy Plan and the Urban Fringe Plan.

Attachment A- Proposed Annexation Location

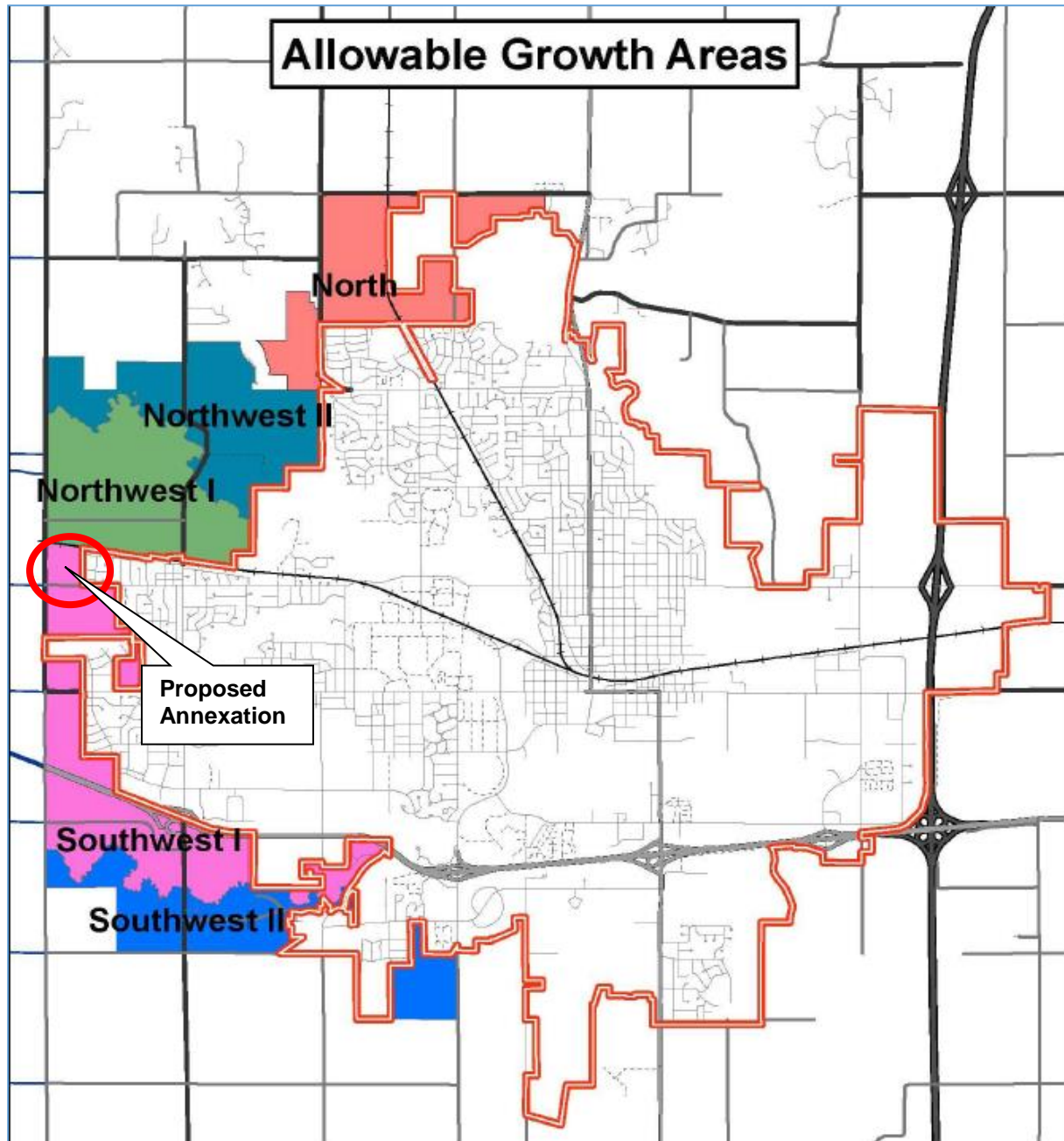


**Proposed Annexation
5871 Ontario Street**

Attachment B- LUPP and Ames Urban Fringe Map



Attachment C- Allowable Growth Areas



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.

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

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