

ITEM#: 20
DATE: 03-23-21

COUNCIL ACTION FORM

SUBJECT: 2020/21 CONCRETE PAVEMENT IMPROVEMENTS PROGRAM (8TH STREET)

BACKGROUND:

This is an annual program to rehabilitate or reconstruct concrete street sections that have deteriorated in order to prevent premature breakdown of the pavement. This work will provide enhanced rideability to residents and visitors. **This project is in the area of 8th Street (Northwestern Avenue to Duff Avenue). As design nears completion, direction from City Council is required regarding the sidewalk infill to be completed as part of the street improvements.**

The City Council has adopted a Complete Streets Plan and policy. According to this policy, in the project evaluation stage it is noted that, **“If all the specified street elements and modal facilities cannot be incorporated into the street design, the designer and project team should seek solutions that at least partially achieve the goals of the project. One example of this approach is adding a sidewalk to only one side of the street where right-of-way is constrained.”**

During design phase, the plans were prepared following the Complete Street Plan. All the streets in this project have existing sidewalks on both sides of the street, except 8th Street from Wilson Ave to Clark Ave.

Through staff’s technical engineering analysis, it is recommended that infill of sidewalk not be implemented along the south side of 8th Street from Wilson Ave to Clark Ave. There were several concerns with the design that lead staff not to recommend implementation of the infill of sidewalk on this block, including removal of up to 5 mature trees and relocation of existing electric overhead poles/lines. **Also, there is existing sidewalk on the north side thereby providing connectivity through the neighborhood.**

Staff sent letters to all residents/businesses and met with few residents/businesses to obtain input on staging, infill of sidewalk, construction timing, and special access needs. All comments were received and incorporated into the project design.

City of Ames staff has completed preliminary plans and specifications for this project with a base bid and then alternatives for the type of pavement used on the reconstruction of 8th Street project. **Alternative A will be for using concrete and Alternative B is for using asphalt.** A table of total estimated costs for each Alternative is shown below:

	<u>Base + Alt A (Concrete)</u>	<u>Base + Alt B (Asphalt)</u>
Base Bid	\$ 1,126,725.85	\$ 1,126,725.85
Paving Alternative	\$ 673,939.50	\$ 556,322.40
Construction Subtotal	\$ 1,800,665.35	\$ 1,683,048.25
Engineering	<u>\$ 271,000.00</u>	<u>\$ 253,000.00</u>
Total Project Costs	\$ 2,071,665.35	\$ 1,936,048.25

Revenue and expenses associated with this program are estimated as follows:

	Available Revenue	Estimated Expenses
G.O. Bonds	\$ 2,300,000	
Road Use Tax	\$ 100,000	
Construction (Low Bid: Base + Alt A)		\$1,800,665.35
Engineering/Administration		\$ 271,000.00
	<hr/> \$ 2,400,000	<hr/> \$2,071,665.35

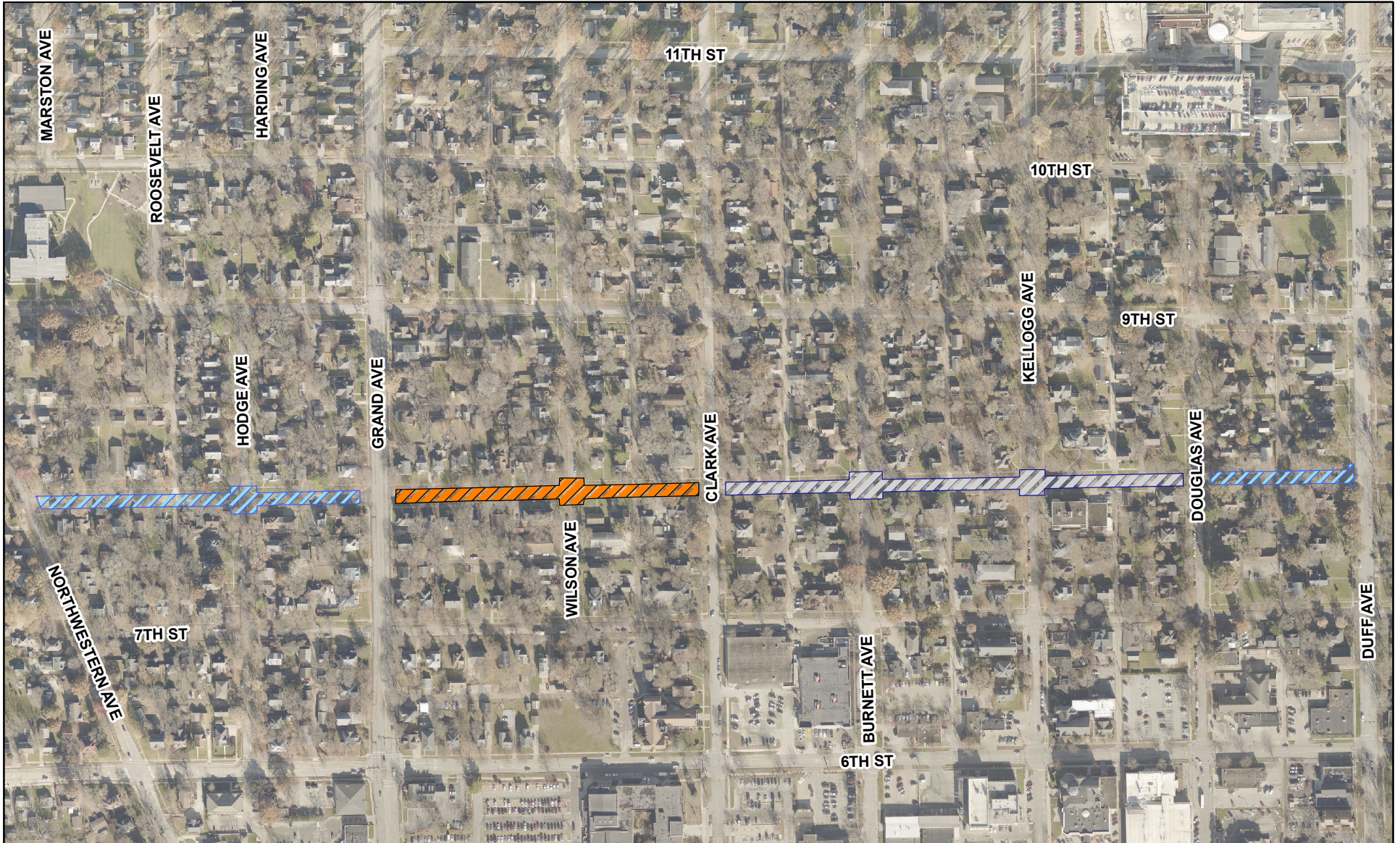
ALTERNATIVES:

1. Approve the preliminary plans and specifications for the 2020/21 Concrete Pavement Improvement Program (8th Street from Northwestern to Duff) without the additional sidewalk infill on the south of 8th Street from Wilson Avenue to Clark Avenue and establish April 7, 2021, as the date of letting and April 13, 2021, as the date for report of bids.
2. Approve the preliminary plans and specifications for the 2020/21 Concrete Pavement Improvement Program (8th Street from Northwestern to Duff) with the additional sidewalk infill on the south of 8th Street from Wilson Avenue to Clark Avenue and establish April 7, 2021, as the date of letting and April 13, 2021, as the date for report of bids.

MANAGER'S RECOMMENDED ACTION:

Even without sidewalk infill on the south side of 8th Street, sidewalk connectivity will still be provided throughout the project area. Because of the need to remove a number of mature trees in the neighborhood and to relocate overhead electric lines, staff believes that the proposed sidewalk infill plan is consistent with the City's Complete Streets policy, as noted above.

Approving these plans and specification will lower street maintenance costs, improve area drainage, and provide a better neighborhood aesthetic. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.**



Phase 1



Phase 2



Phase 3

8th Street - (Northwestern Ave to Duff Ave)

N





8th St - (Wilson Ave to Clark Ave)





COUNCIL ACTION FORM

SUBJECT: AMES URBAN FRINGE FUTURE LAND USE MAP AMENDMENT FOR LANDS ADDRESSED AS 23959 580TH AVENUE AND ADJACENT PARCELS

BACKGROUND:

Roger S. Larson is seeking a minor amendment to the Ames Urban Fringe Plan (AUFPP) Land Use Framework Map for a parcel located at 23959 580th Avenue. In July 2020, City Council voted to allow the Fringe Plan Amendment application to move forward concurrently with an annexation application. Since the July 2020 meeting, additional annexation applications have been submitted and the Fringe Plan Amendment area has been enlarged to include those additional properties in order to create an orderly boundary change with the designation to Planned Industrial (Attachment A). The proposed designation change covers approximately 144 acres.

The proposed Fringe Plan amendment will allow for the property owner of Larson Leasing, LC to move forward with changes in use to the property to allow for a different mix of uses for the existing buildings of office, industrial, and warehouse space that are not permissible under County A-2 zoning. These changes can occur upon annexation to the City and rezoning to a City zoning district.

The current designation of the AUFPP is Agriculture\Long Term Industrial Reserve (Attachments B and C). This designation is a sub-category of the Rural/Urban Transition Area. The Fringe Plan is clear in its expectation that Long Term Industrial Reserve land is intended for future annexation and development within the City when there is need for additional land and development within the City. Additionally, the AUFPP states that when development is proposed urban level design requirements and service standards should be required and that the Plan change to the Planned Industrial designation.

Planned Industrial policies address use and land use designation locations being located near limited access thoroughfares to accommodate the transportation of industrial goods and services. It also requires annexation into the city and compliance with all municipal regulations. The change to Planned Industrial brings the land use designation into alignment with the larger vision for the area. Given the proximity to the Prairie View Industrial Center and future Highway 30 interchange it would not be unexpected for future development to occur in the area. In fact, it would become the gateway to the area and beneficial for the City to control future development and land use planning in this area.

In any proposed change to the Future Land Use Map, the City examines the suitability of infrastructure, such as sewer and water capacity, storm drainage, and general circulation needs. In this instance, no changes in infrastructure are planned. The Larson Leasing, LC site is currently developed and there are no plans for new construction at this time. Current rural services can support its reuse, even within City building code standards.

Any future use would need to comply with zoning and be able to be supported by the existing rural water service line and septic. No surrounding properties or uses should be affected by the proposed change as the two sites are currently in related ownership. Development of those sites would require rezoning and plans for infrastructure extensions prior to development approvals.

The Planning and Zoning Commission considered the request at a Public Hearing on February 17, 2021. The Commission voted 6-0 to recommend approval of the proposed map change. On March 9, 2021, the Story County Board of Supervisors approved the proposed amendment to PI along with support of the annexation. The Gilbert City Council will consider this request at an upcoming meeting. Staff notes that Gilbert's approval is not necessary for final approval of the change due to its location to the east of Ames and the annexation can continue forward upon City of Ames approval of the amendment.

ALTERNATIVES:

1. Approve a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map to change the land use designation of approximately 144 acres of land located at the northwest corner of 580th Avenue and Highway 30, from Agriculture\Long Term Industrial Reserve to Planned Industrial, as depicted in *Attachment B* and an amendment to the Ames Urban Fringe Plan Land Use Classes Map to reflect the changes to the subclasses described above.
2. Do not approve the request for a Minor Amendment to the Ames Urban Fringe Plan Land Use Framework Map.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed change to the AUFPP will aid in the annexation of land into the City and allow the property to be used in a manner that aligns with the way it is currently developed. The change also aligns with the policies of the Planned Industrial designation within the AUFPP. No changes are proposed to other surrounding properties and the map change will allow future development that may occur given the future development of the Prairie View Industrial Center and future Highway 30 interchange.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ADDENDUM

Request and Referral. On July 28, 2020 the City Council voted to initiate a Minor Amendment to the Ames Urban Fringe Land Use Framework Map, as requested by the property owner, Roger Larson. Mr. Larson owns 23959 580th Avenue (formerly Caremoli), designated as “Agriculture/ Long Term Industrial Reserve” in the Rural/Urban Transition Area, located south and east of the corporate limits at the intersection of Highway 30 and Teller Avenue (see *Attachment A*). The proposed amendment will change the AUFPP designation to “Planned Industrial” in the Urban Service Area.

In addition to the AUFPP Amendment, the property owner was also directed to apply for annexation into the City. This application evolved from one parcel to a total of four parcel making application for annexation. Approval of the AUFPP Amendment is required in order for the properties to be annexed per the AUFPP policies. City Staff expanded the AUFPP amendment area from the initial request of only including 23959 580th Avenue to include all lands applying for annexation and along 580th Avenue. Properties along 580th Avenue are not applying to be annexed but for clarity in the AUFPP map they were included. The change will have no direct impact on these properties.

Ames Urban Fringe Plan. The Ames Urban Fringe Plan designates this site as “Agriculture/ Long Term Industrial Reserve.” To accommodate the request, an amendment must be made to designate this land as “Rural Residential.” The existing and proposed land use designations are each a subclass of the “Rural Service and Agricultural Conservation Area.” This designation

Zoning. The subject site is currently zoned A-2 by Story County. Upon annexation, 23959 580th Avenue, will apply to be rezoned to Intensive Industrial, a newly created Industrial zoning district within the City. Intensive Industrial was created to be used for properties located within the adjacent Prairie View Industrial Center development area. Three other parcels all owned by LDY, LLC will rezoned to Agricultural per City policy. All other properties along 580th Avenue that will not be annexed will retain the existing County Zoning designation.

Applicant’s Statement. The applicant’s Narrative for the Amendment to the Ames Urban Fringe Land Use Framework Map is included in Attachment C

Amendment Considerations. Staff finds that the proposed amendment meets the following policies found in the AUFPP (Attachment D). Although some residences do exist in the area, there are no immediate changes that will have a direct negative impact on their properties.

Traffic. There should be minimal to no impact on traffic as a result of the amendment. Access to the site will not change with this amendment and annexation. There is no new development planned to the larger area. The site will likely be used for commercial/industrial uses after sitting vacant for some time so there may be an increase

in traffic trip in and out of the site the impact be minimal. There is a proposed new Highway 30 interchange to be built by the Iowa DOT in 2023 with a frontage road that will go through this area. At this time there will be a change to traffic circulation.

Public Utilities. The City of Ames does not extend public infrastructure beyond the corporate limits. No public utilities will serve the parcels under consideration for a land use amendment with this amendment. These properties will continue to use rural water and septic services. There are no plans for the City to extend utilities to these sites in the near future. Any future extension of City utilities and connections will be at the property owner's expense.

Attachment A: Location and Current Urban Fringe Designation



Proposed AUF Amendment Area

Attachment B: Proposed AUF Map



Proposed AUF Designation Change

Attachment C: Applicant's Narrative for AUF Change

Explain the consistency of this proposal with the goals and policies set forth in the Ames Urban Fringe Plan

This proposal aligns with the overall goals for the Ames Urban Fringe Plan regarding the development of Planned Industrial (PI) on the east side of Interstate 35. The site is located approximately 1,300 feet south of the city's planned Prairie View Industrial Center and along Highway 30, a limited-access thoroughfare with a direct connection to Interstate 35.

The IDOT plans to construct a new interchange in the vicinity of this site to serve as the primary entrance from Highway 30 to the planned Prairie view Industrial Center. The PI designation of this site will ensure the long-term use and appearance will be consistent at this critical entry into the City's planned industrial expansion area.

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

The current county zoning designation only allows for agricultural activities and does not support commercial or light industrial activities that fall in-line with the city's future vision of this area. The site sat vacant for two years due to the limited approved use of the space before the current owner purchased the property. The owner plans to offer much needed multiple office, shop, and warehouse space that can only occur with a new zoning designation and a change to the AUF.

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 expanding the amount of land included in the designation proposed for this property.

There is very limited developable property in and around the City of Ames that could meet the owner's business needs for light industrial. Given the site's proximity to the City's planned industrial expansion the designation change essentially expands the city's industrial park to connect with the primary thoroughfares serving the area and opens the opportunity to provide a new gateway to the city.

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 not an adverse impact on other undeveloped property in the area. The proposed designation ties into development plans to the north.

Other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.

There is not an adverse impact on other developed property in the area which includes a pipe supply company, a Veterinarian, and animal feed supply. The proposed designation compliments these uses.

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Attachment D: AUFPP Excerpt (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.

Additional Policies for All Areas

These policies statements are organized based on the Common Goals listed in the section "Vision and Goals for the Urban Fringe".

Goal 1.1: To provide a balanced mix of land uses that are arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.

Policy 1.1.1: Use the identified land use designations in the Land Use Framework Plan section for future land use planning, as they relate to the Ames Urban Fringe Land Use Framework Map. The uses set forth in the Land Use Designations section generally describe uses and should not be considered all-inclusive. Intensities establish the minimum net density or density range for each land use category. Residential densities are expressed as dwelling units per acre

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR KINGSBURY'S FIFTH ADDITION

BACKGROUND:

Kingsbury's Fifth Addition Subdivision is a 5.62-acre development site located on SE 3rd Street, just north and east of Target. The proposed subdivision divides the recently created Lot 1 of Kingsbury's Fourth Addition (Location map - Attachment A). The property is zoned Highway-Oriented Commercial (HOC) (Zoning-Attachment B).

The final Plat for Kingsbury's Fourth Addition was approved in 2020 with a development agreement that included dedication of right-of-way to the City and partial completion of infrastructure extensions and a conditional waiver of street paving in recognition of the City's planned extension of SE 3rd Street with the planned Cherry Avenue extension. **The property owner, WW Holdings Corporation, requests approval of this preliminary plat creating four lots and a conditional waiver of street improvements consistent with the prior development agreement approval** (Lot Layout-Attachment C).

The largest lot is Lot 4 (2.95 acres) in the north part of the subdivision with frontage on SE 2nd Street and Kingsbury Avenue with the smaller Lot 1 (1.28 acres), Lot 2 (.71 acres) and Lot 3 (.68 acres) all located directly north of Target with frontage on SE 3rd Street. Shared access from SE 3rd Street is planned for Lot 4. Lots 3 and 4 are in the floodway fringe and any subsequent development will require adherence to floodplain development standards if the development is proposed on areas where floodplain exists on those properties.

The City plans for a future extension of Cherry Avenue to the east of this site that includes the extension and connection of SE 3rd Street. **The owner desires to have the prior wavier and agreement reapproved for this project that would then defer the installation of pavement until such time as Cherry Avenue to the north and east is extended south to intersect with SE 3rd Street or until site development on Lot 3.** The basis of this request is that the final design elevation of the road extension is not yet known, and therefore it is premature to bring in fill dirt to match the existing grade of SE 3rd.

As a new subdivision, standards of Chapter 23 of the Ames Municipal Code apply to its review, even though a conditional waiver was previously approved regarding SE 3rd Street paving requirements for approximately 150 feet. Sidewalk installation was deferred as part of the prior approval as well. Water and sewer extension were completed with the prior approval. The only remaining infrastructure improvement applies to the street paving of the SE 3rd extension.

An amendment to the existing development agreement for street construction is being finalized with the developer to change the language in the agreement from development of Lot 1 of Kingsbury's Fourth Addition triggering street construction to having development of Lot 3 of Kingsbury's Fifth Addition as the triggering event. The terms of street construction are otherwise still the same as was approved for Kingsbury's Fourth Addition.

The developer also requests a deferral of sidewalks along the Lot 4 SE 2nd Street frontage and Kingsbury Avenue. The deferral would be until such time as other sidewalks connect to the site or the property is developed. Staff supports the proposed conditional waivers and temporary deferrals as being consistent with the intent of the previous agreement.

At the March 3rd Planning & Zoning Commission meeting the Commission voted 6-0 to recommend the City Council approve the Preliminary Plat for Kingsbury's Fifth Addition. Commission members asked questions regarding elevating on lots that are located within the Flood Plain Fringe. Staff explained that once final platted any buildings proposed in the flood plain would be required to meet elevation and protection standards of Chapter 9 standards governing the floodplain. Staff also discussed the extension of SE 2nd Street as not being feasible due to topography and electric transmission lines.

ALTERNATIVES:

1. Approve the Preliminary Plat for Kingsbury's Fifth Addition Subdivision and direct staff to work with the developer to prepare a development agreement update for deferral of sidewalks and extension of SE 3rd Street.
2. Deny the Preliminary Plat for Kingsbury's Fifth Addition Subdivision, by finding that the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) or by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
3. Defer action on this request to the next regular meeting and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The Preliminary Plat proposal for Kingsbury's Fifth Addition includes four developable lots. The preliminary plat identifies all the necessary infrastructure to serve the developable commercial lots. City staff has reviewed the proposed plat and find it conforms to the requirements of the Ames Subdivision Regulations and to the other adopted policies and ordinances of the City.

The applicant is proposing to have City Council reapprove the prior conditional waiver and development agreement for paving of SE 3rd Street and defer construction of sidewalk

along SE 2nd Street and Kingsbury Avenue until development of Lot 4. Approval of a conditional waiver would formally occur with a Final Plat.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 as described above.

Addendum

General Site Info

The site is currently one parcel of 5.62 acres lying north of SE 3rd Street just north of Target. The south half of the site is relatively flat with an increase in grade and elevation on the north half of Lot 4. Attachment B includes an aerial of the site. The site is zoned Highway-Oriented Commercial (HOC), which is also consistent Land Use Policy Plan land use designation.

Immediately to the east of the site is a parcel zoned Agricultural. City water wells are located further to the east. To the north are properties zoned HOC with a mix of non-conforming residential and zoned commercial uses on them. To the south is commercially zoned land (HOC) containing Target, Walmart as well as various other commercial uses. To the west is commercially-zoned land with various commercial businesses. Attachment C includes zoning of the area.

Lots

The site will yield four developable lots. Lot 4 is the largest at 2.95-acres. Lot 1 (1.28 acres), Lot 2 (.71 acres) and Lot 3 (.68 acres) A .23-acre lot (Lot A) is reserved for street right-of-way. HOC zoning has no minimum lot size but requires a minimum of 50 feet of frontage. All lots meet the minimum 50-foot frontage requirement.

Flood Plain

A portion of the site lies with the FEMA-designated flood plain. Development within the Floodway Fringe is allowed provided that buildings are elevated or flood proofed to 3 feet above the Base Flood Elevation (BFE or the water surface level of a flood having a 1 percent chance of occurring in any given year). Existing BFE ranges from approximately 886.25 feet up to 887 feet across the site. Chapter 9 floodplain development standards require buildings to be constructed a minimum of 3 feet above BFE at a given location to meet flood protection. Existing grades on the four lots range from 882 feet to 887 feet. This requires a range of approximately 3 feet to as much as 7 feet of fill that may be required depending on where building construction takes place.

Streets

All lots will be fully served by the SE 3rd Street as a minor arterial street that is 31' feet wide. The subdivision will require the extension of 153 feet of SE 3rd Street to the east of the current point of ending. An intersection with Cherry Avenue will be constructed in the future connecting SE 3rd Street and Cherry Avenue further to the east of this site.

Due to issues with terrain near the northern edge of the site staff has not recommended dedication of right-of-way for 2nd Street at this time to extend the street east. There exists a large electric transmission line that would need relocated should 2nd Street be extended further eastward. South Borne Avenue which would intersect with 2nd Street to the east is not standard right-of-way size and would need improvements to connect if 2nd Street was extended. Acquiring more right of way along South Borne would be an extensive process with neighboring property owners.

Water

Water mains were previously installed. A public main must be extended north from SE 3rd Street to serve Lot 4. The developer proposes an 8" water main and 8" sewer main both running north from SE 3rd Street within the 20' cross access and public utility easement to reach Lot 4.

Sewer

Sanitary sewer is installed along SE 3rd Street to serve lots 1-3. A new sanitary sewer main will be required to extend northward from the existing sanitary sewer along SE 3rd Street to serve the proposed lot 4 via a public utility easement along the boundary of Lots 1 and 2.

Electric

Extension of electrical service is required with the extension of SE 3rd Street. The extension of electric transmission and services will be placed underground to serve all lots.

Sidewalks and Trails

A five-foot sidewalk is required along the frontage of each of the lots as the property is zoned commercial. A five-foot sidewalk is also required along Lot 4 abutting SE 2nd Street and Kingsbury Avenue. The developer proposes to defer installation of sidewalk along SE 2nd Street and Kingsbury Avenue via the development agreement until such time as Lot 4 develops in the future. No trails are required for development of the site.

Storm Water Management

Storm water will be managed upon site development of the properties—a storm water easement for off-site runoff exists for the east portion of the proposed Lot 4; however, that easement does address storm water runoff related to use of this site. A storm water conveyance easement is proposed along the southern 25' of Lot 4 and eastern 20' of Lot 3. Further storm water information will be needed prior to approval of the Minor Site Development Plan but for purposes of this preliminary plat, the proposed grading and detention plans can be approved. Development of each lot will be subject to the requirements of Chapter 5b.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site and a sign was posted on the subject property.

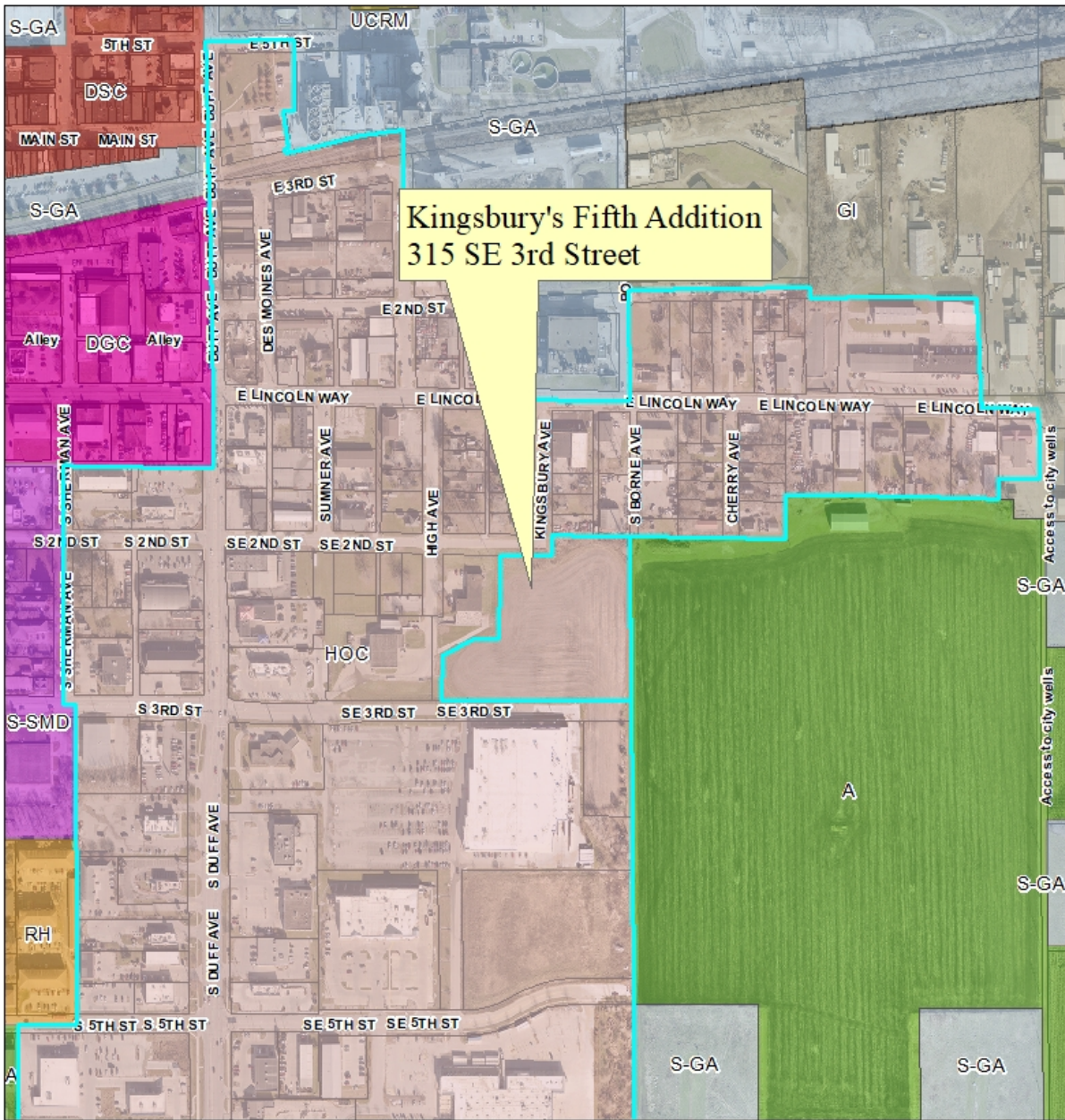
Attachment A- Location map



Location Map
315 SE 3rd Street



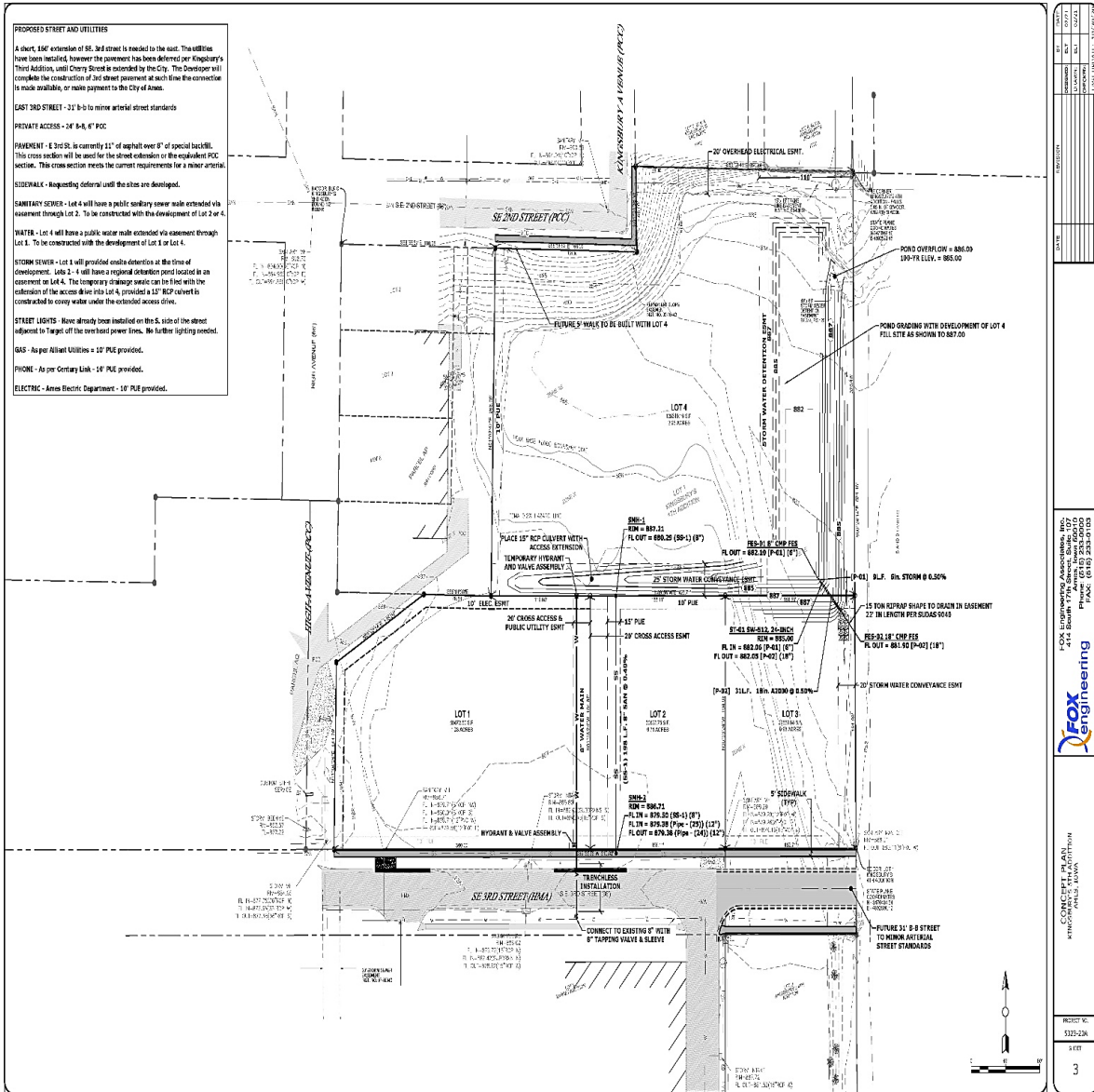
Attachment B- Zoning Map



Kingsbury's Fifth Addition Zoning Map
315 SE Third Street



Attachment C-Preliminary Plat Layout



Attachment D: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*

Attachment E-Floodplain Boundaries



Kingsbury's Fifth Addition Floodplain
315 SE Third Street



COUNCIL ACTION FORM

REQUEST: PRELIMINARY PLAT AS MAJOR AMENDMENT FOR QUARRY ESTATES CONSERVATION SUBDIVISION FIFTH ADDITION

BACKGROUND:

Quarry Estates LLC has submitted a revised Preliminary Plat as a Major Amendment to the original approval in order to add two additional single-family home lots in the proposed Fifth Addition of Quarry Estates Subdivision (See Location Map Attachment A). The City annexed this land in December 2013 and approved a rezoning request to FS-RL (Suburban Residential Low Density) and FS-RM (Suburban Residential Medium Density) with a Master Plan on October 14, 2014 (See Zoning Map Attachment B). The original 79-acre, 160-lot Preliminary Plat was approved in 2015. Additions 1-4 have been final platted over the last five years.

This area of the Quarry Estates subdivision is all zoned FS-RL (For lot layout see Attachment C, entire Preliminary Plat document is part of this packet). The proposed Preliminary Plat includes 51 lots for single-family detached homes in the Fifth addition. This is an increase of two lots from the original lot layout plan for this addition. The two additional lots are proposed along the north side of Ada Hayden Road. **The addition of two lots requires a major amendment through a preliminary plat based on the standards in Section 23.306 of the Ames Municipal Code. The increase in lots is the only major change compared to the original approval.**

Lot sizes range from 7,200 square feet to a few lots exceeding 10,000 square feet. All lots meet minimum size requirements for the zoning district. The average lot width on the north side of Ada Hayden Road has decreased from 83 feet to 66 feet with the proposed change.

The original Preliminary Plat approved in 2015 proposed 160 lots. In 2018, a single lot was platted as the 3rd addition for construction of an Independent Senior Living Facility at the corner of Hyde Avenue and 190th Street in the northwest corner of Quarry Estates. This lot was not proposed on the original preliminary plat but was permitted to be platted as a minor amendment with the addition of only one new lot. **The additional two lots proposed with this Preliminary Plat for the Fifth Addition and the Senior Living Facility lot that was platted in 2018 will bring the current buildout total to 163 lots. A total increase of 3 lots from the original Preliminary Plat.**

In 2015, this site development was the first project to request approval under the Conservation Subdivision standards of Ames *Municipal Code*. Ames Conservation Subdivision standards are part of the Chapter 23 Subdivision Standards of the Municipal Code. **The intent of the standards is to protect the quality of water in Ada Hayden**

Lake, protect existing surface drainage systems, promote interconnected greenways, provide commonly owned open space and conservation areas, and protect such areas in perpetuity.

The Preliminary Plat includes Outlot A (.72 acres), Outlot B (1.06 acres) and Outlot C (.13 acres). These areas are required open space, trails and conservation area in this subdivision as a Conservation Subdivision. As a conservation subdivision all open areas are proposed in accordance with the Conservation Subdivision standards and meet the requirements for a Conservation Subdivision. Additional information is provided in the addendum.

The rezoning of the site in 2014 included a Master Plan and Zoning Agreement defining the general arrangement of uses and conditions for development of the site. The Preliminary Plat must be found to conform to the Master Plan in addition to the zoning and subdivision standards. The numbers of dwelling units, their general locations, and net density are consistent with the Master Plan approved by City Council. The open spaces and access points generally conform to the Master Plan as well. The Zoning Agreement also required a central transportation spine that is a shared use path along the new Ada Hayden Drive and for sidewalks along Hyde Avenue. This preliminary plat follows the master plan direction of providing for a shared use path along Ada Hayden Road along the north side of the street and completing sidewalk connections along Hyde Avenue.

The project also includes a required turn lane on Hyde Avenue as part of the planned connection of Ada Hayden Road to Hyde Avenue. Quarry Estates is also subject to a pre-annexation agreement, that among other things, includes terms for a proportional share of Hyde Avenue paving improvements as a street assessment. The agreement requires proportional payment of street assessments at the time of each final plat within Quarry Estates, there is no change to this requirement with the revised Preliminary Plat for the 5th Addition.

At the March 3rd Planning & Zoning Commission meeting the Commission voted 6-0 to recommend the City Council approve the Preliminary Plat for Quarry Estates. Commission members inquired about what instigated the addition of the two additional lots. Owner Kurt Friedrich answered that the lots were added to provide more price points and options for potential developers, noting high demand for the lots.

ALTERNATIVES:

1. Approve the Preliminary Plat for Quarry Estates Fifth Addition at 1899 Hyde Avenue.
2. Deny the Preliminary Plat for Quarry Estates Fifth Addition at 1899 Hyde Avenue by finding that the preliminary plat does not meet the requirements of Section 23.302(3)(b) or 23.306 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
3. Refer the request back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed Quarry Estates Fifth Addition preliminary plat adds two additional lots to the subdivision along the north side of Ada Hayden Road. The Quarry Estates preliminary plat demonstrates how the project will carry out the low-impact policies and techniques required by the Conservation Subdivision and will thus protect the quality of surface water flowing into Ada Hayden Lake, as was envisioned when the park land was acquired. This preliminary plat maintains those standards and techniques.

The Preliminary Plat for Quarry Estates Fifth Addition is consistent with the approved master plan and zoning agreement. The access points and circulation system are also consistent with the Master Plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

Addendum

Conservation Areas and Open Space. The applicant completed a natural and cultural resources inventory as required by the Conservation Subdivision standards upon creation of this subdivision in 2015. The conservation subdivision ordinance also requires 25% of the property to be interconnected conservation areas and open space distributed throughout the development and abutting 80% of residential lots. Open spaces serve as a buffer between proposed residences and existing residences on the east and south of the property.

The 2015 landscape plan portrays these naturalized conservation areas. A Conservation Area Management Plan has been submitted that describes these areas and how they will be established and maintained. More detail for maintenance operations is required during the final plat process. The developer will have initial responsibility for creating the conservation areas and the future homeowner's association will have long term management responsibilities. Conservation Subdivisions require an interconnected open system with 80% of lots abutting open space. Approximately 87% of lots abut an open space area. This preliminary plat maintains these standards and meets the required open space and conservation area as well as the abutment of 80% of residential lots.

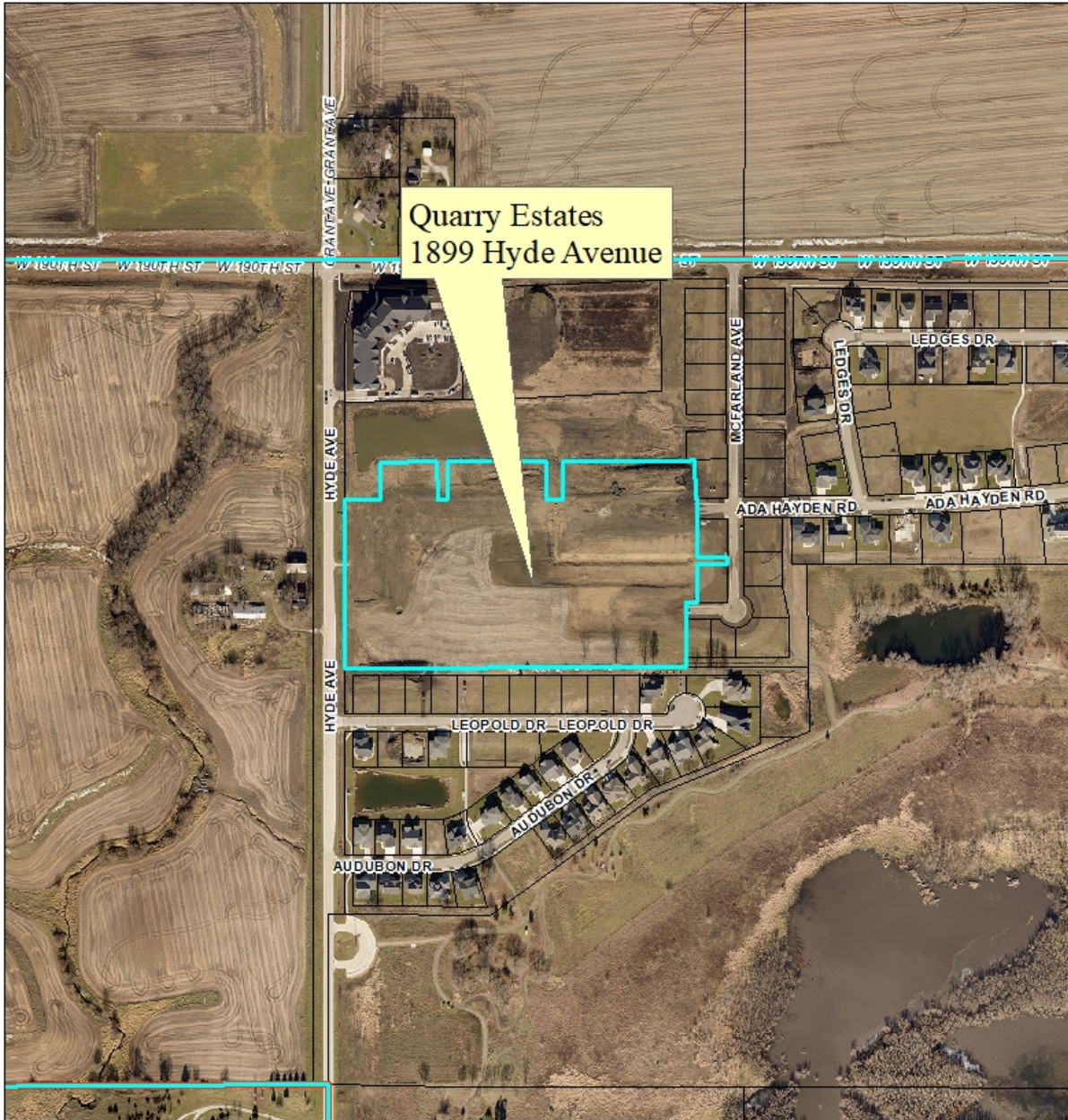
Traffic and Street Connections.

The applicant has designed and will construct turn lane improvements for Ada Hayden Road to connect to Hyde Avenue.

The street width for Ada Hayden Road meets the standard for a residential collector street, that is, a 31-foot pavement width as measured from the back of the curb within a 66-foot right-of-way, accommodating parking on one side. This right-of-way will include an 8-foot shared use path on the north side and a 5-foot sidewalk on the other. The other street width for Ketelsen Drive meets the standards for local streets, that is, a 26-foot pavement width as measured from the back of the curb within a 55-foot right-of-way. This width allows for parking on one side of a street. The street layout also includes mid-block crossings for pedestrians as required by FS-RL zoning when a block face exceeds 600 feet.

Stormwater Management. One of the principles of the Conservation Subdivision is to take the approach of Low Impact Development to design the project. This means the arrangement of lots, street and stormwater management minimizes mass grading of the site, minimize impervious areas, and maximize use of natural stormwater treatment.

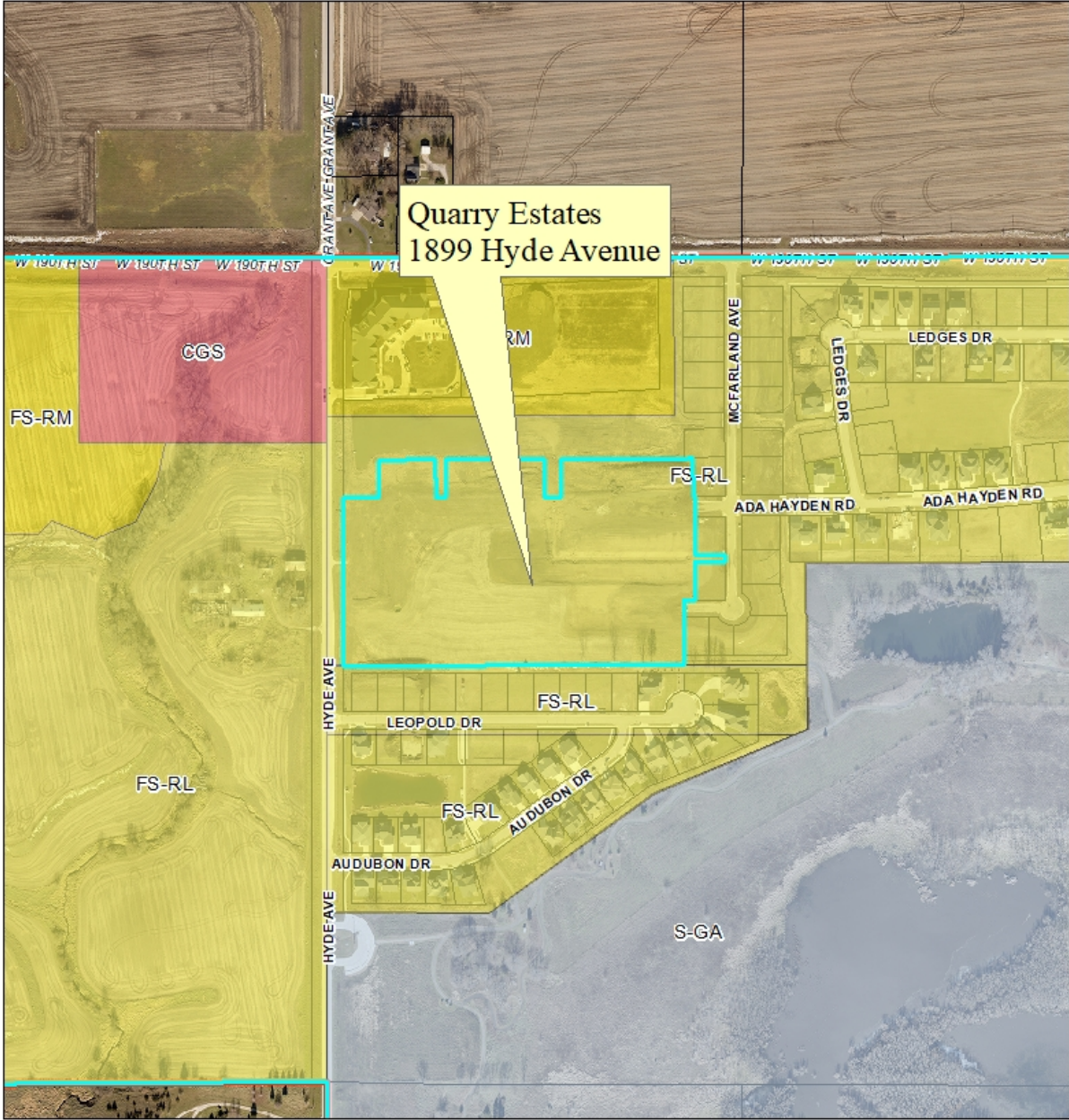
Attachment A- Location Map



Location Map
1899 Hyde Avenue



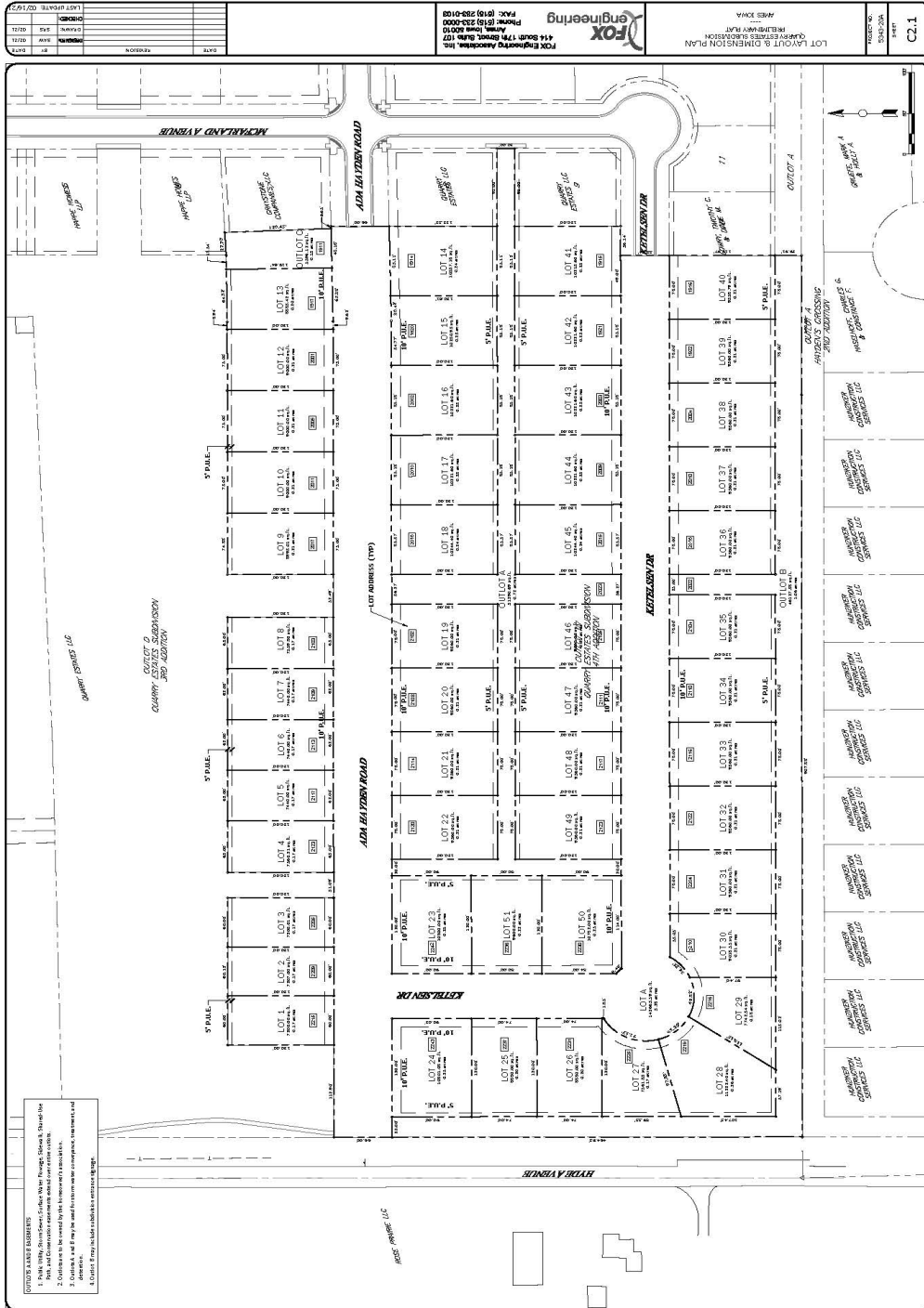
Attachment B- Zoning Map



Quarry Estates Zoning Map
1899 Hyde Avenue



Attachment C- Lot Layout



CONTRACTOR'S OBLIGATIONS:


1. Obtain all necessary permits from the appropriate authority before commencing work.
2. Obtain the approved plan from the appropriate authority before commencing work.
3. Obtain a copy of the approved plan from the appropriate authority before commencing work.
4. Obtain a copy of the approved plan from the appropriate authority before commencing work.

NO.	DATE	BY	REVISION
1	02/15/20	JLW	INITIAL PLAN

DATE	02/15/20
BY	JLW

DATE	02/15/20
BY	JLW
PROJECT NO.	19-001
CLIENT	FOX ENGINEERING
SCALE	AS SHOWN
TITLE	LOT LAYOUT & DIMENSION PLAN

DATE	02/15/20
BY	JLW



FOX Engineering Associates, Inc.
 414 South 174th Street, Suite 100
 Tukwila, WA 98164
 Phone: (206) 835-2600
 Fax: (206) 835-2600
 Email: fox@foxeng.com

LOT LAYOUT & DIMENSION PLAN
 QUARRY ROAD SUBDIVISION
 2ND ADDITION
 HYPER AVENUE
 WEST 20th

Attachment D: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*

Attachment E- Applicable Subdivision Law

Sec. 23.306. AMENDMENTS.

(1) Any changes to the design, layout, configuration, circulation pattern, access, or dimensions of a preliminary or final plat shall be considered as either a major or minor amendment to the plat, as follows:

- (a) Minor Amendment. Minor amendments are those that:
- i. Do not result in any more than one additional lot, net;
 - ii. Do not result in any fewer lots than allowed by minimum density standards applicable to the subdivision;
 - iii. Do not change the category of the originally approved subdivision from a minor subdivision to a major subdivision
 - iv. Do not change the dimensions of any lots that do not otherwise comply with adopted lot dimensional standards, or which otherwise results in a non-conforming lot;
 - v. Do not change the general layout of utilities, drainage patterns, storm water facilities, streets, alleys and/or easements;
 - vi. Are not inconsistent with an approved master plan associated with the subdivision; and

Sup #2016-3

23-12

Rev. 07-1-16

vii. Make only minor adjustments in the alignment or dimensions of streets, lots, alleys, and/or easements as otherwise allowed by adopted standards as opposed to deletions, additions or relocations of said streets, lots, alleys, and/or access easements.

- (b) Major Amendments. Major amendments are those that:
- i. Eliminate any access easements or rights-of-way identified on the preliminary or final plat;
 - ii. Eliminate or revise any plat conditions, restrictions or covenants on or associated with the plat, and
 - iii. Are not otherwise defined as a minor amendment under the provisions of this Section.

(2) Amendment Process. Amendments shall be processed as follows:

(a) Minor amendments to a preliminary plat may be made at the time of final plat approval. Minor amendments to a final plat may be processed as a minor subdivision, under the provisions of Section 23.303.

(b) Major amendments shall be processed as an amendment to the original preliminary plat. An application for a major amendment shall include all information required for a preliminary plat application, except that information pertaining to ownership, and information pertaining to existing physical features or structures, shall be required only for those areas of the plat affected by the amendment. (Note: Plat conditions/restrictions, easements, and other rights or forms of ownership defined by geographic area may have claim by property owners beyond the defined area. All persons or entities whose ownership or other legal rights are affected by the proposed amendment shall be a party to the amendment application).

(Ord. No. 4020; 1-12-10)

COUNCIL ACTION FORM

SUBJECT: INITIATION OF FLUMMERFELT-CRANE ANNEXATION AT INTERSECTION OF LINCOLN HIGHWAY AND NORTH 500TH AVENUE

BACKGROUND:

The City has received annexation petitions from two property owners representing seven properties totaling 36.76 acres of land on the north side of Lincoln Highway. The site is immediately west of the Ames corporate limits and extends to the Boone County line of North 500th Avenue. This consists of 35.05 acres of real property and 1.71 acres of right-of-way along North 500th Avenue.

The properties included in the petition are largely vacant, with the exception of two existing homes on land owned by John Crane. Waivers of the ability to withdraw from the annexation have not been submitted with the application but will be requested by staff if the Council chooses to initiate the process. The annexation as proposed would include one nonconsenting property of 0.46 acres that would otherwise be an island.

The area proposed for annexation has two separate designations within the Ames Urban Fringe Plan (AUFPP). They include an Urban Service Area with an Urban Residential designation as well as Rural Urban Transitional Area with Highway Oriented Commercial. A Convenience Commercial Node is also present on the Framework Map at the intersection of Lincoln Highway and North 500th Avenue. (Location Map and AUFPP Land Use Framework Map- Attachment 1).

The AUFPP allows property to be annexed per the terms of the City's 28E agreement with Story County if it is Urban Residential or if it is Highway-Oriented Commercial property within close proximity to a Convenience Commercial Node. The intent of these designations is for development of residential in conjunction with three to five acres of commercial land at the corner of Lincoln Highway and North 500th Avenue. Three to five acres of land will support 15,000 - 30,000 sq. ft. of commercial use. The site is also within a Tier 1 area of the Ames Plan 2040 scenarios and shown on the draft land use map as a Community Core for the purposes of planning for commercial uses and potentially medium intensity or low intensity residential uses.

The subject area is within the Land Use Policy Plan (LUPP) designated Southwest I Allowable Growth Area (Attachment 2). The subject annexation area would be zoned as Agricultural initially upon annexation. Future development would require rezoning consistent with the Village/Suburban Residential land use designation and a commercial node.

A conceptual development plan has not yet been received from the property owner, but in discussions with the developer, their first preference is to rezone and develop the land under RLP zoning as a manufactured home park with a corner commercial node. RLP zoning is not discussed as a preferred zoning district for the area in the LUPP but can be considered within the Village/Suburban designation. **Staff has reservations about future use of the site for a manufactured home park due to limited amount of land for the use when considering the desired commercial land, need for additional single-family ownership housing options, and the desire to have continuity with three public street extensions from the abutting Sunset Ridge Subdivision which is disrupted with private streets through a manufactured housing park.**

The annexation may proceed without a concept plan for the site as the rezoning and development is a subsequent step after annexation. If the site is annexed, City Council would consider a specific rezoning proposal in the future that could include RLP or other zoning districts commonly used in the City such as FS-RL and FS-RM that are consistent with the Village/Suburban Residential land use designation of the area.

ANNEXATION:

The property owners, represented by Chuck Winkleblack, have submitted a voluntary annexation request for the seven properties that are under their control. **However, the proposal would create an island as proposed with a single 0.46 acre property owned by Lemer Land Holdings. Islands are not permissible by state law and the annexation must be initiated as a voluntary annexation using the 80/20 rule to at a minimum include the 0.46-acre property.**

State law permits an annexation to include up to 20% other abutting properties as nonconsenting properties in order to eliminate islands or create more uniform boundaries. **In this case there are three additional remaining parcels on the north side of Lincoln Highway that comprise 5.24 acres of land. These properties would not become islands as a result of annexation. However, including these properties would make a uniform boundary along Lincoln Highway where the City already has Lincoln Highway right-of-way and the properties are interspersed with the applicant's properties due to private drive extensions down to Lincoln Highway.**

The property owners of these three parcels, Brant Lemer and Brian Adams, have indicated to staff in the past they are not interested in annexing to the City. The Lemer properties were the former location of the Crestview Mobile Home Park that was closed due to a Story County order and the sewage lagoon system has been decommissioned per County orders. There are no longer mobile homes present, but City staff understands that the site has one rental home. The Adams property also contains a home.

In total, all four non-consenting parcels (the island that must be annexed to complete the requested Flummerfelt-Crane annexation, plus the three additional parcels along Lincoln Highway) would make up less than 20% of the total area of the annexation if all were included by City Council. The total annexation would then include 5.7 acres of

nonconsenting area as part of the total 40.75 acres of real property (86% of territory as consenting).

Including the three optional, non-consenting parcels now, would clearly make uniform boundaries with the current the City's Lincoln Highway right-of-way. **However, if the City Council chooses not to proceed with including these properties now, they would need to be annexed in the future to avoid creating an island when land to the south owned by Wolfe-Belitsos is annexed.**

A potential Wolfe-Belitsos annexation including these three non-consenting properties would result in approximately 82% of that overall annexation being voluntary. Other than the three non-consenting Lemer and Adams properties described above, City staff does not believe there would be other properties abutting the Wolfe-Belitsos property that would be necessary to include in a potential Wolfe-Belitsos annexation. **Therefore, waiting to include the three Lemer and Adams properties until the Wolfe-Belitsos annexation takes place does not appear to limit the Council's options to include other non-consenting properties when the Wolfe-Belitsos annexation occurs.**

If the properties stay in the county, they will continue to be subject to Story County zoning regulations of the Commercial/Light Industrial Zoning District. They would not have access to City water or sanitary sewer utilities.

Development Issues/Pre-Annexation Agreement:

Staff reviewed the annexation submittal and notes that infrastructure improvements would be needed to serve the area as it develops. Water, sanitary sewer, storm sewer, street paving, sidewalk, and shared use path improvements are all needed to serve the proposed development and connect it to existing infrastructure east of the site.

Some of these details will be worked out at the time of rezoning and subdivision based upon an actual project plan, but staff believes it is important to identify potential issues prior to annexation and included in a developer agreement. The identification of the development improvement requirements in advance will assist the developer in understanding any future obligations of development. It will also afford the City the broadest level of discretion in consideration of off-site impacts.

1. Street Connectivity to/from Sunset Ridge

Sunset Ridge was platted to the north and east with stub streets abutting this property to eventually be connected into this site. Durant Street was platted to a temporary open space outlot that could extend into the site. It was also the intention that Ellston Avenue and Springbrook Street would continue into this area with similar FS-RL development. **Terminating public streets at the current street stubs is not acceptable for circulation in this area, regardless of use.**

The developer has indicated that his first preference is to develop the land as RLP with private streets. However, if the new development were not to have an interconnected network with Sunset Ridge, Ellston Avenue and Springbrook Drive would at a minimum be required to connect to one another as an extension of Sunset Ridge. A final decision on the circulation design would occur with a rezoning master plan and subdivision approval.

2. Transportation Improvements

The City's Traffic Engineer indicates that development of the site would create over 100 additional peak hour trips and require a traffic study to assess development impacts, including site access and operations of adjacent intersections. A traffic study will be required to identify necessary improvements along Lincoln Highway and county line road (North 500th Ave) and potential impacts to the intersection with North 500th Avenue.

Turn lane improvements and storage lengths will be identified. Access to the commercial node area will likely have one access point to Lincoln Highway with a frontage road. The results of the traffic study will indicate what are expected developer financed improvements. The timing of this study should be no later than rezoning request.

Development of the property requires frontage improvements and intersection improvements for full access and service to the site consistent with the subdivision ordinance for street improvements. The shared use path that abuts Sunset Ridge Subdivision on the north side of Lincoln Highway will be required to be extended westward to County Line Road (North 500th Avenue). It will be appropriate to carefully consider placement and number of access points onto Lincoln Highway to limit impact to the shared use path.

The development also has frontage along North 500th Avenue, which is a paved county road between Boone and Story County. Development of the site requires frontage improvements and intersection improvements for full access and service to the site consistent with the subdivision ordinance for street improvements. Points of access into the site are unknown at this time.

4. Water Main Extension

The 12" water main stub in Lincoln Highway will need to be extended westward to North 500th Avenue and then northward to Westfield Drive to form a continuous loop with the Sunset Ridge system. The City's master planning for water service includes a future looped system that will connect south to the water tower on South 500th Avenue as well as extending northward along North 500th Avenue to Ontario Street. Expenses associated with internal connections would be the developer's responsibility. The timing of the main extensions will be discussed with rezoning and subdivision.

5. Sanitary Sewer Improvements

The sanitary sewer system from Sunset Ridge is stubbed at Durant Street. It has the depth and capacity to service this property assuming an Urban Residential development with a Commercial node of 2-5 acres. It is not anticipated to be able to serve development beyond this site. Extension of this sewer line will occur with subdivision approval.

6. Stormwater Improvements

The site sits in a difficult low spot for drainage. The southern portion of the property regularly retains water after storm events and has seen flooding with storms due to drainage issues. The property is located within the Boone County / Story County Drainage District #4. The site is bisected by two drainage basins for natural flow to the south and to the northeast. Development of the property will need to follow all stormwater treatment and control requirements of Chapter 5B of the *Municipal Code*. A full review of the stormwater improvements will be part of the site plan review and subdivision review for the site.

7. Replatting

A large portion of the proposed annexation was previously platted as 6,000 square foot lots in the County with 50-foot rights-of-way. The dashed lot lines shown on the Annexation Plat (Attachment 3) illustrate a previously recorded plat in the County. **Staff believes it is important to have an agreement that the owner will not seek to build upon these previously platted county lots that would not meet city standards. Instead, the developer will seek to re-subdivide the site consistent with City standards.**

NEXT STEPS:

The first step to proceed with the annexation is for the City Council to accept the petitions and determine if all four remaining properties on the north side of Lincoln Highway should be included in an 80/20 annexation or only the one island property. It is important to delineate the maximum potential extent of an annexation at the outset of the process to meet proper noticing requirements because adding nonconsenting territory at the end of the process is not possible.

City Council would then refer the annexation to the Planning and Zoning Commission for a recommendation. The City Council would also designate a staff member to attend a consultation meeting between the Supervisors of Story County and the Trustees of Washington Township. Prior to approval of an annexation, the City Council is required to hold a public hearing. Based upon prescribed timelines for notice, a hearing on the annexation would likely occur at the end of May or beginning of June. Even though none of the area is within two miles of another city, the annexation would still require a hearing with the state City Development Board due to the inclusion of at least the island property

as a non-consenting landowner within an 80-20 annexation. Given this, the state City Development Board would have the final approval authority.

ALTERNATIVES:

1. A. Initiate the annexation of the original petition plus all four nonconsenting properties for a total for a total of 40.75 acres of land plus abutting rights-of-way.

This would be subject to the receipt of waivers of withdrawal from the two consenting property owners and the designation of Planning and Housing Department staff as the representative in the consultation with township trustees and county supervisors.

- B. Direct staff to negotiate a pre-annexation agreement to address issues of requiring a traffic study prior to rezoning, extension of water lines at the time of development consistent with the City's Master Plan, address the extension of stubbed streets from Sunset Ridge Subdivision, and restrict development on previously platted county lots.

2. A. Initiate annexation of the original petition and only the one island piece owned by a non-consenting landowner for a total of 8 properties and 35.51 acres of land plus right-of-way as an 80-20 annexation.

This would be subject to the receipt of waivers of withdrawal from the two consenting property owners and the designation of Planning and Housing Department staff as the representative in the consultation with township trustees and county supervisors.

- B. Direct staff to negotiate a pre-annexation agreement to address issues of requiring a traffic study prior to rezoning, extension of water lines at the time of development consistent with the City's Master Plan, address the extension of stubbed streets from Sunset Ridge Subdivision, and restrict development on previously platted county lots.

3. Initiate the annexation as an 80/20 and address development requirements at the time of rezoning review without preparation of a development agreement at this time.

4. Do not initiate annexation.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed annexation is consistent with the Allowable Growth Areas of the current Land Use Policy Plan and the Ames Urban Fringe Plan. In addition, this area is designated as a Tier 1 growth area in the Draft Ames Plan 2040. Proceeding with an 80-

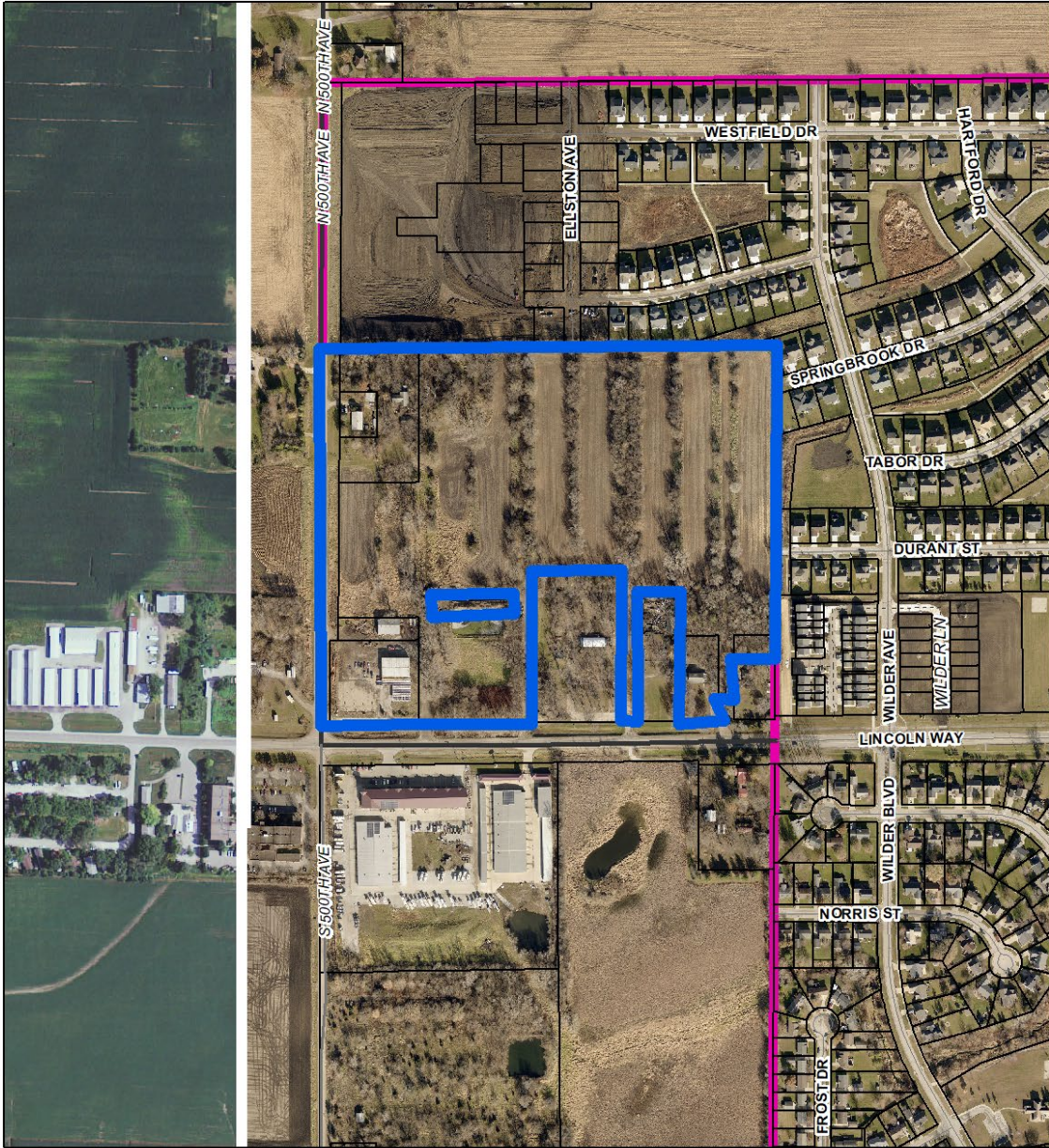
20 annexation of the entire quadrant is appropriate so that the land can be served with city infrastructure and create logical uniform boundaries. **A request of the property owner to waive their right to withdraw the annexation request will be required prior to proceeding with the annexation process to ensure the City does not unnecessarily use its resources for the proposed project if they are not certain to proceed.**

Due to the area of land and the number of infrastructure improvements needed to support development of the site, staff believes a pre-annexation agreement would be prudent to consider concurrent with the annexation. The listed infrastructure items above address the currently known issues related to serving the site. Staff would approach the pre-annexation agreement review with the expectation that the developer will bear the costs of providing infrastructure improvements to serve the site.

The applicant has indicated an interest in proposing RLP zoning for a manufactured home park and some commercial zoning. **A decision on the type and extent of zoning areas is not included in this review of initiating the annexation process. Staff does note that it has reservations about use of the site for a manufactured home park and it may not be an appropriate rezoning request once the site is in the City.** Other development details will be considered further as part of the subsequent rezoning and subdivision review.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

ATTACHMENT 1: LOCATION MAP

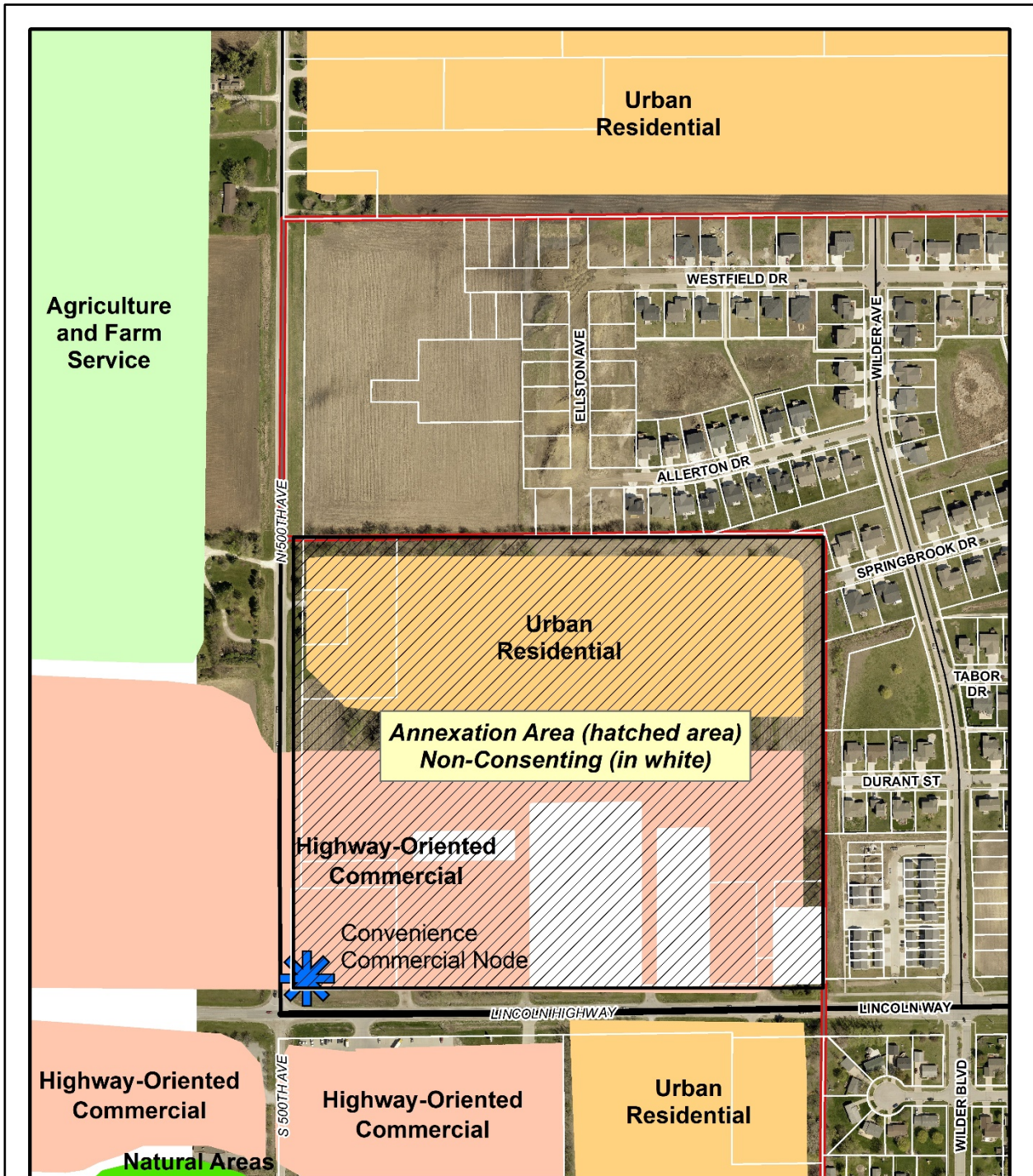


Location Map and Annexation Petition Boundary



© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

ATTACHMENT 1: AMES URBAN FRINGE PLAN MAP [EXCERPT]

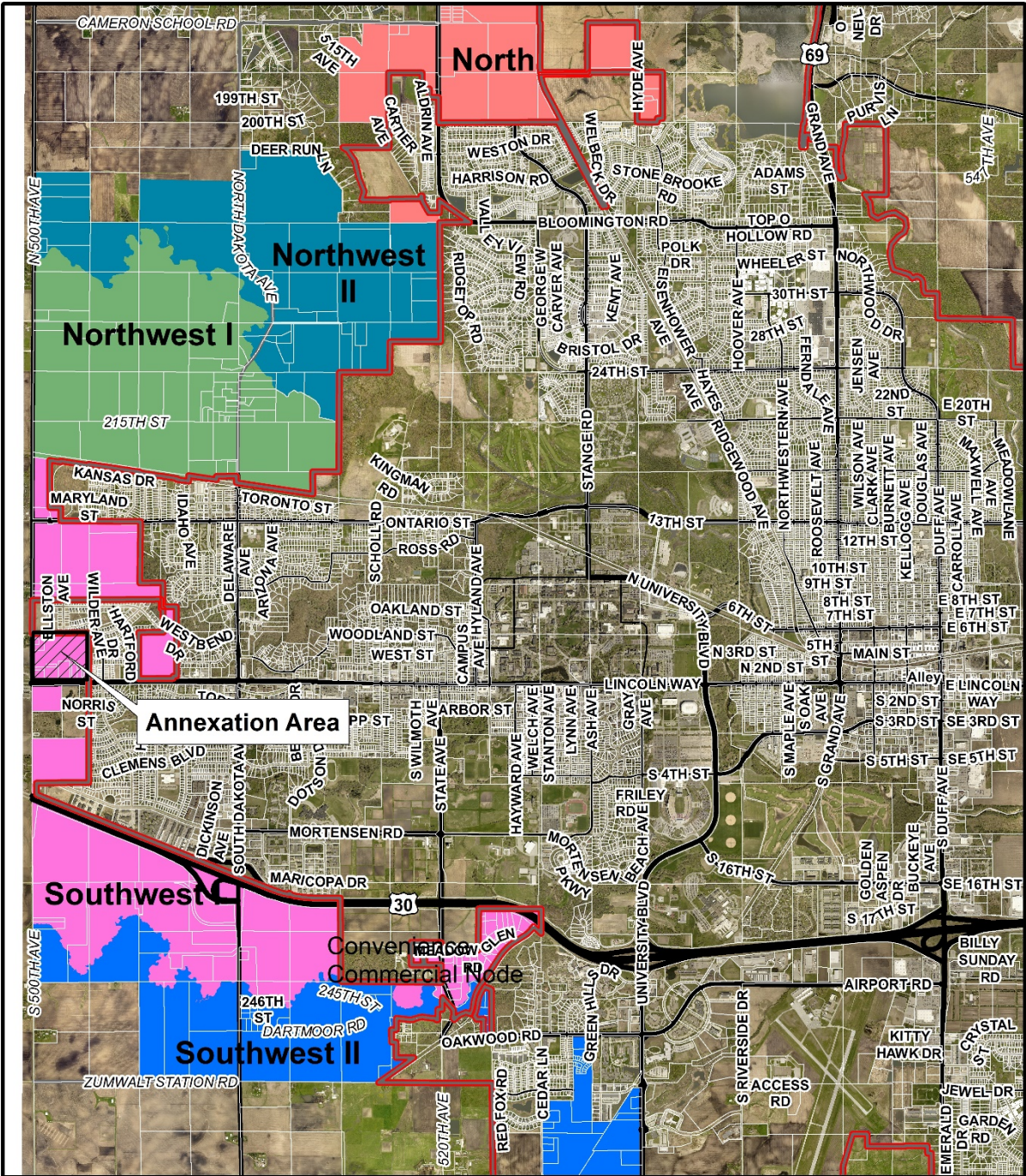


Ames Urban Fringe Plan Map [Excerpt]

Prepared by City of Ames, Planning Division, March 2021



**ATTACHMENT 2:
LUPP GROWTH MAP**



**Land Use Policy Plan (LUPP)
Allowable Growth Areas [Excerpt]**

Prepared by City of Ames, Planning Division, March 2021



- Growth Areas
- North
 - Northwest I
 - Northwest II
 - Southwest I
 - Southwest II

ATTACHMENT 3: ANNEXATION PLAT

ANNEXATION PLAT

LOCATION: IN CRESTVIEW ACRES SUBD., SW1/4, SW1/4 SEC. 6-83-24, STORY COUNTY, IOWA

PROPRIETOR: LOTS 39-50; JOHN R. CRANE
REMAINDER: FLUMMERFELT QUAIL RIDGE LLC

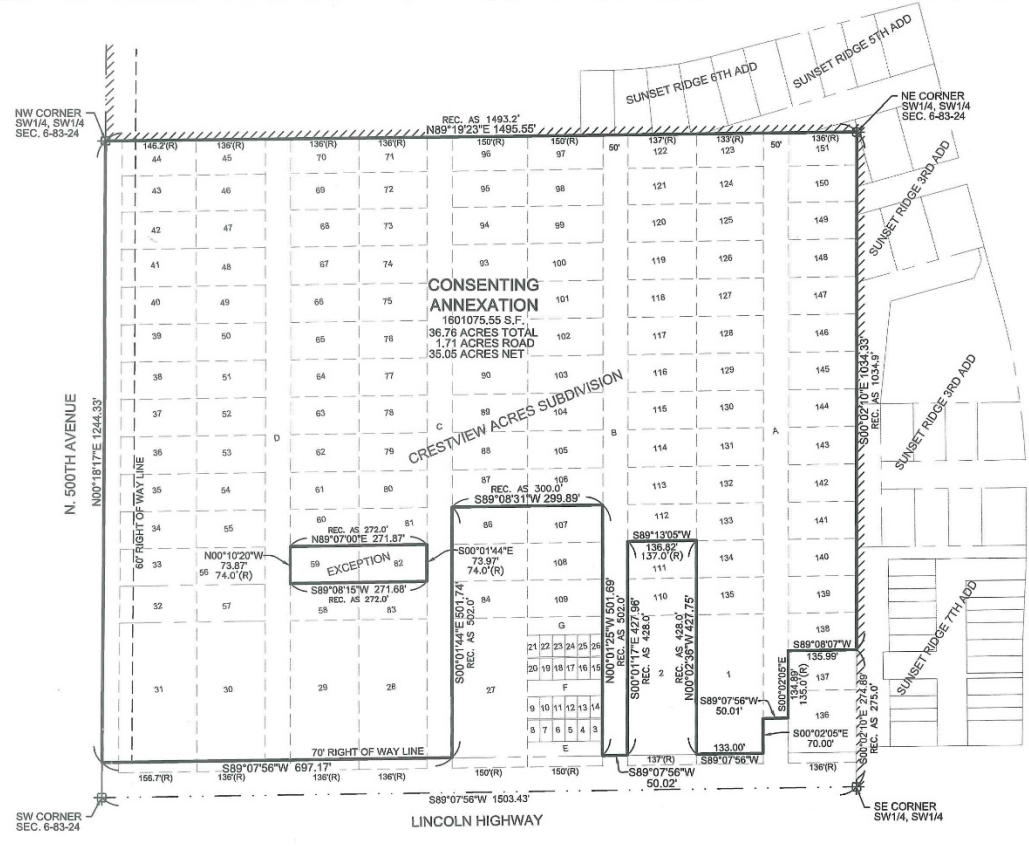
REQUESTED BY: CHUCK WINKLEBLACK

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000

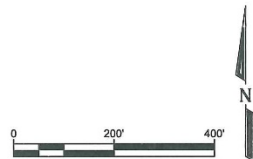
RECEIVED

FEB 23 2021

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING



Legal Description - Consenting Annexation Area:
 Lot A, except the South 90 feet thereof; Lots B, C and D, except the South 20 feet thereof; Lots 1 and 28-31, except the South 20 feet thereof; all of Lots 32-56, 60-81, 83, 87-106, 112-135 and 138-151 of Crestview Acres Subdivision, and the West 33.00 feet, except the South 70 feet thereof, of the Southwest Quarter of the Southwest Quarter of Section 6, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together containing 36.76 acres, which includes 1.71 acres of existing public right of way.



FOX Engineering
 FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo

7/09/2020

R. BRADLEY STUMBO, PLS
 License number 17161
 My license renewal date is December 31, 2021.

DATE

