

ITEM#: 41  
DATE: 05-09-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: AMES PLAN 2040 TEXT AND MAP REVISIONS**

**BACKGROUND:**

Ames Plan 2040 was adopted by the City Council on December 14, 2021. At the time it was adopted, the City Council recognized that edits to the text and maps would likely be needed for corrections and clarification purposes during the first 18 months following the Plan's adoption.

Given this, the Implementation Chapter within Ames Plan 2040 states that a formal amendment process is not required for edits during this 18-month period. This means that the changes do not have to go through the formal hearing process and the proposed changes did not have to go to the Planning & Zoning Commission. Approval is only required by the City Council. In the future, proposed changes that are not updates to information or reference items will require the full formal amendment process.

**Most of the proposed edits are minor and address internal consistency and clarity. A full detailing of the edits is included in *Attachment A*. Excerpts of what staff believes are more notable corrections are also included below.**

**FUTURE LAND USE MAPS EDITS:**

The most consequential edits are changes to the Future Land Use Map included in *Attachment B*:

- 1) A large swath of land north of Highway 30 and east of I-35 is proposed with an Employment (Emp) designation. This area was previously not designated.
- 2) A 4.3-acre residential development located at Oakwood Road & Green Hills Drive was mistakenly shown as Community Commercial/Retail (Com-CR). It is proposed to be changed to Residential Neighborhood 5 – Multifamily (RN-5) to reflect its current use.
- 3) The area west of Sam's Club on Airport Road has been changed from "Community Commercial (Com CR)" to "Civic."
- 4) The Redirection Area category along Grove Avenue has been updated to "Residential Neighborhood 2 – Established (RN-2)" to reflect the rezoning that occurred last year.
- 5) Approximately 80 acres of land on East 13<sup>th</sup> Street in the vicinity of the former regional mall site was designated General Commercial (GC). This area was previously designated as planned industrial and currently has industrial zoning.

Staff proposes to correct the GC classification to Employment. The regional mall site land retains its Regional Commercial classification.

In addition to adjusting the specific areas described above, the proposed map changes include other miscellaneous corrections. The identification of Low Density Residential (RLP) Manufactured Home Parks was inconsistent within the Plan and on the map. The map has been adjusted to reflect existing RLP zoning for the RN-2 classification only, not RN-5. The proposed Map also includes updates to the City Boundaries. Errors in the Legend have also been corrected. Dashed lines have been added within the Iowa State University Research Park area to reflect future transportation corridors with its expansion to match how other growth areas are generally depicted. Edits to the Fringe Area classifications are described separately.

### **TEXT AMENDMENTS:**

Many of the text edits are corrections to wording to improve readability or correct errors. Clarification of land use classifications and the relationship to the tiers are some of the more significant edits to the Growth and Land Use Element.

At the time of adoption of the Plan there were questions about the background information related to growth scenarios and tiers. Specifically, page 40 describes the process of how the specific growth plan was established and how the relationships of areas to infrastructure extensions were classified. Questions were raised at the time of adoption and during the Fringe Plan update process regarding whether the “Tier Criteria” are mandatory criteria. Staff has consistently explained, and City Council has adopted, that the explanation is not a mandatory policy, but was an explanation only of the evaluation process. Staff suggests adding the word “initially” into the description of the Tiers to clarify this for a reader that the language is not mandatory.

Staff has prepared changes on Page 48 that address administration of the land use classifications by moving an explanation section to this page and adding some text to explain the relationship of the zoning districts that are listed within the classifications to future rezoning applications. The Low Density Residential (RLP) Manufactured Home Parks were inconsistently categorized within the Plan. Text was modified to reflect existing uses within RN-2. The use is allowed to be established within new areas of growth with RN-3.

In light of the recent infill workshop and discussion concerning infill policies, staff reviewed the RN-1 and RN-2 development guidelines. Staff found ambiguity in the statements regarding types of building intended to be allowed within RN-1 and RN-2. The policy refers to attached units and small townhomes. “Attached units” is vague in that it could have meant either duplexes or apartments. Staff has interpreted this term to mean small apartment building configurations, not just duplexes, and made edits to the language to clarify “small” is the intended description of the policy. Alternatively, the “attached unit” term could be modified to be clearer regarding what types of building it should apply to in the policy.

## **FRINGE AREA:**

The most significant changes to the Fringe Area components of Ames Plan 2040 relate to the expiration of the former Ames Urban Fringe Plan. The prior 28E agreement for joint administration of the 2-mile Fringe Area expired on April 30, 2023. Plan 2040 acknowledged that the City had a Fringe Plan and related 28E Agreement, with the language referencing a prospective update to the Plan.

As a result of the expiration of the Plan, staff proposes to change language referencing a specific Fringe Plan and related polices to the area in general. **This language allows for future adoption of Fringe Plan, but does not require the City to have a Fringe Plan for consistency with policies of Plan 2040.**

The principal Fringe Area text edits are included in strike-out and underline form within Attachment C. These changes relate to the Open Space & Natural Area, Urban Reserve, and Rural Character land use classifications as well as the Fringe Area Policy Framework and map. The language of the land use classifications have been adjusted to reflect the intent for managing the Fringe Area in general rather than through a specific plan. Staff has added language to the Natural Area principles regarding the meaning of subdividing land within Natural Areas for conservation purposes.

The Fringe Area map from page 71 also has proposed changes and are included as Attachment D. The base Future Land Use Map includes planned designations for areas intended to be annexed to the City related to the prior Tiers evaluation and other readily serviceable areas. The Fringe Area Map includes additional designations related to management of development within two miles of the City. The current Plan 2040 Fringe Map carried over designations for rural development from the 2006 Plan assuming updates would occur.

Staff proposes to modify the Rural Character mapped areas to reflect only areas that are concentrated areas of Rural Development and to not identify areas for future rural subdivisions since that has not been evaluated. **This means removing an area within Boone County along Y Avenue south of Cameron School Road, area at the west end of Cameron School Road, area along 190<sup>th</sup> Street west of GW Carver, area along Stagecoach Road, and area along 190<sup>th</sup> Street near the I-35 interchange from Rural Character to Agriculture and Farm Service. The Meadow Glen neighborhood becomes Rural Character with the Urban Reserve Overlay.**

Staff also proposes to add a note regarding 590<sup>th</sup> Street on the east edge of the City referring to 28E agreement with Nevada limiting annexations. In the event such an agreement did not exist, the area along 590<sup>th</sup> Street would be treated as Urban Reserve within 1/2 mile of the existing City limits.

Additionally, staff proposes to adjust some Natural Area mapping. Generally, the Natural Area designation is not definitive or all natural resources or the full extent of natural

resources but instead are a guide to identifying know resources. However, a large area of wetlands near Sand Hill Trail was mapped incorrectly at the time of adoption of Plan 2040. This incorrect mapping was to be corrected with a Fringe Plan update, but staff proposes to make this update now instead.

**ALTERNATIVES:**

1. Approve a resolution to adopt the Ames Plan 2040 corrections, including:
  - a. text changes as described in Attachment A
  - b. Future Land Use Map as described in Attachment B
  - c. Fringe Area text changes as described in Attachment C
  - d. Fringe Area Map changes as described in Attachment D.
2. Approve changes to Ames Plan 2040 as identified by City Council.
3. Refer this request back to staff for more information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Ames Plan 2040 was adopted with a provision to allow corrections and minor modifications in the first 18 months following adoption, without requiring a formal amendment process. The proposed changes address clarifications and corrections within the Ames Plan 2040 to both the text and to maps. Staff believes the proposed changes help to clarify the intent and meaning of the Plan. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 a-d.

**Attachment A**  
Listing of Text & Map Edits to Ames Plan 2040

- Cover Add “AMENDED MAY 2023”
- p. 6 Replace “section” with “chapter” and “The Plan Elements section addresses...” to “The Plan Elements address...”
- p. 8 Remove extra word from “are all relate” to “all relate” and replace “environment chapter” with “Environment Element”.
- p. 10 Delete end of text referring to the former public input link.
- p. 11 Added 2021 events (public draft and adoption) to the process diagram.
- p. 12 At the end of the text added, “The normal life progression of that cohort causes non-traditional results.” Added 2020 census counts to the POPULATION CHANGE diagram.
- p. 14 Add at the end of the text, “ISU enrollment in 2003, continued to decline to 27,854 from 29,969 in 2022.”
- p. 17 Add at the end of the text, “This projection was the basis of planning for the next 15,000 people.”
- p. 20 Change from “policy public and private...” to “policy that public and private...” Change last sentence of text to “Parks and Open Space account...”
- p. 22 Change the total residential acreage from “1,257” to “1,275” acres. In title of Chart, change from “SCENERIO” to “SCENARIO”. Under medium density, correct # of units (multi-family) from “1,240” to “ 1,593” and acres needed from 62” to “80”. Under high-density change # of units needed (single-family) from “1,911” to “1,913” [see below].
- p. 30 Replace “Growth & Land Use section” with “Growth & Land Use Element” and Replace “This chapter” with “This Element”.
- p. 32 Revise last sentence of G1-4. To read, “Development shall include features supporting multi-modal transportation including connections to existing and planned development. See also Mobility Element.” Replace “Chapter” with “Element” (4 places).
- p. 33 Reorder paragraph under G3-3. Correct name of element to “Parks, Trails & Greenways Element”.
- p. 35 Replace “chapter” with “Element” (1 place).
- p. 36 Underline “Tiers can then be assembled in different combinations...”
- p. 40 Replace “in” with “by.” Add the following sentence at the end of the paragraph, “Areas were initially screened by these concepts.”
- p. 41 Add heading “OTHER.”

- p. 42 Replace table with revised numbers for T1 =T2 that add up [see below]. Add to SOUTH Infrastructure, “New infrastructure, wastewater trunkline.”
- p. 43 Delete section discussing Covid and replace with, “These principles help shape land use categories that are intended to principally implement land use.”
- p. 47 Change capitalization from reference to Ames “urban service area.” Replace “chapter” with “Element” (3 places). Add are “also” discussed (2 places) and add Ames “extra territorial” jurisdiction.
- p. 48 Add purple box with Development Guidelines and Public Actions from p. 50.
- p. 49 Update Future Land Use Map as described in the report [see Attachment B].
- p. 50 Change heading to “Open Space / Natural Areas.” Correct spelling of “informational” and replace “Chapter” with “Element” (3 places). Move purple box with Development Guidelines and Public Actions to p. 48. Change “Urban Fringe Plan” to “Urban Fringe Area.” Add to Public Actions, “Use Fringe Area policies to review development requests.”
- p. 51 Add “Overlay” to heading. Under DEVELOPMENT GUIDELINES, add three new bullet points. Under PUBLIC ACTIONS, change “Use Urban Fringe Plan policies to guide specific use allowances and joint administration of extra-territorial area” to “Apply Urban Fringe Area Policies to guide specific development and use allowances.” Add one new bullet point with the following new text: “Generally, not intended for bullet [see below].
- p. 52 Add under CHARACTERISTICS, ...but “typically” outside...and under PUBLIC ACTIONS, change “Urban Fringe Plan” to “Urban Fringe Area”.
- p. 54 Under ...ZONING CATEGORIES, add RLP Residential Low-Density Park”; Under DEVELOPMENT GUIDELINES, Change second bullet to read, “Limit infill location for attached units and townhome developments to areas adjacent or near existing attached units and public space.” Under PUBLIC ACTIONS, add “Use design and character priorities in place of density for planned developments and small-site infill options.”
- p. 55 Correct name of element to “Parks, Trails & Greenways Element” and under PUBLIC ACTIONS, add a bullet that reads, “Over time, RN-3 development areas will begin to age and have needs similar to RN-1 and RN-2.”
- p. 56 Remove “RLP Residential Low-Density Park” from the Applicable Existing Zoning Categories
- p. 57 Under Development Guidelines, change from “Achieve minimum gross density greater based...” to “Achieve minimum density based...”. Remove “FLP Residential Low-Density Park” from the Applicable Existing Zoning Categories

- p. 64 Under PUBLIC ACTIONS at end of first bulleted item, add “(See also p. 112.)”
- p. 68 Replace “chapter” with “Element” (1 place)
- p. 70 Replace “Chapter” with “Element” (1 place)
- p. 71 Update Urban Fringe Map to reflect Future Land Use Map changes as described in the Council Action Form [see Attachment B].
- p. 80 Correct name of element to “Parks, Trails & Greenways Element”
- p. 101 Replace “Chapter” with “Element” (2 places)
- p. 105 Replace “chapter” with “Element” (1 place)
- p. 109 Replace “Chapter” with “Element” (1 place)
- p. 110 Replace “Chapter” with “Element” (1 place)
- p. 111 Under H1-6 change reference from “HD-3” to “H1-3”.
- p. 113 Rename title of graphic from “REDIRECTION AREA OPPORTUNITIES” to “SUBAREAS & INFILL CANDIDATE AREAS”. Under Policy Framework, remove “Lincoln Way & Dakota Avenue” and shift location arrows to the west to identify the correct area. Rename from “Near-South Downtown” to “Northwestern Avenue”. Remove blue areas that are outside the City Boundaries [see below].
- p. 114 Policy Framework. Rename from “Near-South Downtown” to “Northwestern Avenue” (in three places)
- p. 115 In paragraph change text from “lop” to “top” and from “greenway” to “greenway”
- p. 119 Replace “chapter” with “Element” (2 places)
- p. 121 Replace “chapter” with “Element” (1 place)
- p. 125 Replace “chapters” with “Elements” (1 place). Change from ... “the Ames Plan 2040. This last chapter provides an overview of the plan.” to “Ames Plan 2040.” Under Future Land Use Map and Zoning, change “designations” to “classifications”. Change from “The Map” to “the Future Land Use Map”. In listing of supplemental information, add “parks, “. Under Amendments Process, change from “Future Lane Use/Fringe Maps” to “Future Land Use Map”.
- p. 127 Under PLANS AND SUB-AREAS, change from “Hunt Avenue and Sheldon Avenue” to “Hunt Avenue, Sheldon Avenue, and Campus Avenue.”
- p. 128-129 Replace “main chapter” with “Elements” (1 place). Add heading for FRINGE AREA with four principles included [see below].
- p. 132 Last policy listed under Neighborhood Quality. Change from “H2-4” to “H2-5”.

p. 141

In the chart under Residential High change green block from “V, D, T” to “B, D, T” (There is no “V” referenced in the legend.)

p 22, as corrected:

## CONDITIONS AND TRENDS: PHYSICAL

### Projected Land Needs

Communities can grow in a number of different ways, ranging from sprawling suburban styles to compact, walkable urban areas. For Ames, projections for future development were created to estimate the necessary acreage for residential, commercial, and industrial land by 2040. These scenarios provide a range of development options geared towards a more efficient pattern of growth accommodating the projected 1.5% annual growth rate, resulting in almost 15,000 new residents by 2040. More information on scenario analysis and tiers are included in the Land Use Element.

To project the commercial and industrial land needs, the population proportion method was used which applies a ratio of the projected population to the current acreage devoted to each use. As a result, both scenarios will require an estimated 156 acres of industrial land. A range of land use efficiency factors were applied to the commercial land projections because a higher density scenario will have more efficient patterns of residential development leading to more efficient commercial development (mixed use, walkable) than the medium or a low-density scenario. The graphic to the right illustrates the land needs and how they were estimated for the two scenarios. The City selected a hybrid approach with the final tiers.

#### Medium-Intensity Scenario

In the medium-density scenario, the share of low-density residential is reduced from current rates of 80% to 45%, leaving room to increase medium and high-density shares.

Overall this would require a total of 1,275 acres of residential land. The following are housing types for each density level:

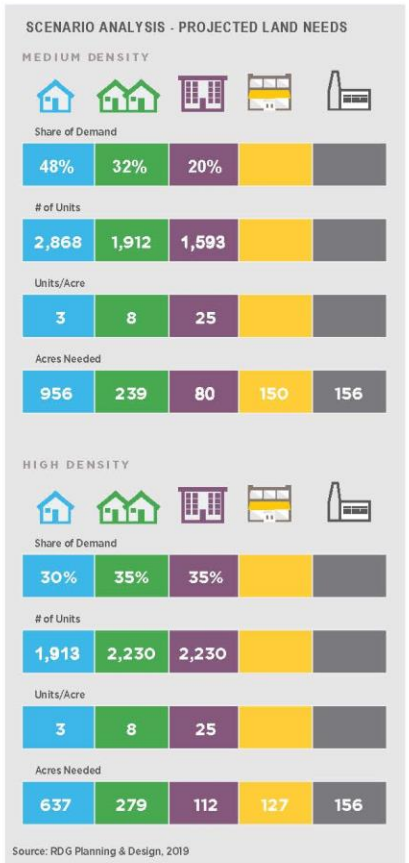
- » Low-Density: conventional single-family detached
- » Medium-Density: small lot single-family detached, single-family attached and townhomes
- » High-Density: small multifamily and multifamily typically in the 3-4 story range
- » Total commercial land needed in the medium-density scenario is approximately 150 acres, which assumes some commercial and retail developments in mixed use structures and districts, with some traditional standalone commercial areas, as well.

#### High-Intensity Scenario

A much larger share of residential use is allocated towards medium and high-density levels in this scenario than is currently the case.

Accommodates a growing population with less residential land needed (1,028 total acres), reducing the cost to the city for infrastructure upgrades and service extensions. The following are housing types for each density level:

- » Low-Density: conventional single-family detached (low-density), small-lot single-family detached, single-family attached and townhomes.
- » Medium-Density: small multifamily.
- » High-Density: 4-story or taller multifamily.
- » Total commercial land needed in the high-density scenario is only 127 acres because more commercial and retail developments will be in mixed use structures and districts, than standalone commercial areas.



p 42 table, as corrected:

COMBINED TIER ONE AND TWO DEVELOPMENT POTENTIAL										
Growth Region	TIER 1			TIER 2			TOTAL T1 + T2			
	Area in Acres	Est Units	Est Pop	Area in Acres	Est Units	Est Pop	Area in Acres	Est Units	Est Pop	Density (DU/A)
NORTH	453	1,643	4,175	157	722	1,821	610	2,365	5,996	3.64
EAST	152	827	1,722	-	-	-	152	827	1,722	5.44
SOUTH	199	1,274	2,522	239	2,411	4,486	438	3,685	7,008	7.40
SOUTHWEST				314	2,578	5,124	314	2,578	5,124	6.58
WEST	386	1,854	4,118	175	1,099	2,388	561	2,953	6,506	4.88
TOTAL	1,190	5,598	12,537	885	6,810	13,819	2,075	12,408	26,356	6.76



## LAND USE: FUTURE

### ADMINISTRATION

**Development Guidelines** are applicable for consideration of changes to land use designations, zoning consistency, and in some cases specific project elements.

**Public Actions** are intended to identify potential initiatives for the City that relate to broad City goals and the vision of the Plan. They do not apply to individual projects.

The Applicable Zoning Category section is guidance for the land use classifications that apply to the 2021 zoning categories; however, they do not establish zoning rights for any specific parcel of land.

The appropriate zoning district will be determined by the context and intended character of the development, full range of uses, and related development standards of the applicable zone.

The City may also create or modify zoning districts without a comprehensive plan amendment. See also Implementation Chapter.

**Near Campus Overlay.** Residential neighborhoods adjacent to Iowa State University that experience development pressures related to ISU, including demand for student-oriented housing or higher-density, larger scale development, and parking and traffic requirements. These pressures produce development different from the traditional patterns of the area. Changes to existing conditions are expected to be limited in this overlay area with a priority placed on neighborhood conservation. Some of the periphery areas may overlap other designations where infill may be a priority.

**Hospital/Medical Special Area.** Major hospital and medical campuses and surrounding ancillary uses including parking, medical office buildings, clinics, and similar facilities.

### PUBLIC AND CIVIC USES

**Civic-University.** The Iowa State University campus and other ISU-owned properties.

**Civic.** Major public facilities, including City of Ames, Story County, and State of Iowa facilities and installations; schools; the Ames Municipal Airport; and bases for other public services.

**Parks and Other Public Facilities.** Other land-intensive facilities identified individually on the Future Land Use Map, including public parks.

**Please also refer to Redirection Categories.**

**Core.** Ames' unique mixed use central districts and image centers, for example, the Downtown and Campustown districts.

**Employment-General Industrial.** Areas that mix traditional manufacturing, warehousing and distribution, and other high impact uses, typically outside of planned or defined business parks.

**Employment-Planned Business and Industrial.** Major concentrations for community and regional employment, including major office, industrial, and research establishments and installations on large sites with substantial surrounding buffers or other separation from surrounding uses.

### INFILL OR OVERLAY CATEGORIES

**Redirection.** Areas where changes in use or development patterns are anticipated over the next 20 years, based upon City policies or current conditions. These areas are focuses for City consideration of redevelopment plans and policies over the next 20 years. In some cases, specific plans or zoning may be applied to provide direction for specific types of changes and to address issues of compatibility and transition. The Redirection Area designation does not specify a time period or type of change. It acknowledges a potential for change and a public interest in guiding it over the next 20 years.

Redirection can also apply to government-owned lands that are no longer used for government purposes. Change in these areas to urban uses that address housing and development goals of the City would be considered, even though they are not part of identified growth areas.

**Urban Corridor.** Strategic community transportation corridors that are primarily automobile-oriented and accommodate a mix of uses. Potential exists for evolution to denser development with more efficient site design, reuse of excessive parking, and infill development based upon the high value of transportation access.

## LAND USE: CATEGORIES

### Urban Reserve Overlay (UR: See Urban Fringe Map)

#### CHARACTERISTICS

- » Generally open or sparsely developed rural or open land.
- » Growth area Tiers 1 and 2 and other lands intended for near and mid-term development.
- » Includes growth areas in Tiers 2, 3, and 4 that are likely to be developed after this plan's 2040 planning horizon. See also Urban Fringe policies.

- » Government
- » Agriculture
- » Potential conservation or fringe overlays in areas where residential uses might be existing or permitted.

#### GOALS

- » Preserve long-term development options for efficient growth with full urban services.
- » Avoid impediments to future land annexation supporting urban and contiguous development.
- » Allow reasonable interim use of land consistent with agricultural and adjacent land uses.



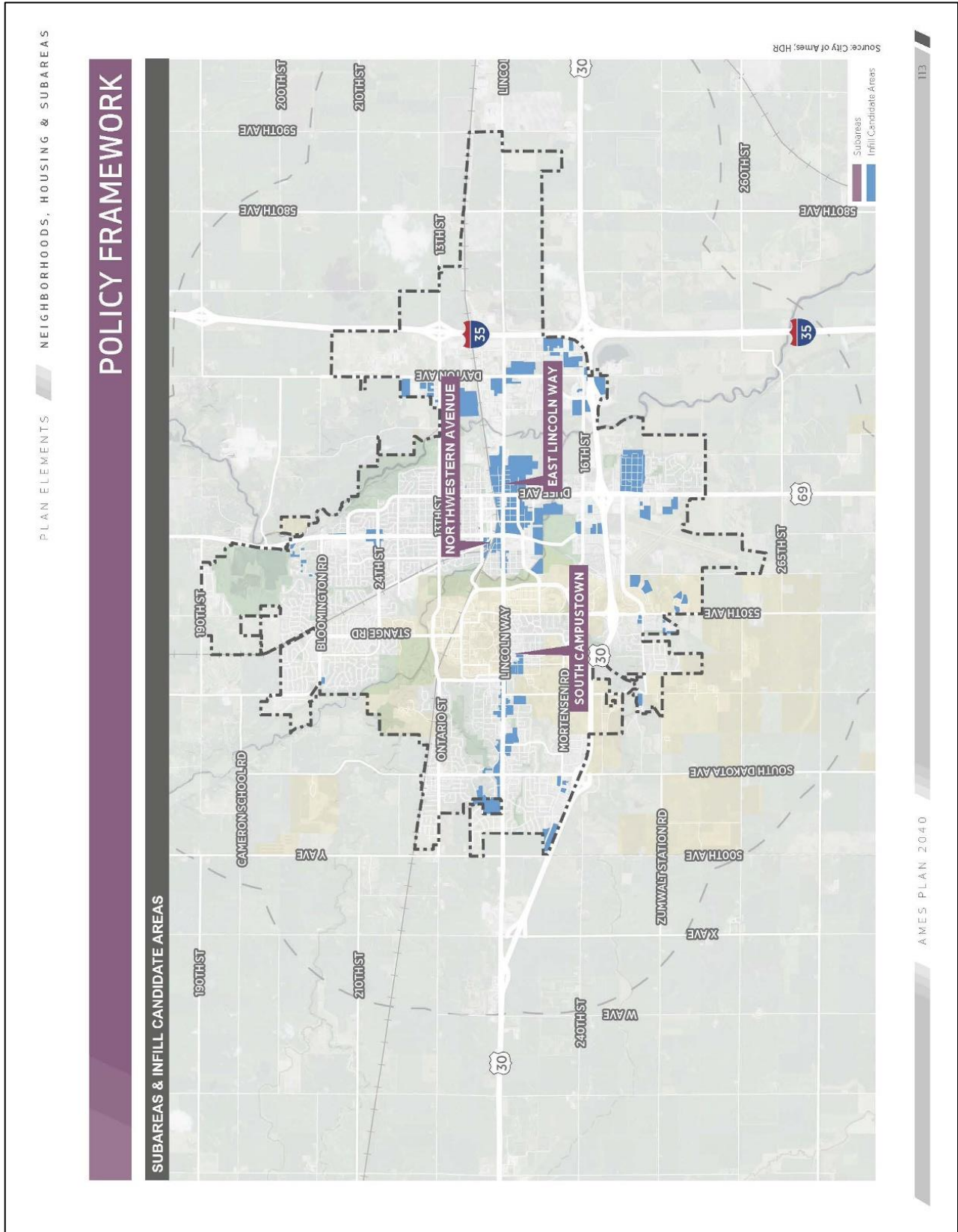
#### DEVELOPMENT GUIDELINES

- » Generally, not intended for rural development, but instead planned for urbanization and future annexation.
- » Require a minimum lot size large enough to prevent or discourage development of rural subdivisions and maintain a rural agricultural character.
- » Permit a variety of rural land uses and low-impact agriculture, excludes livestock and animal confinement operations and other high intensity uses.
- » Apply appropriate stormwater management requirements that enhance Ada Hayden watershed water quality.
- » See also, Fringe Area Policies, page 69.

#### PUBLIC ACTIONS

- » Coordinate park and open space planning with counties.
  - » Apply Urban Fringe Area Policies to guide specific development and use allowances.
- Prioritize Policies for:
- » Specific underlying land use designations for interim use or for guiding incorporation of commercial use into the City.
  - » Large residential and agricultural minimum lot sizes.
  - » Limits on high intensity agricultural and extraction uses.
  - » Limits on special uses, such as religious facilities, wind generators, campgrounds, and other uses that may not meet urban design and infrastructure needs.
  - » Limit agribusiness facilities that do not meet urban design and infrastructure needs.
  - » Develop a Fringe Area Plan update with a 28E Agreement for joint administration of the Fringe Area that incorporates City Fringe Area Policies.

p 113 map, as corrected:



## OVERVIEW: PRINCIPLES + POLICIES/ACTIONS

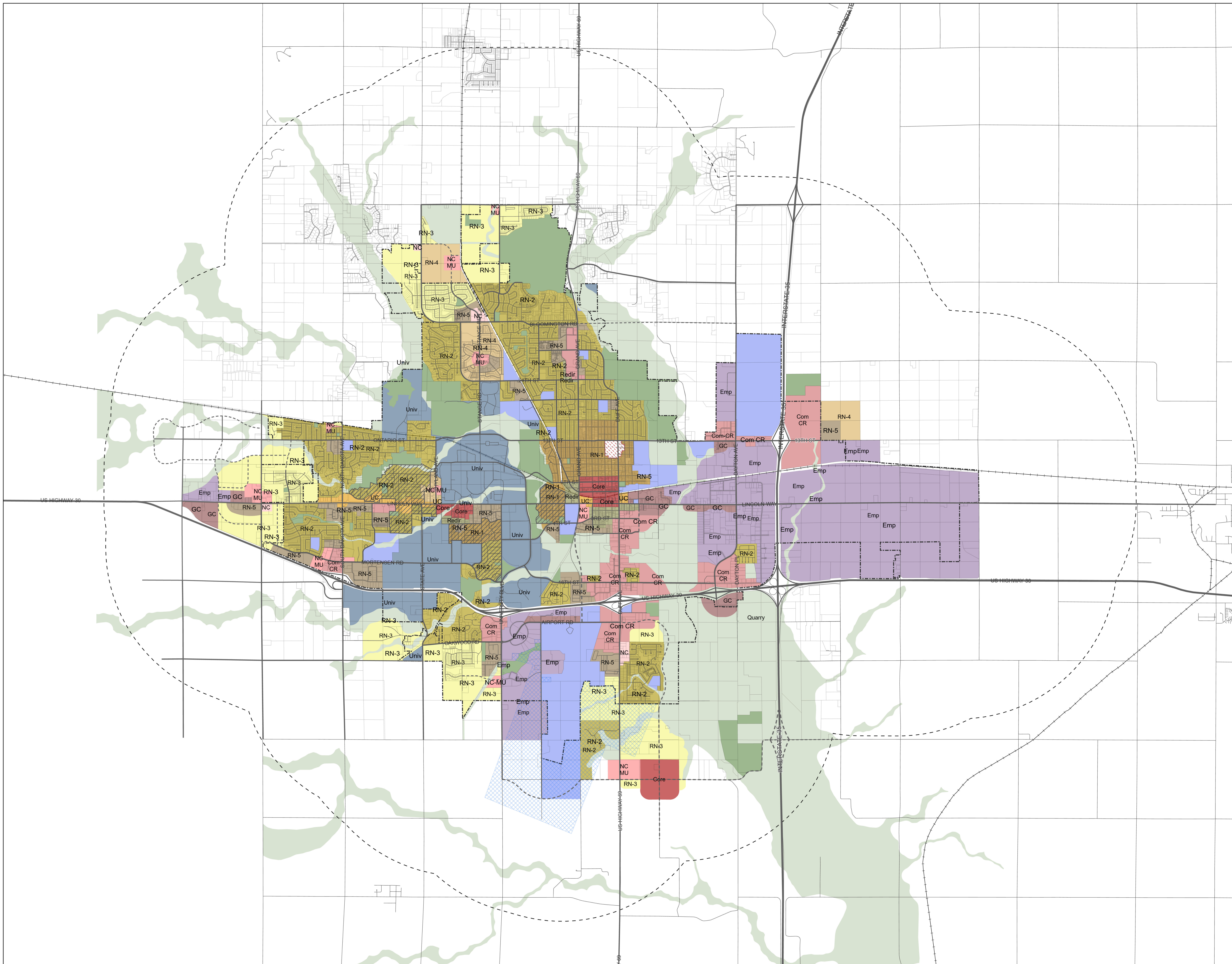
URBAN FRINGE	
<b>PRINCIPLES</b>	
<b>UF1</b>	Multi-Jurisdictional Planning.
<b>UF2</b>	Rural Development Areas.
<b>UF3</b>	Agriculture and Natural Areas.
<b>UF4</b>	Urban Reserve Areas.

ENVIRONMENT	
<b>PRINCIPLES</b>	
<b>E1</b>	Design for environmental priorities.
<b>E2</b>	Improve water quality.
<b>E3</b>	Preserve a network of green spaces.
<b>E4</b>	Apply climate change policies.
<b>ACTIONS</b>	
<b>1</b>	Assess a wide range of environmental conditions pertinent to Ames.
<b>2</b>	Use planning documents and models to assist in managing environmental quality.
<b>3</b>	Support for alternative energy systems.
<b>4</b>	Adopt policies and implement strategies identified in prepared plans.
<b>5</b>	Economic development goals shall consider resource availability and intensity of use.

**Attachment B**

Ames Plan 2040, proposed Future Land Use Map & proposed Urban Fringe Map

# Ames Future Land Use Map



## Legend

- City Limits
- Railroad
- Airport Protection Area
- Future Land Use**
- Residential Neighborhood 1 - Traditional (RN-1)
- Residential Neighborhood 2 - Established (RN-2)
- Residential Neighborhood 3 - Expansion (RN-3)
- Residential Neighborhood 4 - Village (RN-4)
- Residential Neighborhood 5 - Multi-family (RN-5)
- Neighborhood Core (NC)
- Neighborhood Core - Mixed Use (NC MU)
- Community Commercial/Retail (Com-CR)
- General Commercial (GC)
- Core (Core)
- Redirection (Redir)
- Urban Corridor
- Employment (Emp)
- Park/Recreation
- Open Space
- Civic
- Civic - University
- Hospital/Medical Special Area
- Near Campus Overlay
- Roads**
- Limited Access, Dual
- Limited Access, Ramp
- Arterial, Dual
- Arterial, Existing
- Minor Collector, Existing
- Major Collector, Dual
- Major Collector, Existing
- Minor Collector, Future
- Major Collector, Future
- Arterial, Future

0 1/4 1/2 1 Miles



## URBAN FRINGE: ANNEXATION AND FRINGE AREA

### Growth at the Edge

The previous sections of this chapter focused on a Growth & Land Use Vision for the Ames urbanized area of 2040. The growth section established basic principles and identified the planned growth areas necessary to meet the emerging needs for the next twenty plus years, accommodating population growth of about 15,000 people. The land use section presented basic guiding principles and a future land use plan for 2040, based largely on character and function-based development categories, along with goals, policies, and actions for each category.

Much of the land area covered by the land use plan is built up and within the corporate limits, but realization of the growth plan will require significant annexations to expand the urbanized area of Ames. In addition to annexation policies, Ames maintains a two-mile extraterritorial subdivision jurisdiction and cooperative planning area, consisting largely of open space and agricultural uses, with some built up rural development areas, such as northeast of Ames. ~~This “Urban Fringe” area was the subject of a cooperative planning effort completed in 2006 that involved the cities of Ames and Gilbert and Boone and Story Counties. This section is intended to address annexation of growth areas and provide an updated policy framework to the 2006 document.~~

### Growth Areas and Annexation

In review, the Ames Plan 2040 process focused on four growth directions: north, south, east, and west/southwest. A northwest growth option, previously proposed by the City’s *Land Use Policy Plan of 1997*, was removed from consideration because of the extensiveness and cost of infrastructure improvements. In addition, a southeast growth area, south of Highway 30 and east of I-35, is not in the line of probable development during the planning period but holds long-term promise that could be unlocked by a new trunk line sanitary sewer and a south interchange, described elsewhere in Plan 2040.

The Future Land Use Map depicts the general layout of uses and infrastructure for the four primary growth areas and sets expectations for types and intensities of uses to meet the community needs and use resources efficiently. The precise delineation of uses will occur through the application of zoning districts that address more detailed information on specific uses and development patterns. The Future Land Use Map guides decision making for zoning and is in and of itself not considered to establish a right to a specific zone or use.

The projected growth areas were then divided into four development tiers, based on infrastructure availability. Tiers 1 and 2 incorporate areas served primarily by incremental extensions of existing lines, while Tiers 3 and 4 build on that base to achieve full maturity. The criteria for annexation do not dictate a precise order for development, but instead outline factors that will affect the timing and desirability of annexation in the future.

The City’s capital improvement planning is based largely upon growth within these four growth areas and their development tiers. Extensions of water, sanitary sewer, parks, and roads are all needed for full build-out of each of these growth areas. This informs the Capital Improvement Plan (CIP) programming, but it does not in and of itself commit the City to the extension or timing of specific infrastructure at the City’s cost. Indeed, much of the infrastructure and improvements identified within a growth area will be the obligation of a property owner or developer and in some instances in coordination with the City.

Each of the planned expansion areas includes a detailed discussion of needed infrastructure and desired outcomes. At the time of annexation the City will identify the relationship of the annexation to the scenario analysis and consider developer proposals for infrastructure extensions. The City will ensure that the extensions are logical and beneficial to overall goals for the area and not just for the convenience of one development project.

The City’s priority for development is incremental growth that builds upon prior improvements and improvements funded through developer-based construction. In some circumstances, the City may find an investment in “up-sizing” or completing critical connections is vital to the long-term success of the City and its expansion through partnering with developers or moving forward with pioneer infrastructure. This Plan does not specify timing or investment obligations by the City as it will be addressed through the City’s CIP. The City will include an infrastructure extension program in

## URBAN FRINGE: ANNEXATION AND FRINGE AREA

the CIP to plan for coordinated improvements, but funding and timing will be an annual decision with the CIP budget approval.

Pioneer infrastructure and oversizing interests will be addressed by the City based upon general benefit to the City and its expansion into a defined area. Timing is a critical component to having the City participate in extensions of infrastructure. City participation may include the use of development agreements for offsetting projects, connection districts, street assessments, or financial incentives based upon City policy. If a desired project is not within the 5-yr CIP a developer would need to request changes in timing or begin the project as a developer project.

The City is not conferring a development right to property owners or obligation upon the City to make infrastructure available at any specific time or cost during the planning horizon of the Plan. This means that only upon rezoning and subdivision approval, when infrastructure adequacy and specific uses are evaluated, is there certainty in how to proceed with development.

### Annexation of Lands Other than Growth Areas

In addition to the larger Growth Area Scenario analysis, there may be instances where individual properties abutting the City will also be appropriate to be annexed, to meet the needs of a growing City. These properties should be viewed in the light of their immediate serviceability or development potential compared to long-term prospects coordinated within the planned growth areas. Large areas of annexation, for example exceeding a quarter

section, will require a determination of timing consistency with planned infrastructure and the vitality of the planned and emerging growth areas, meaning the areas should not directly undermine planned growth areas viability for build-out in a predictable or sustainable economic manner. Annexation of other areas may be justified due to readily available infrastructure, a large master planned community approach with a development partner, or a lack of investment or development in targeted areas and need for additional land development options.

### Fringe Area Policies

Ames has subdivision authority based upon state law for areas within two miles of its municipal limits, referred to as the Urban Fringe. Effective management of the Fringe is essential to planning ~~for~~ future growth options and ~~ensure-ensuring~~ that non-urban development practices do not negatively affect the City of Ames. In addition, preservation of natural areas and development practices compatible with agricultural needs is critical to the general well-being and welfare of the City of Ames and Story and Boone Counties.

Ames, Gilbert, and Story County have ~~previously~~ coordinated the management of the Fringe ~~since 2011 from 2011 to 2023-~~ based upon the prior 2006 Ames Urban Fringe Plan. Adoption of Ames Plan 2040 has supplanted the 2006 Fringe Plan as guidance to land subdivision and future land use policy in this area. The prior Plan also included an agreement for its joint administration known as a 28E agreement that expired in April of 2023. Separate from the Fringe Plan, the City has a 28E agreement with Nevada specific annexation limitations between the two cities along 590<sup>th</sup> Avenue. The current-

~~agreement is based upon a 2006 Ames Urban Fringe Plan that identified policies for various issues that included agricultural preservation, natural areas, rural residential development, and the expansion of Ames and Gilbert through annexation. City policy is to continue to plan for the Fringe area, to work in this cooperative planning effort with Story County, and to look to expand the joint planning and subdivision review authority coordination with Boone County as well. The City of Ames may approve an updated Urban Fringe Plan in coordination with Story County, Boone County, Gilbert, Nevada or another governmental entity to supplement the policies of Ames Plan 2040. Such a Plan would also likely include an intergovernmental 28E agreement for its joint administration.~~

The City's primary interests ~~for the Fringe Area~~ are additional planning for areas around the City as Urban Reserve, based upon future opportunities for growth and urban services. Limited expansion of growth development in the Fringe helps to meet other goals for managing natural resources and county infrastructure capacity as well.

~~A 28E An~~ agreement with the Counties can help to help to streamline policy and project review ~~for in~~ the Fringe to help focus on City priorities ~~in the Fringe~~ and add design requirements that address future compatibility and service needs related to rural development.





## URBAN FRINGE: POLICY FRAMEWORK

### Guiding Principles for the Urban Fringe

The following policies ~~can form~~ the foundation for planning related to the 2-mile Fringe Area. Note that the 2-mile Fringe Area expands with every annexation of land by the City.

These policies are intended to guide actions regarding development proposals subject to City of Ames review as well a new and more detailed Fringe Area Plan as Part of Plan 2040 and help coordinate the coordination of policies with other jurisdictions, multi-jurisdictional land use and subdivision planning and administration in the Ames jurisdiction. In addition to the Future Land Use Map designations designed to guide the annexation and development of the primary growth areas, the City has established land use classifications for the Fringe Area to guide decision making prior to annexation. The additional Fringe Area classifications are shown on page 72.

See also references on page 50, 51, and 52 for classifications.

### MULTI-JURISDICTIONAL PLANNING

#### UF1-1: Designated Limited Area for Rural Development.

Designate areas of existing rural development and limited areas for new rural development as they relate to future potential expansion for the City. A fundamental objective is for new development to occur within an urbanized area of the City after its annexation, limiting impacts to rural uses and providing urban infrastructure and services that support a compact and efficient development pattern for urban services.

**UF1-2: Regional Partnerships.** Work on regional partnerships for mutually beneficial planning of recreational uses, conservation areas, and watershed management.

### RURAL DEVELOPMENT CHARACTER AREAS

**UF2-1: Existing Development.** An Existing Development designation applies to previously developed areas of varying density below three dwelling units per acre. These areas were primarily developed through rural subdivisions and lack urban infrastructure. They are subject to county zoning for limited levels of residential development. Only limited development of existing lots or minor subdivisions of existing lots with existing zoning are anticipated during the life of this Plan. Minimum lots sizes should reflect the rural character of the area and limited infrastructure capacity to support development intensification. Annexation of these areas is undesirable due to the low-density of development and minimal infrastructure improvements. These developments fall under the Rural Character category of the land use plan.

**UF2-2: New Rural Residential.** Rural Development Areas reflect county planning interests and are limited to areas that are well beyond the potential Urban Reserve areas and City limits. Designation of this land use should consider impacts to infrastructure, adjacent agricultural uses and natural areas; changes to storm water runoff and drainage basins; and cumulative effects of development near other cities on county and state highways. The low suitability of the site for agricultural uses due to a CSR score or a LESA score does not alone justify change of use to rural development. County zoning will vary for density and use, typically a rural subdivision would be limited to a minimum of 1 unit per net acre and a maximum density of 2.5 units per net acre and are to be developed as a subdivision plat. The City will review infrastructure needs for rural development and consider case by case waivers of urban infrastructure standards.

**UF2-3: Rural Non-Residential Development.** Certain areas adjacent to the City but in the county may include activities such as mining that are not desirable as an urban use or typically compatible with surrounding uses. In addition, limited areas of pre-existing commercial or light industrial uses also occur within two miles of the City. The largest such areas are within Boone County. The Fringe Area recognizes these existing uses. However, further expansion of these non-residential uses is undesirable, especially within the growth areas as-where they can impact the future plans for City expansion. Further development in these existing areas will be limited by current infrastructure improvements. The City will review infrastructure needs for rural development and consider case by case waivers of urban infrastructure standards.

### AGRICULTURE AND NATURAL AREAS

**UF3-1: Agricultural Preservation.** Agricultural areas are designated to preserve appropriate land for farming and limit the encroachment of residential and other uses into these areas. Land divisions are permissible only to allow for splitting off an existing homesite or farmstead from a farm area. Minimum lot sizes are proposed at 35 acres matching the Story County A-1 zoning standard.

**UF3-2: Natural Area Conservation.** Natural areas include sensitive areas of natural habitat, steep slopes, and waterways. Natural area designations are informational based upon the Environment Chapter and the 2006 AUPF. Creation of new parcels within these areas for new development is prohibited. Property divisions for land conservation purposes is permissible with City approval.

Land conservation is typically for larger areas to be preserved within outlots under common or private ownership or to transfer ownership to a governmental or non-governmental organization for its management. Creation of private open space may not be appropriate under this designation. Natural areas adjacent to the City may still require annexation to further City goals for orderly development patterns and resource conservation.

#### **UF3-3: Park Areas**

Natural areas may allow for future recreation opportunities within the City or the County. The area south of Highway 30 and west of I-35 that is currently a quarry may be an area suitable for a future regional park. This is identified within the Parks, Trails and Greenways Element.

## URBAN RESERVE AREAS

**UF4-1.** Urban Reserve District. Create an Urban Reserve area for the short- and long-term expansion of the City. These areas fall within the urban service area where municipal services, most notably sanitary sewer, can be feasibly extended. Only subdivisions that meet full urban development subdivision and improvement standards would be allowed.

**UF4-2: Annexation.** Urban Reserve Areas are appropriate for annexation to the City to meet future growth needs of the City. Areas are planned for residential, commercial, and industrial expansion based upon the scenario and Tiers analysis of this Plan. A precise determination of use will be determined upon annexation.

**UF4-3: Lot Subdivision.** Land divisions are permissible only to allow for splitting

off an existing homesite or farmstead from a farm area. Divisions should not create parcels that can limit future annexation options. Land Divisions within the Urban Reserve Area shall meet a minimum lot size of 35 acres.

**UF4-4: Infrastructure.** All developments are subject to urban infrastructure standards unless a conditional waiver is granted by the City Council.

# LAND USE: CATEGORIES

## Open Space / Natural Areas

### CHARACTERISTICS

- » Large areas of public land intended to remain undeveloped and natural in character, including public greenways.
- » Privately or publicly-owned environmentally sensitive areas that should not be developed.
- » Agricultural uses are common.
- » May include public recreation facilities.
- » Specific policy directions are included in the Urban Fringe Policy.

### APPLICABLE EXISTING ZONING CATEGORIES

- » Government
- » Agriculture
- » Potential conservation or fringe overlays in areas where residential uses might be existing or permitted.

Move purple table to p. 48

~~Development Guidelines are applicable for consideration of changes to land use designations, zoning consistency, and in some cases specific project elements.~~

~~Public Actions are intended to identify potential initiatives for the City that relate to broad City goals and the vision of the Plan. They do not apply to individual projects.~~

### GOALS

- » Set aside land intended to remain primarily undeveloped and natural in character as permanent open space.
- » Limit public open space to passive activities and conservation efforts.
- » Preserve natural areas as passive open space in accordance with planned greenways or in support of larger natural preservation areas.



### DEVELOPMENT GUIDELINES

- » Agricultural or other similar low intensity development zoning districts would apply. During zoning and site plan review, evaluate proposals for separation distances adequate to minimize noise, glare, and hazards that would impair the quality of open space.
- » Retain natural areas, open space, and habitat in the City. See also Parks, Trails, & Greenways Chapter Element and Environment Chapter Element. Permit development only when serving environmental, park, or agricultural purposes.
- » Allow minor encroachment of residential zoning for existing uses and limit allowances for new residential with a precise study of environmental constraints and plans to locate structures outside of sensitive areas to retain the natural, aesthetic, and environmental value of the area and property. Multiple developable sites would require a land use map designation amendment.
- » Areas within the Ames Urban Fringe are predominantly natural and agricultural uses and are subject to the policies of the Ames Urban Fringe Plan and associated 28E agreements unless addressed more specifically by other provisions.
- » **Natural areas are—informational designations applicable to the fringe area. See also Environment Chapter Element.**

### PUBLIC ACTIONS

- » Use greenways as corridors for pedestrian and bicycle transportation and recreation.
- » Acquire strategic open space areas when possible to maintain corridors or protect important environmental assets.
- » Use Greenways and Open Space as conservation development techniques in new growth areas.
- » **Use Fringe Area policies to review development requests.**

# LAND USE: CATEGORIES

## Urban Reserve Overlay (UR: See Urban Fringe Map)

### CHARACTERISTICS

- » Generally open or sparsely developed rural or open land.
  - » Growth area Tiers 1 and 2 and other lands intended for near and mid-term development.
  - » Includes growth areas in Tiers 2, 3, and 4 that are likely to be developed after this plan's 2040 planning horizon. See also Urban Fringe policies.
- » Government
  - » Agriculture
  - » Potential conservation or fringe overlays in areas where residential uses might be existing or permitted.

### GOALS

- » Preserve long-term development options for efficient growth with full urban services.
- » Avoid impediments to future land annexation supporting urban and contiguous development.
- » Allow reasonable interim use of land consistent with agricultural and adjacent land uses.



### DEVELOPMENT GUIDELINES

- » Generally, not intended for rural development, but instead planned for urbanization and future annexation.
- » Require a minimum lot size large enough to prevent or discourage development of rural subdivisions and maintain a rural agricultural character.
- » Permit a variety of rural land uses and low-impact agriculture, excludes livestock and animal confinement operations and other high intensity uses.
- » Apply appropriate stormwater management requirements that enhance Ada Hayden watershed water quality.
- » See also, Fringe Area Policies, page 69.

### PUBLIC ACTIONS

- » Coordinate park and open space planning with counties.
  - » Apply Use Urban Fringe Plan Area Policies to guide specific development and use allowances-and-joint-administration-of-extra-territorial-area.
- Prioritize Policies for:
- » Specific underlying land use designations for interim use or for guiding incorporation of commercial use into the City.
  - » Large residential and agricultural minimum lot sizes.
  - » Limits on high intensity agricultural and extraction uses.
  - » Limits on special uses, such as religious facilities, wind generators, campgrounds, and other uses that may not meet urban design and infrastructure needs.
  - » Limit agribusiness facilities that do not meet urban design and infrastructure needs.
  - » Develop a Fringe Area Plan update with a 28E Agreement for joint administration of the Fringe Area that incorporates City Fringe Area Policies.

# LAND USE: CATEGORIES

## Rural Character (RC: See Urban Fringe Map)

### CHARACTERISTICS

- » Existing large lot and acreage development, generally lacking urban infrastructure or services.
- » Areas within the subdivision jurisdiction of Ames but **typically** outside the urban reserve, where extensions of urban infrastructure are not expected.
- » Rural commercial, limited agriculture, or limited industrial/workshop uses that do not degrade rural residential character.
- » Potential conservation or fringe overlays in areas where residential uses might be existing or permitted.

### GOALS

- » Provide locations to accommodate demand for low-density residential development that do not limit the City's logical long-term urban growth.
- » Promote sustainable development within or near the City where landforms and environment make urban development impossible.



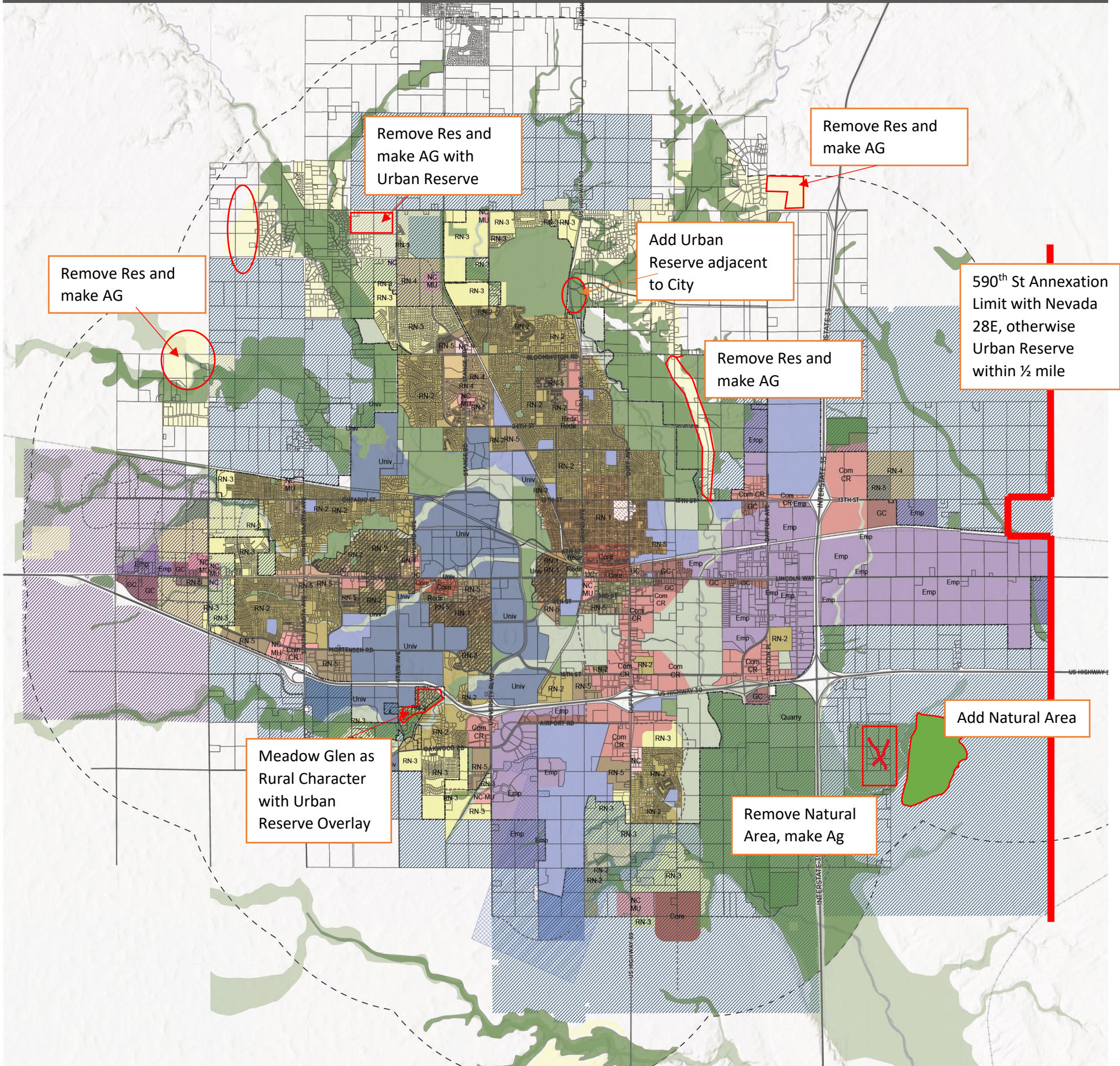
### DEVELOPMENT GUIDELINES

- » Develop land plans and building concepts that maintain rural or open character.
- » Design developments that protect landforms such as steep slopes and natural drainage patterns.
- » Encourage use of community wastewater systems for rural development, including green infrastructure, with relatively small rural lots.
- » Integrate regional transportation path systems into development designs.
- » Promote use of conservation subdivision techniques adjacent to natural areas.

### PUBLIC ACTIONS

- » Use Urban Fringe **Plan Area** Policies to guide specific use allowances and joint administration of extra-territorial area.
- » Establish subdivision waiver standards appropriate to very low-density rural residential developments.
- » Consider cumulative impacts of similar development and planned development in the general area.

# FRINGE AREA MAP



Remove Res and make AG with Urban Reserve

Remove Res and make AG

Remove Res and make AG

Add Urban Reserve adjacent to City

590<sup>th</sup> St Annexation Limit with Nevada 28E, otherwise Urban Reserve within 1/2 mile

Remove Res and make AG

Meadow Glen as Rural Character with Urban Reserve Overlay

Add Natural Area

Remove Natural Area, make Ag