



Story County Planning and Development
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MEMORANDUM

TO: Story County Planning and Zoning Commission
FROM: Jerry L. Moore, Planning and Development Director
RE: Request for Ames Urban Fringe Plan Land Use Framework Map Amendment – On Bishop Farms property located at Parcel #05-23-400-255 in Franklin Township
DATE OF MEETING: July 1, 2020

Background and Ames Urban Fringe Plan map designation:

Bishop Farms is proposing to divide the approximate east 15 acres of the 47.84 acre parcel (#05-23-400-255) that includes the office, scale house and parking area and adjoin it with the 111 acre parcel to the east containing the mining operation for Martin Marietta. The balance of the 47.84 acre parcel is in row crop production.

This proposed division is prompting the need for the applicant to request an Ames Urban Fringe Plan – Land Use Frame Work Map Amendment. The 47.84 acre parcel is currently designated Rural Transitional Residential Area in the Ames Urban Fringe Plan. The applicant is requesting an Ames Urban Fringe Plan Map Amendment from the Rural Transitional Residential Area to the General Industrial Area for the proposed 15 acre parcel, similar to the east 111 acre parcel. The goal of the Ames Urban Fringe Plan – Land Use Frame Work Map Amendment is to establish consistency with the mining operation, General Industrial use in the Ames Urban Fringe Plan.

The applicant has no plans to develop or change the current use of the balance of the 47.84 acre parcel. Also, Martin Marietta has no plans to develop or change the current use of the proposed 15 acre parcel. Lastly, the location of the proposed Ames Urban Fringe Plan – Land Use Frame Work Map Amendment is not currently one of the growth expansion areas identified in the City of Ames' 2040 Plan.

Martin Marietta obtained a Conditional Use Permit CUP 2-90 for the office, scale house, fresh air shaft and expand a stock pile area in 1990. The use was established through the granting of a Special Permit in 1959 to Ray Cook Construction for extraction of gravel, sand, stone and clay. The Ames Urban Fringe Plan was adopted in 2008 and the 28E Agreement was adopted in 2011. The zoning of the R1-Transitional Residential District on the 47.84 acre parcel and adjacent properties along W. Riverside Road and Stagecoach Road is shown on a Story County Zoning Map dated 1960.



Property and adjacent property zoning and land use

Subject Property - the 47.84 acre parcel is currently split zoned A-1 Agricultural District and R-1 Transitional Residential District (approximately the south 260 feet) Bishop Farms mining operation and agricultural row crops

North – 20 acres HI-Heavy Industrial (Bishop Farms mining operation)

East – 111 acres HI-Heavy Industrial (Bishop Farms mining operation)

South – six lots ranging from 1 to 1.65 acres (three lots contain single family dwellings)

West – 21.54 acres A1-Agricultural District and R-1 Transitional Residential District (contains a dwelling)

Action by Ames Planning and Zoning Commission and City Council

The Ames Planning and Zoning Commission approved the requested AUPF-Land Use Frame Work Map amendment at their meeting on May 20, 2020 and the City Council approved the request at their May 26, 2020 meeting.

Notification

Notices were mailed to property owners located within ¼ mile of the property on June 24, 2020. To date, no responses have been received from property owners regarding this notice.

Analysis

Select policies for Rural Transitional Residential Area

- Policy 1 This land use designation includes all single family and two family residential land uses/developments that involve average net densities between one unit per acre and 3.75 units per acre.
- Policy 4 Depending on location, density of units, size of lots, timing of development, development design, clustering of proposed sites, or other considerations, require full urban infrastructure standards. If the City does not require these improvements to be installed at the time of subdivision, require infrastructure assessment agreements.
- Policy 7 Require annexation agreements and developer agreements in instances of new development that is particularly intense, or that occurs in certain critical locations.

Select policies for General Industrial Area

- Policy 1 Locate this use designation in the area that can best support the extraction of the existing mineral resource and has access to roads and highways needed to transport its products. The extent of the area accommodates the needs of the operation and the need to limit negative impacts on other surrounding established uses.
- Policy 2 Water, wastewater systems and other infrastructure meet IDNR and county standards. At the time that surface activities for mineral resource extraction need to be expanded, require appropriate permits and rezoning may be to regulate these surface operations.

The property owner has no interest in pursuing residential development of the portion of the 47.84 acre parcel zoned R-1 Transitional Residential District. Also, residential development is not likely to occur in the



short term due to the current mining operation activity. However, in light of the established R-1 Transitional Residential District zoning on the 47.84 acre parcel and adjacent and surrounding similar zoned properties along W. Riverside Road and Stagecoach Road, Planning and Development staff are concerned that if the land use of the entire proposed 15 acre parcel is changed to General Industrial Area, this designation will not be consistent with the R-1 Transitional Residential District zoning of the parcel, and while not intended may be viewed as a measure to shift the proposed land use from residential to industrial in this area. Retaining the portion of the Rural Transitional Residential Area of the proposed 15 acre parcel also continues consistency with the existing residential development in the area.

Planning and Development staff discussed this concern with one of the property owners and a representative from Martin Marietta, and they both supported revising the submittal to request the General Industrial Area for the proposed 15 acre area, excluding the south portion that is zoned R1-Transitional Residential District. See the applicant's responses to Planning and Development Staff comments on this and other items posted on the Agenda Center.

Recommendation

Planning and Development staff recommends that the Story County Planning and Zoning Commission approve the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Rural Transitional Residential Area to the General Industrial Area of the proposed 15 acre parcel, except the south portion that is zoned R-1 Transitional Residential District.

The Story County Board of Supervisors will address the requested Ames Urban Fringe Plan Land Use Framework Map Amendment at their July 14 meeting. Ames Urban Fringe Plan map amendments require approval by the City of Ames, City of Gilbert and Story County.

