

RESOLUTION NO. 20-290

**RESOLUTION APPROVING MINOR AMENDMENT TO THE
AMES URBAN FRINGE PLAN LAND USE FRAMEWORK MAP
FOR LAND ADDRESSED AS 831 E. RIVERSIDE ROAD
FOR THE CITY OF AMES, IOWA**

WHEREAS, representatives of the Martin Marietta Ames Mine at 831 E. Riverside Road have filed a Plat of Survey with the City and County to move a boundary line; and,

WHEREAS, the Plat is intended to locate the existing scale house onto a parcel used for mine purposes and have the other parcel as vacant land; and,

WHEREAS, in accordance with the Ames Urban Fringe Joint and Cooperative Agreement (28E), the Story County Planning and Development Department requested that the applicant apply to the Ames City Council to amend the Ames Urban Fringe Plan to allow for the proposed boundary to match Fringe Plan designations; and,

WHEREAS, the current land use designation for the scale house is Rural Transitional Residential (RTS); the requested designation is General Industrial (GI); and,

WHEREAS, the proposed change in designation, encompassing approximately 15 acres, will match the proposed parcel lines; and,

WHEREAS, the GI designation is intended for land used in mineral extraction and no changes are proposed for how the land will be used compared to its current condition; and,

WHEREAS, the scale house existed at the time of the adoption of the Fringe Plan, but the boundary followed the property line rather than the existing extent of the use; and,

WHEREAS, the City Council referred to staff a letter from Brad Stumbo, with Fox Engineering Associates, representing property owner David Bishop of Bishop Farms asking to initiate a Minor Amendment to the Land Use Policy Plan for the property at 831 E. Riverside Road; and,

WHEREAS, the site currently has mining operations and a farm field; and,

WHEREAS, on May 5, 2020, the Story County Board of Supervisors also determined that the developer could proceed with the application and the approval by both the Council and the Board of Supervisors was in accordance with the Ames Urban Fringe Joint and Cooperative Agreement; and,

WHEREAS, once two of the three government entities have agreed to initiate a change it can be reviewed as an Amendment, and ultimately all three entities must approve the change; and,

WHEREAS, in any proposed change to the Land Use Policy Plan Future Land Use Map, the City examines the suitability of infrastructure, such as sewer and water capacity, storm drainage, and general circulation needs; and,

WHEREAS, in this instance, no changes in infrastructure or use are planned; and,

WHEREAS, staff considered it unlikely that the 15 acres would develop into a residential use due to the proximity of substantial operations of the mine and because of the considerable work needed to alter the property for homes; and,

WHEREAS, the City has no specific interest or policy on the preservation of rural areas for residential development that would warrant retaining the designation of this property, and expansion of the designation to include existing mining operations can be found consistent with the Ames Urban Fringe Plan; and,

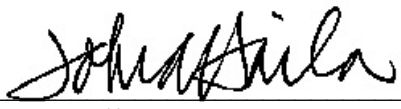
WHEREAS, the Planning and Zoning Commission reviewed the request on May 20, 2020, and voted to recommend that the City Council approve the request.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the Amendment to the Ames Urban Fringe Plan Land Use Framework Map land use designation of approximately 15 acres of land located at 831 E. Riverside Road, from Rural Transitional Residential to General Industrial is hereby approved.

ADOPTED THIS 26th day of May, 2020.



Diane R. Voss, City Clerk



John A. Haila, Mayor

Introduced by:	Corrieri
Seconded by:	Betcher
Voting aye:	Beatty-Hansen, Betcher, Corrieri, Gartin, Junck, Martin
Voting nay:	None
Absent:	None

Resolution declared adopted and signed by the Mayor this 26th day of May, 2020.