MEMORANDUM

TO: Story County Board of Supervisors
FROM: Jerry L. Moore, Planning and Development Director
RE: 2017 Work Program Item: Ames Urban Fringe Plan Review
DATE: April 17, 2018

APPROVED DENIED
Board Member Initials: RS
Meeting Date: 4-17-18
Follow-up action:

Overview of Task

As part of its 2017 work program, the Story County Planning and Development Department was assigned to work with the City of Ames and the City of Gilbert to review the Ames Urban Fringe Plan (AUFP) and the Land Use Framework Map. The Land Use Framework Map identifies the location of the AUFP designations to guide the review of land use, zoning, subdivision and other regulations. Specifically, the Planning and Development Department staff was to consider potential changes to the Land Use Framework Map in the area north of Ames' corporate limits and south of Gilbert's corporate limits and opportunities for new residential and other development (See Figure 1).

The AUFP and Land Use Framework Map identify an area north of 190th Street and south 180th Street as the Story County Study Area. The plan describes the Story County Study Area as an area:

> *set aside as an exception to the Urban Fringe Plan until a detailed study for potential land uses in the area is completed. The County and respective cities shall retain their jurisdictional powers in the study area and continue to maintain status quo with respect to current land use, zoning and subdivision until a joint decision is made.*

The City of Ames is currently developing a new comprehensive plan and may consider changes to the AUFP in the area north of the City as part of their process over the next several years. According to Ames Planning and Housing staff, any supported changes identified in this memo in the designations would remain unresolved until the City's comprehensive plan is completed. The City of Gilbert also recently amended their Comprehensive Plan. Gilbert City staff also relayed their support for slow growth to align with the school district's growth plans. City staff provided a copy of their new comprehensive plan after the review in this memo was completed. Two items from the City's Plan of particular importance are an anticipated three percent projected growth rate consistent with the school districts growth plans and the City's position of not supporting development between 180th Street and 190th Street.

Several factors that contributed to the need to complete this work program item, include the following:

- Construction of Gilbert High School
- Traffic on Hyde Avenue

- 2017 paving of Hyde Avenue from Ames to Gilbert
- Increased zoning permit and rural subdivision activity
- Ames sanitary sewer study

The Planning and Development Department identified recommendations for future consideration. These recommendations may inform future decisions to amend the AUFP Land Use Framework Map designations in the area north of Ames' corporate limits and south of

Review Area: Ames Urban Fringe Plan Map

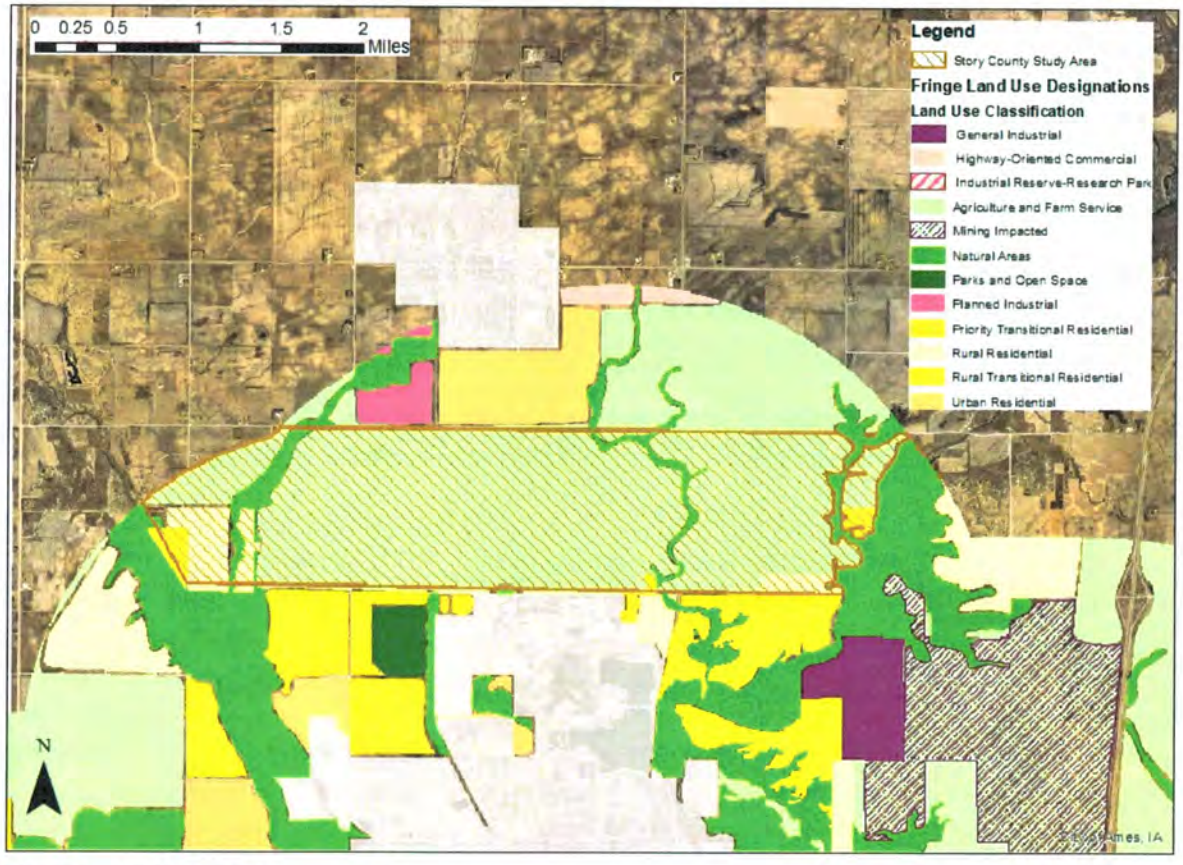


Figure 1: Review Area

Gilbert's corporate limits. Ultimate implementation of recommendations will rely on factors such as property owner support, market conditions, and support from all three entities involved in the AUFP.

Review Process and Findings

Planning and Development Department staff reviewed information on the area and communicated with key stakeholders to gain an understanding of the current land use and future opportunities. The Planning and Development Department's review included:

- Natural resources and floodplain areas

- County, City of Ames & the Ames Metropolitan Planning Organization transportation plans (including Capital Improvements Projects and Ames Mobility 2040). Planning and Development Staff also invited a representative from the Ames MPO and County Engineer to a Planning and Zoning Commission meeting to learn about transportation planning in the County.
- The County's, City of Gilbert's, and City of Ames' Comprehensive Plans
- City housing needs estimates from Ames Mobility 2040
- Utility service maps
- Current County land use map, zoning map, and 2017 aerial photography
- County zoning permit and subdivision activity
- School district planning through communication with school district superintendents
- Ames Sanitary Sewer Study
- CyRide's current planning projects
- Staff met with Ames Planning and Housing Staff and the City of Gilbert City Clerk to discuss the review and recommendations on February 12, 2018.

Several key findings were observed from the review:

1. **Transportation**. Beyond the paving of Grant Avenue, County road plans in the area include:
   - The West 190th Street bridge near Oliver's Subdivision was closed. The bridge now serves as a pedestrian bridge.
   - The bridge further to the east on West 190th Street was reconstructed.
   - An asphalt overlay is planned on West 190th Street from George Washington Carver to 510th Avenue in 2018.

   The Ames Mobility 2040 Long Range Plan includes:

   - Bloomington Road extension – 2 lane Grand Avenue to new I-35 interchange. Improve stage coach Road from Riverside to Blooming Road.
   - 180th Street – Grand Avenue to Dayton, Dayton from 180th Street to 190th Street and 190th Street from Dayton to I-35. Pave as 2 lane road and paved shoulders or trail and turn lanes at key intersections.
   - 500th Avenue Pave and reconstruct from W Lincoln Way to Mortenson Road.
2. **Utilities**. Xenia Rural Water provides water service in the area and most roads have an existing water main. However, areas along Hyde Avenue north of the City of Ames and south of 180th Street are not served.
3. **Natural Areas**. Approximately 200 acres are owned by the Story County Conservation Board (SCCB) to the west of North Dayton Avenue and the County Estates Subdivision and south of 180th Street. There are significant numbers of existing rural residential subdivisions located in the northwest and northeast areas of Ames, primarily located in close proximity to the Natural Resource areas.

4. **Zoning.** The current County Zoning Map (Figure 2) shows clusters of residential zoning in the northwest and northeast areas. The zoning map is reflective of the area's current land use where the central portion of the review area is primarily in agricultural row crop production with scattered dwellings.

Review Area: County Zoning Map

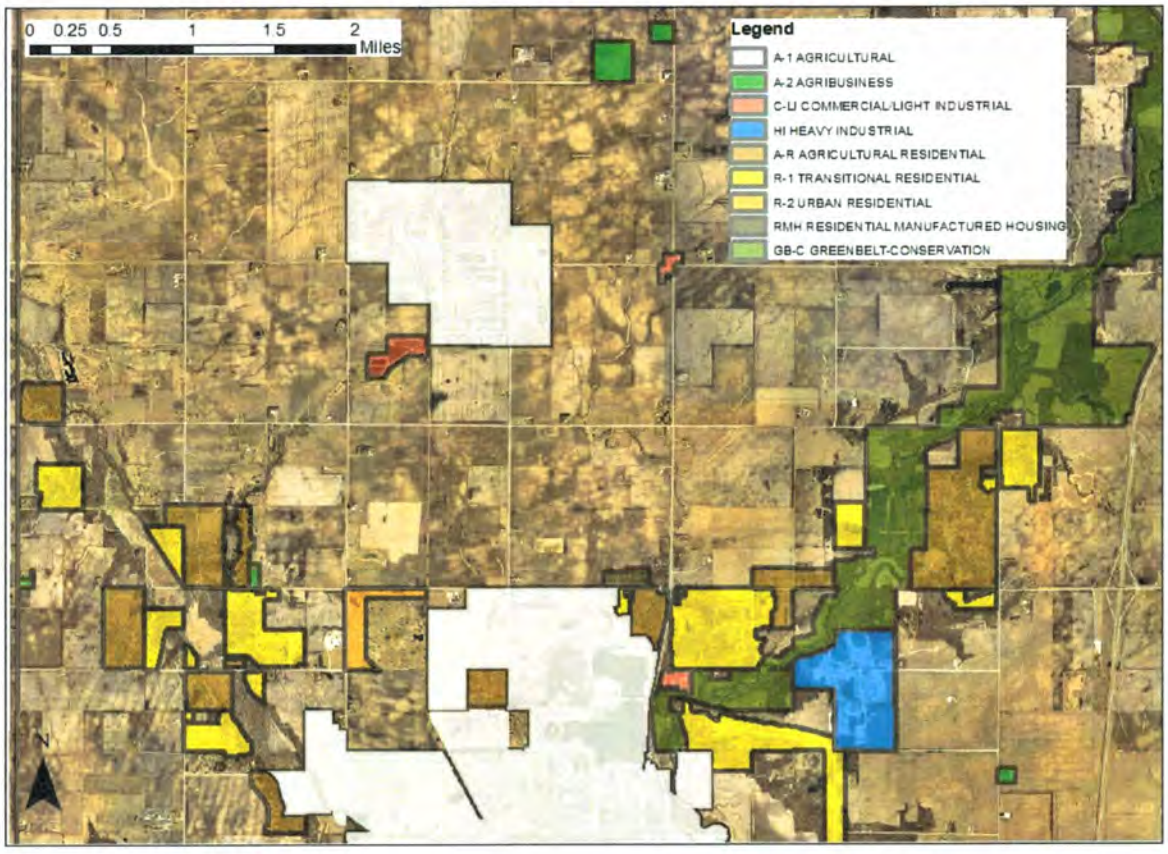


Figure 2: County Zoning Map.

5. **Agricultural Value.** A general overall Land Evaluation Site Assessment (LESA) was completed for properties in the review area, almost all of which scored below the threshold to be considered for a rezoning request. A LESA evaluation is suggested, however for each parcel prior to proposed map amendments, rezonings, and development.
6. **Construction Activity.** Story County issued 52 zoning permits in 2017 for new single-family dwellings, 25 of which were in the review area. The number of new single-family dwellings has largely increased due to new subdivisions in the area including Cameron Estates and The Irons.
7. **Population and Housing Growth**. The Ames Mobility 2040 Plan estimates a population increase from 63,040 in 2010 to 85,102 in 2040. With the projected population, it is determined that approximately 32,254 total households will needed in 2040. Figure 3 is a map of projected household growth from 2010 to 2014 by travel analysis zones from

the Ames Mobility 2040 Plan. No housing growth is shown in the review area aside from an area south of the City of Gilbert's corporate limits and in the area north of Cameron School Road and west of George Washington Carver, where Cameron Estates, and other

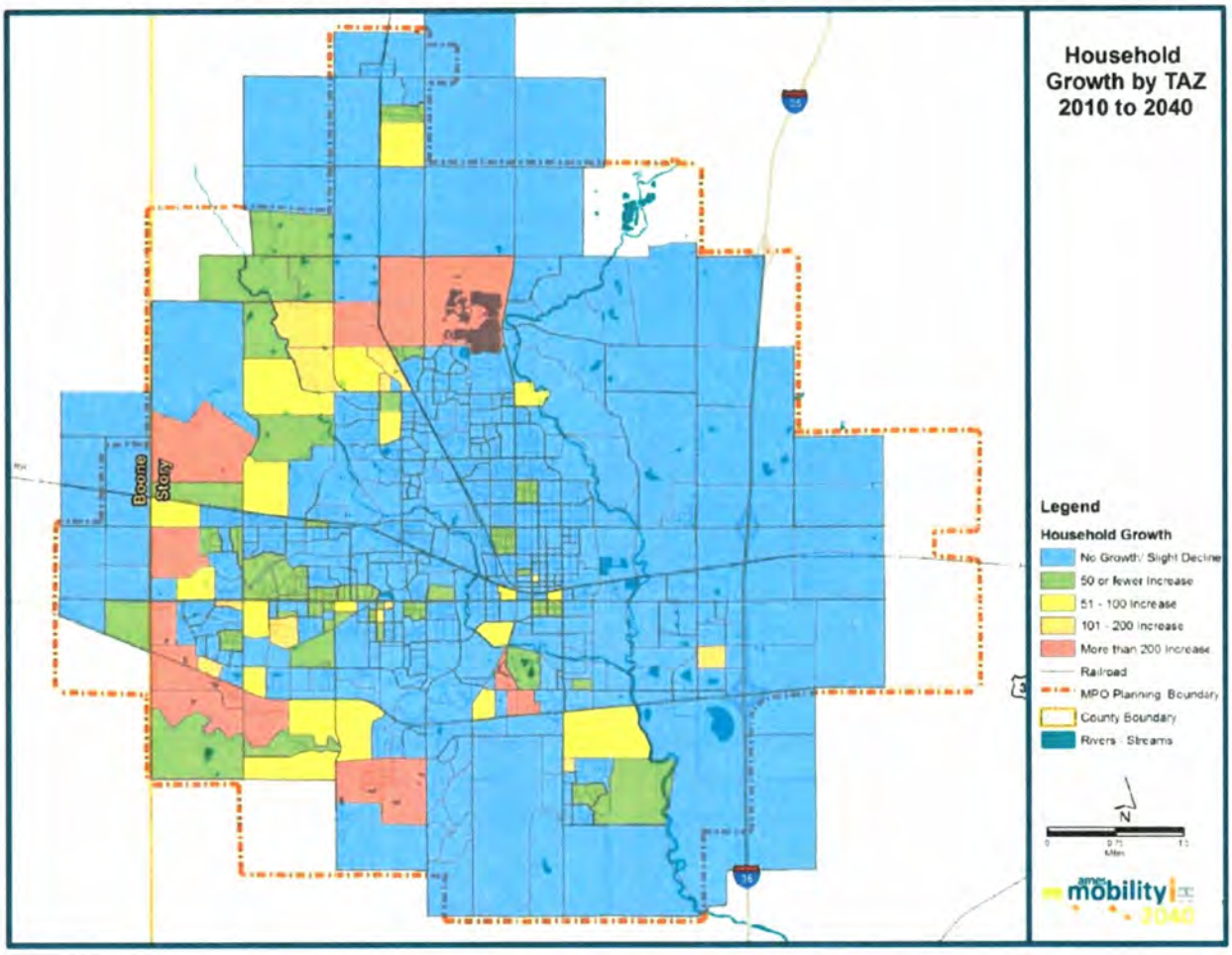


Figure 3: Household Growth by TAZ 2010 to 2040. Source: Ames Mobility 2040.

existing subdivisions are located.

8. **City of Gilbert's Growth Plans.** The area south of the City of Gilbert's corporate boundary to 180th Street is designated Urban Residential in the AUFP and Urban Expansion Area in the County's Cornerstone to Capstone (C2C) Comprehensive Plan. According to the City's Comprehensive Plan, Gilbert anticipates mixed density residential development, industrial planned development and public/institutional growth in the growth area south of its corporate limits and residential, mixed density residential, commercial and public/institutional in the growth area east of its corporate limits.
9. **School District.** The Gilbert School District projects 3-3.5% annual growth. According to the Gilbert Schools webpage on an April 3, 2018 bond referendum, the bond will "go into updating our elementary and intermediate schools with safer entryways and better

heating/, cooling systems, adding classrooms to our middle and high school buildings, and improving our athletic complex."

10. **Ames Sewer Study.** Ames Planning and Housing staff indicated that further growth in the northwest area could be problematic for an expansion of the City's sanitary sewer. However, east of HWY 69 there are fewer limitations to expand City sanitary sewer service. Extending sewer service north of 190th Street would require major upgrades to the City's sanitary sewer. Scenarios were provided about sewer improvement projects at varying costs to provide sewer capacity for the proposed Friedrich Land Development project at George Washington Carver and Cameron School Road. The Squaw Valley Home Owners Association requested connection to the City's sanitary sewer as well. City staff believe this would be the most costly sanitary sewer project proposed and will need to be addressed in the City Comprehensive Plan update.

Recommendations

Based on the above identified information, Story County Planning and Development Department makes the following recommendations to open up a dialogue about future opportunities for growth. Items one through three are related to a specific area(s) and ideas for consideration, as identified on Figure 4 and further described in the ideas for consideration section. Recommendations four and five apply to principles and policies in the Ames Urban Fringe Plan and related documents.

1. Recognize a residential market segment seeking large lots in a rural setting and support rural residential developments on existing parcels and parcels contiguous to existing rural residential development, including AUFP Map Amendments and rezonings where needed.
2. Support the annexation and development of Urban Residential designated areas for both cities and the development of the Urban Growth Boundary for the City of Gilbert as identified in the C2C Plan).
3. Support the addition and/or expansion of commercial nodes.
4. Support a new Urban Expansion Boundary (as in the C2C Plan Future Land Use Map) north of the Ames corporate limits. Future applications in this area would follow the City's plans and agreements for annexation and develop under the City's regulations or if deferred by the City, applicants will develop under County standards.
5. Support plan amendment to allow one additional lot and dwelling through the Residential Parcel Subdivision submittal process when existing dwelling is located on parcel in the Agriculture and Farm Service areas, consistent with other areas in the County that are outside of the AUFP area.

Ideas for consideration related to these recommendations are as follows and mapped on Figure 4:

A. The Village North subdivision can be extended to the south from existing street. This area is located in Gilbert's Urban Growth. The area designated as Urban Residential in the AUFP south of Gilbert can also be annexed and developed in the City of Gilbert. (See recommendation two)
B. Area designated as Planned Industrial Area in the AUFP south of Gilbert can be annexed and developed in the City of Gilbert. (See recommendation two)
C. Support amendment to Rural Residential Area designation for the area south of 180th Street near Cardinal Creek & Spruce Ridge after Gilbert's Urban Growth Area is developed (see recommendation one). Alternatively, permit Residential Parcel Subdivisions in this area (see recommendation four).
D. Support amendment to Rural Residential Area north of Oliver's Subdivision and subsequent rezoning and development (see recommendation one).
E. Support development of existing lots within the Skycrest 6th Addition Subdivision. After lots are developed, support AUFP amendment to Rural Residential and rezoning for the area north of the subdivision (note, a new street may be required from HWY 69 (see recommendation one).
F. Support rezoning of area located south of Tullamore Glen Subdivision and/or AUFP amendment to the Rural Residential designation for the area northeast of Dayton Avenue and 190th Street (see recommendation one).
G. Support rezoning of area located at the southwest corner North Dayton Ave and 180th Street, outside of the AUFP (see recommendation one).
H. Support commercial node at intersection of 1-35 and 190th Street (see recommendation three).
I. Support commercial node at George Washington Carver and Cameron School Road (see recommendation three).
J. Support expansion existing commercial node 170th St and HWY 69. (see recommendation three).
K. Support rezoning of the area northwest of Cameron Estates (see recommendation one).
L. Support rezoning for the area north of Bella Woods Subdivision (see recommendation one).
M. Support the rezoning of the area to the south of the Woods Subdivision, located outside of the AUFP (see recommendation one).
N. Support rezoning of area south of Eagle Ridge subdivision, outside of the AUFP (see recommendation one).
O. Annex and development Urban Residential Area into Ames located north of Lincoln Way and adjacent to Ames' corporate boundary (see recommendation two).
P. Support commercial development in the Highway Oriented Commercial Area at the site of Crestview Mobile Home Park, an existing commercial node area, and support annexation into Ames (see recommendation three). Annex area north of Crestview, designated as Urban Residential, into Ames and develop.

Q. Extend road from existing Crane Farm development and Mortensen Road, annex/develop Urban Residential Area in Ames (see recommendation two).
R. Additional option: Support AUFP amendment to Rural Residential Area north of 190th along Hyde Avenue or permit Residential Parcel Subdivisions in this area (see recommendation five).

Story County Planning and Zoning Commission meeting April 4, 2018

The following represents the key comments from the Planning and Zoning Commission:

1. If we are looking at growth opportunities in the north AUFP area, something needs to be done to address the many names for Hyde Avenue as it is confusing to motorist.
2. A map showing more specific information on the number of parcels and acres for each of the opportunity areas would be helpful to more closely pinpoint the exact locations identified in the recommendation.
3. The information and recommendations in this memo can serve as Story County's talking points and how we want to shape future discussions about proposed AUFP map amendments going forward.
4. Why isn't there recommendations related to transportation planning?
5. George Washington Carver, Hyde Avenue, HWY 69 are the main north/south roads in the area and they are experiencing vehicle capacity issues. We need to look at transportation planning in the north area collectively and not just when a development is proposed. (reference made to current Transportation Impact Analysis Ordinance amendment initially considered by the Planning and Zoning Commission)

The Story County Planning and Zoning Commission recommended approval 6-1 to support the staff memo to the Board of Supervisors as a starting point for joint review of the AUFP north area with the additional emphasis on transportation improvements to accommodate planned development comprehensively.

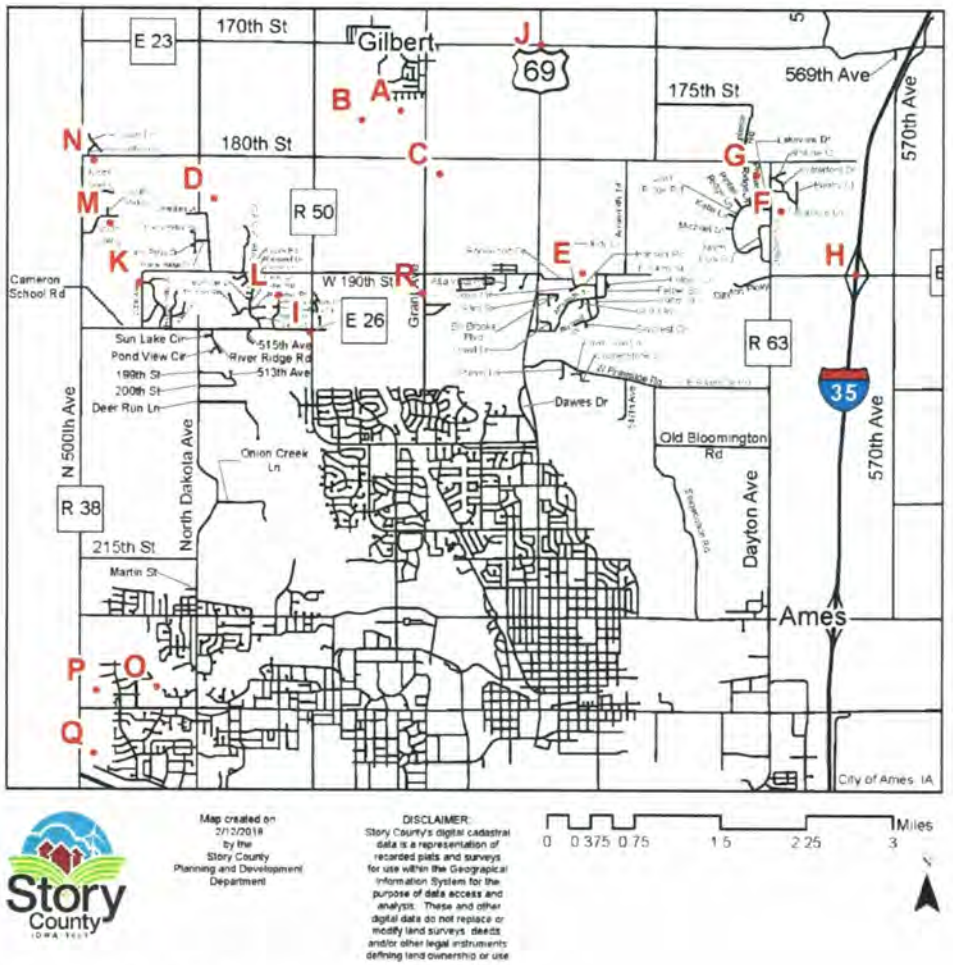
Planning and Development staff met with Darren Moon Story County Engineer on April 10, 2018 to discuss the concerns raised by the Planning and Zoning Commission about the need to address the current vehicle capacity levels on George Washington Carver, Hyde Avenue and HWY 69 before considering additional development in the review area. Darren indicated his department doesn't regularly apply minimum level of service criteria to the above specified roads to monitor vehicle traffic levels but they do monitor intersections for possible improvements when traffic warrants are met. He identified, however the work that was done to make the intersection of Hyde Avenue and 190th Street a four-way stop condition that was ultimately changed back to a two-way stop condition and how the paving of Hyde Avenue will likely reduce traffic volumes on George Washington Carver. He also discussed the turning lane project that was added at the intersection of Cameron School Road and George Washington Carver to relieve south bound turning vehicles. He lastly communicated his support of the current Transportation Impact Analysis draft ordinance and thought it would assist the County

by requiring the applicant's engineers to evaluate the potential new vehicle counts for proposed subdivisions during peak times and based on traffic projections on County roads and threshold limits requiring engineered traffic studies to determine necessary road and transportation improvements in planned areas.

At the request of the Planning and Zoning Commission, maps in figure 5 were added to the memo to provide more detail on the specific areas identified in figure 4 below. The specific boundaries of areas are outlined. Ovals indicate the area may be smaller or larger depending on several factors including interest of property owner and developer, project scope, and support by all three entities of the AUFP. Some areas are outside the AUFP boundary.

Requested Board of Supervisor Action

The requested action is to support the staff memo as recommended by the Story County Planning and Zoning Commission as a starting point for joint review of the AUFP as identified in the memo with the additional emphasis and need to focus on transportation improvements to accommodate planned development comprehensively.



Map created on 2/12/2018 by the Story County Planning and Development Department

DISCLAIMER: Story County's digital cadastral data is a representation of recorded plats and surveys for use within the Geographical Information System for the purpose of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use

0 0.375 0.75 1.5 2.25 3 Miles

Ames Urban Fringe Plan: Ideas for Consideration

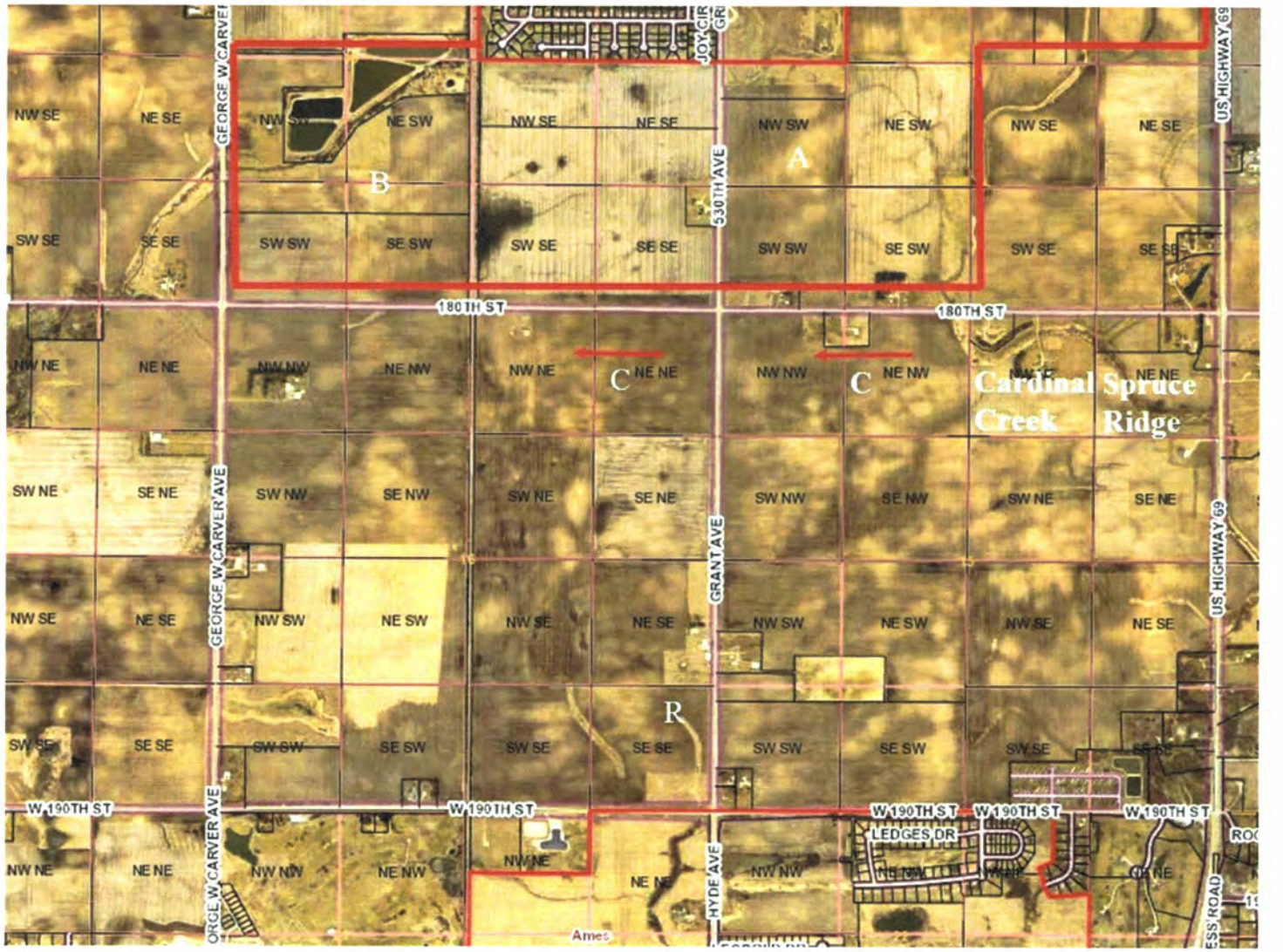
A	Extend Village North Subdivision south
B	Annex into Gilbert
C	Amend to Rural Residential, subdivide
D	Amend to Rural Residential, subdivide
E	Extend Skycrest Subdivision/designation north
F	Extend Tullamore Subdivision/zoning south
G	Subdivide, not in AUFP, zoned A-R
H	Commercial Node
I	Commercial Node
J	Expand Commercial Node
K	Extend Cameron Estates Subdivision west, rezone
L	Extend Bella Woods Subdivision north, rezone
M	Extend Wood Subdivision south, rezone
N	Extend Eagle Ridge Subdivision south, rezone
O	Annex into Ames
P	Support commercial development in the Highway Oriented Commercial Area
Q	Annex into Ames
R	Urban Growth Boundary, Allow Residential Parcel Subdivisions, or Amend to Rural Residential

Legend

- Proposed Future Development Locations
- City Limits

Figure 4: Review Area Ideas for Consideration

Figure 5: Detailed Maps



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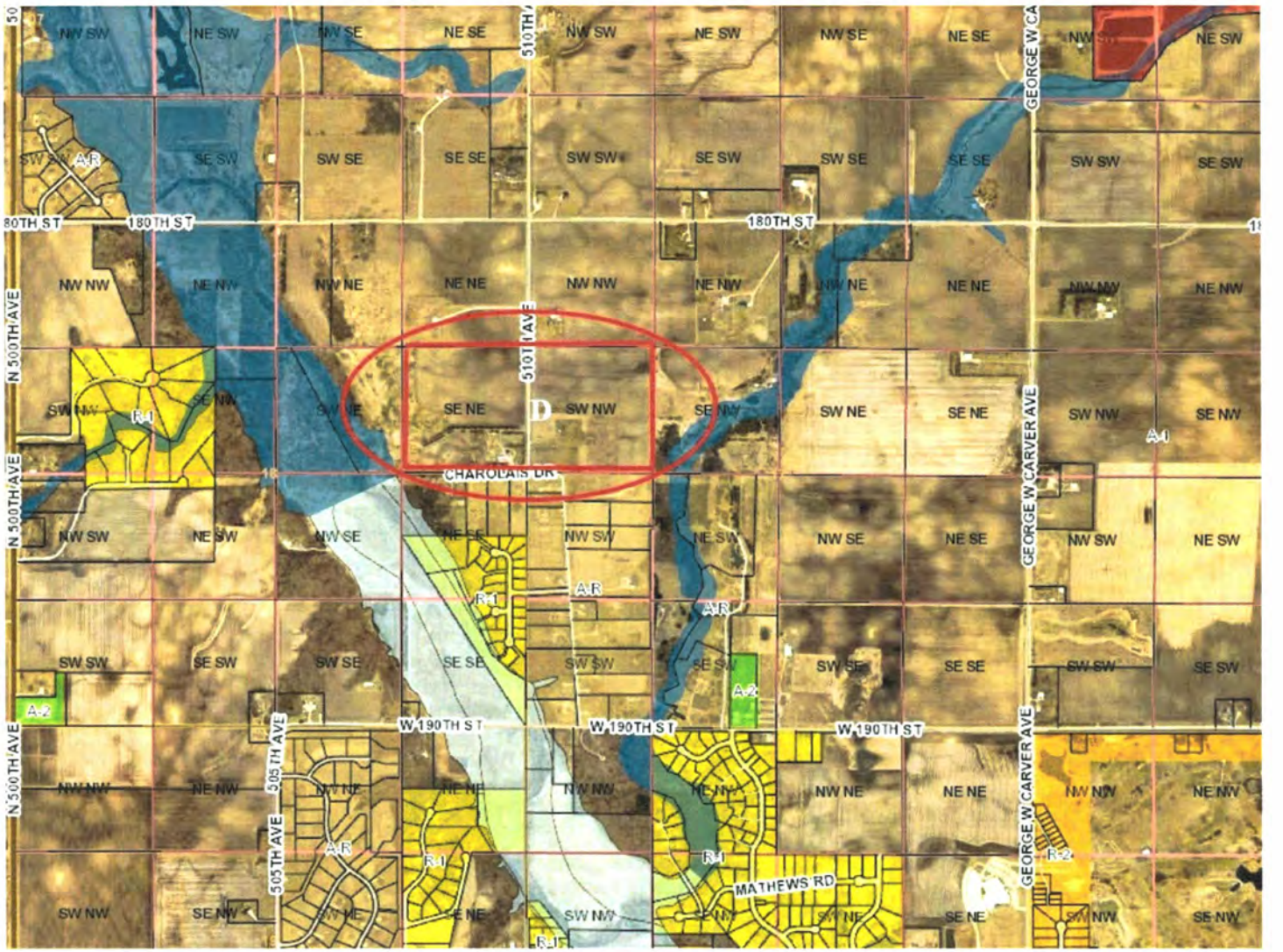

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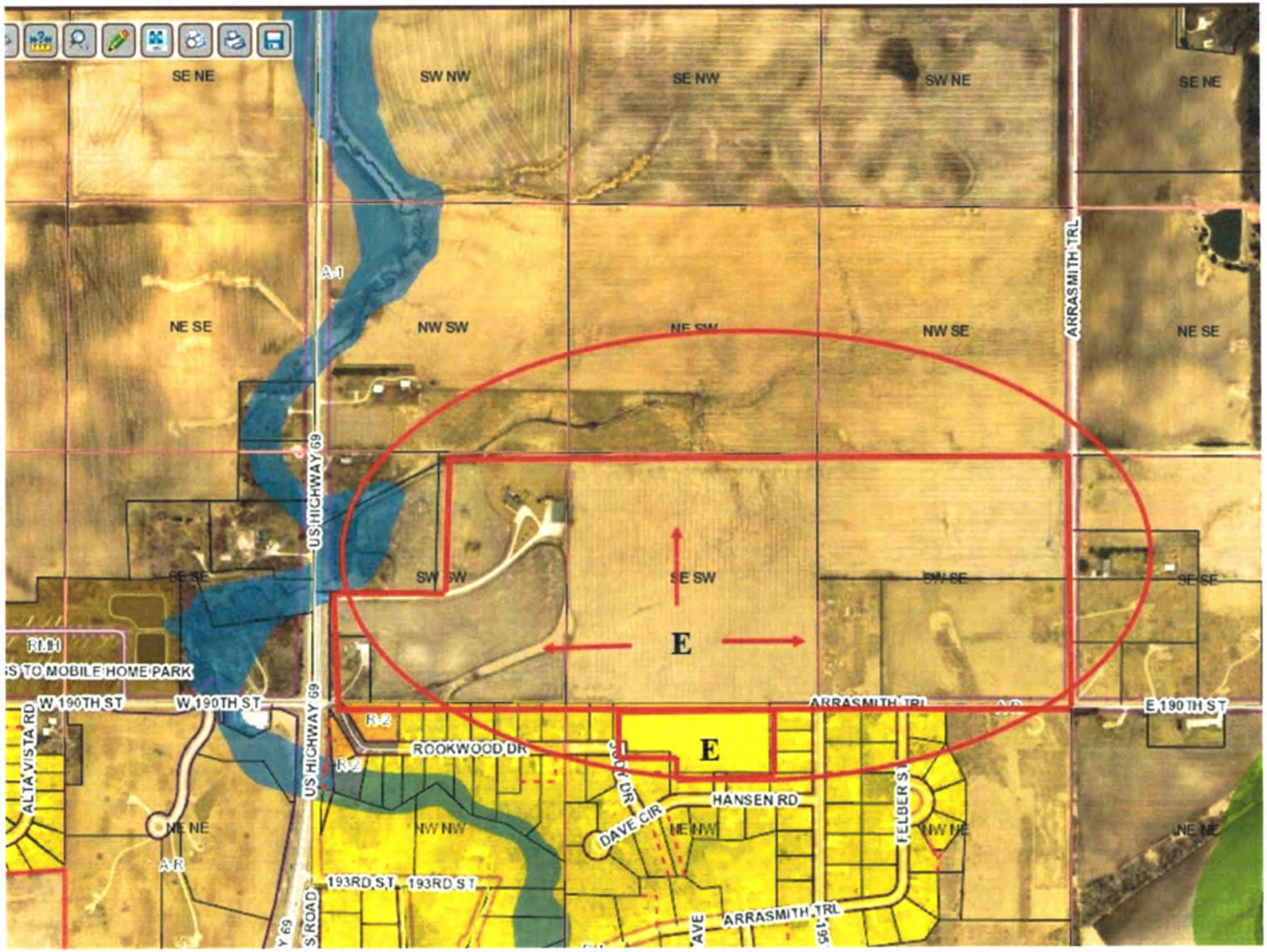

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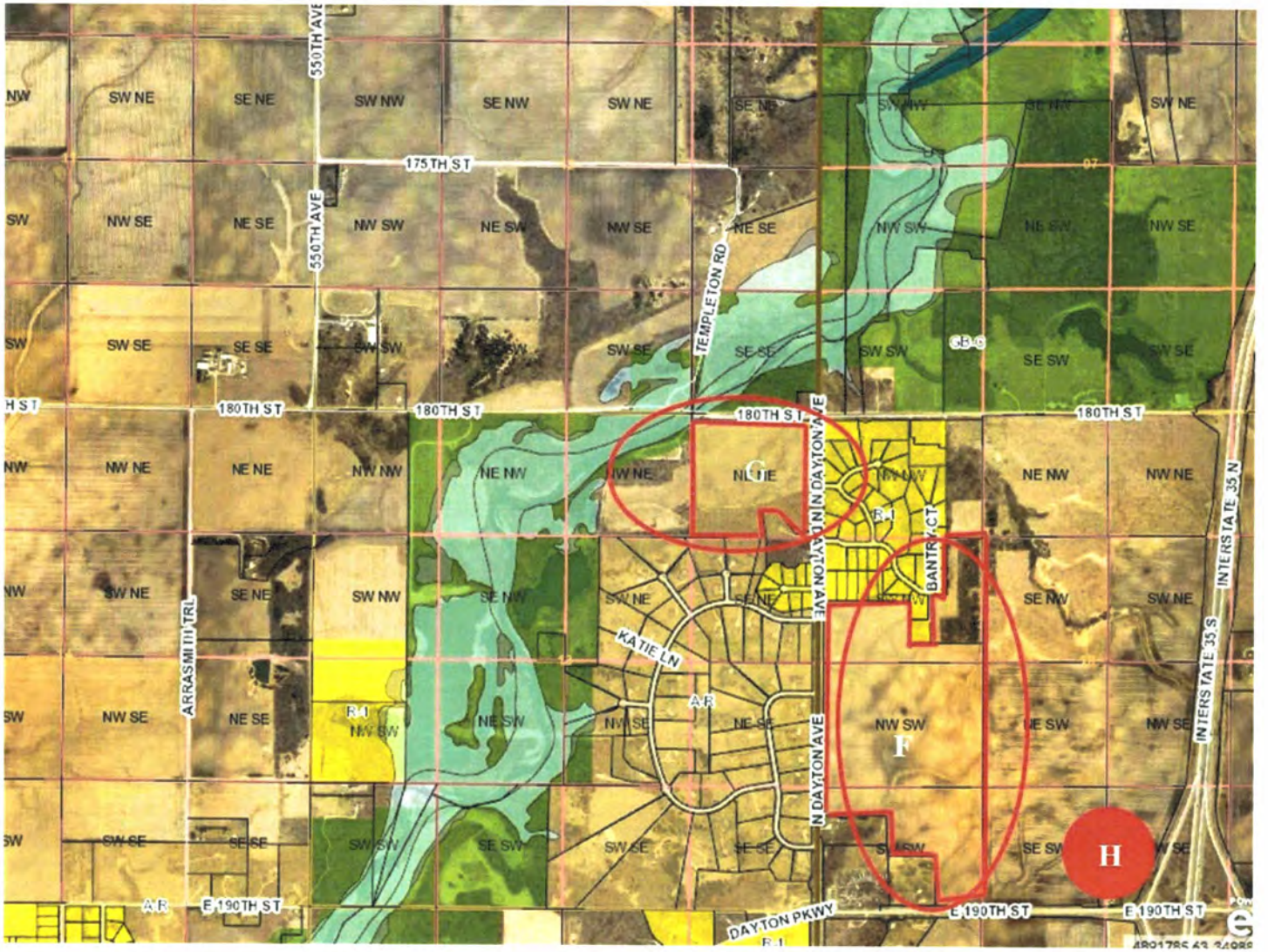

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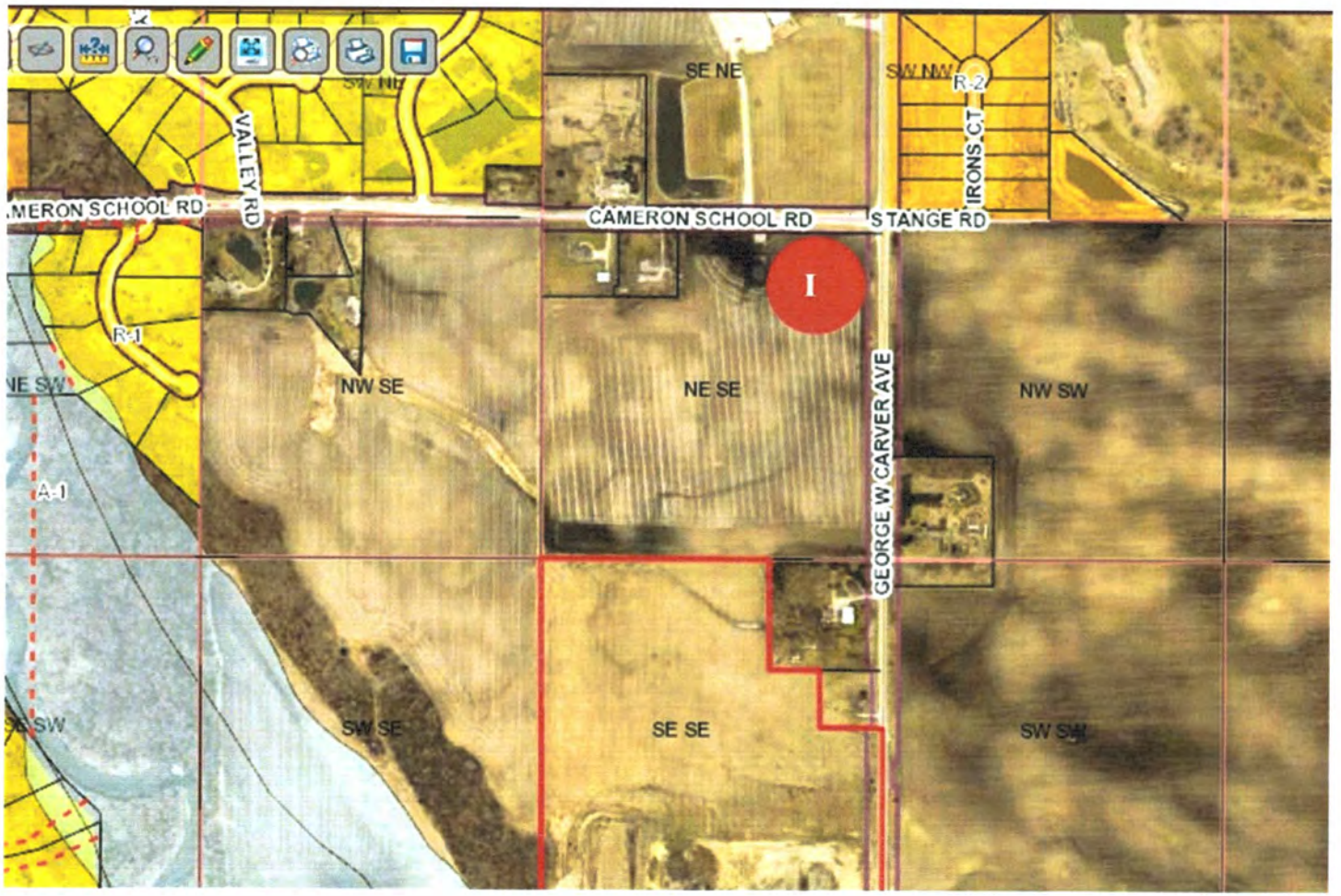

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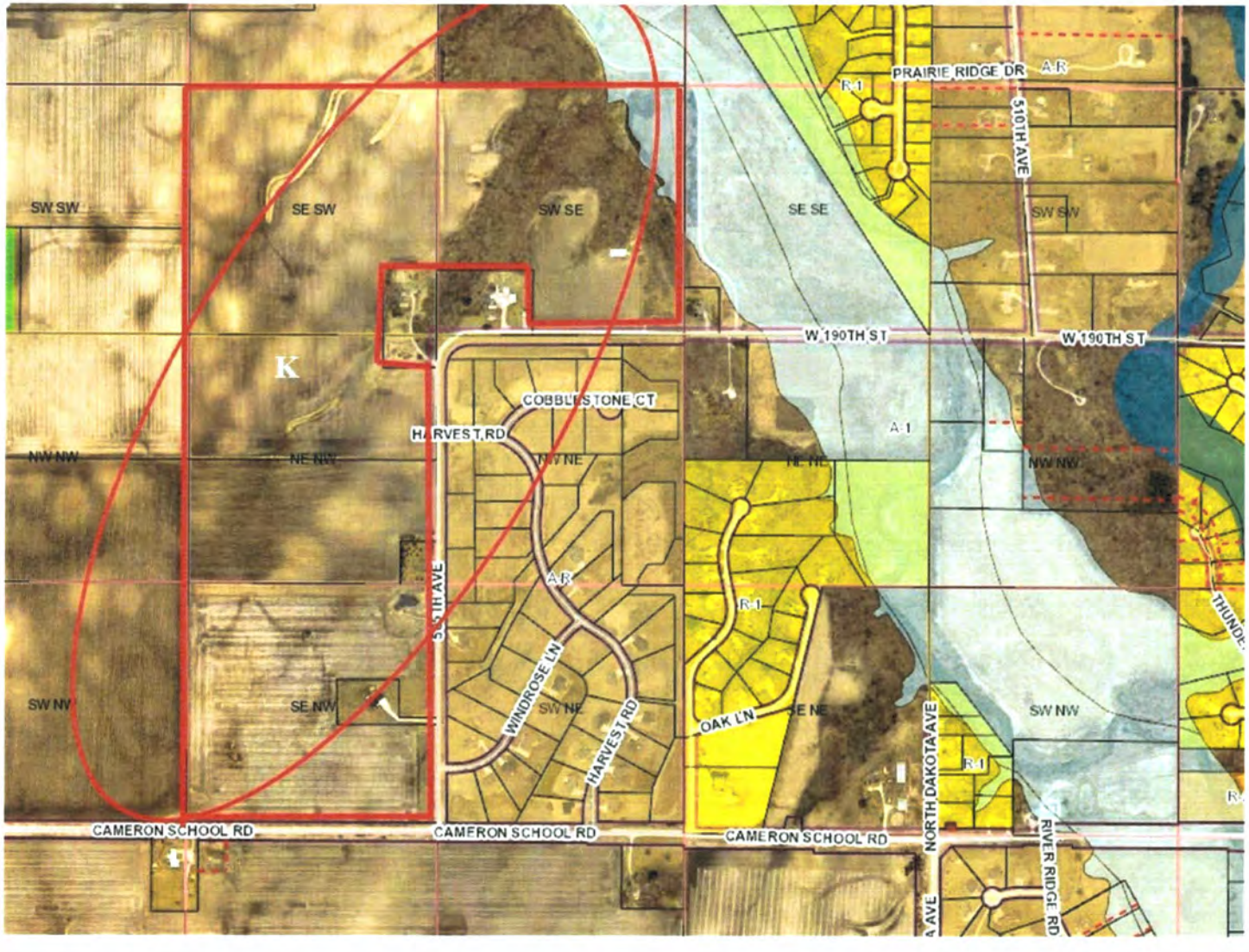

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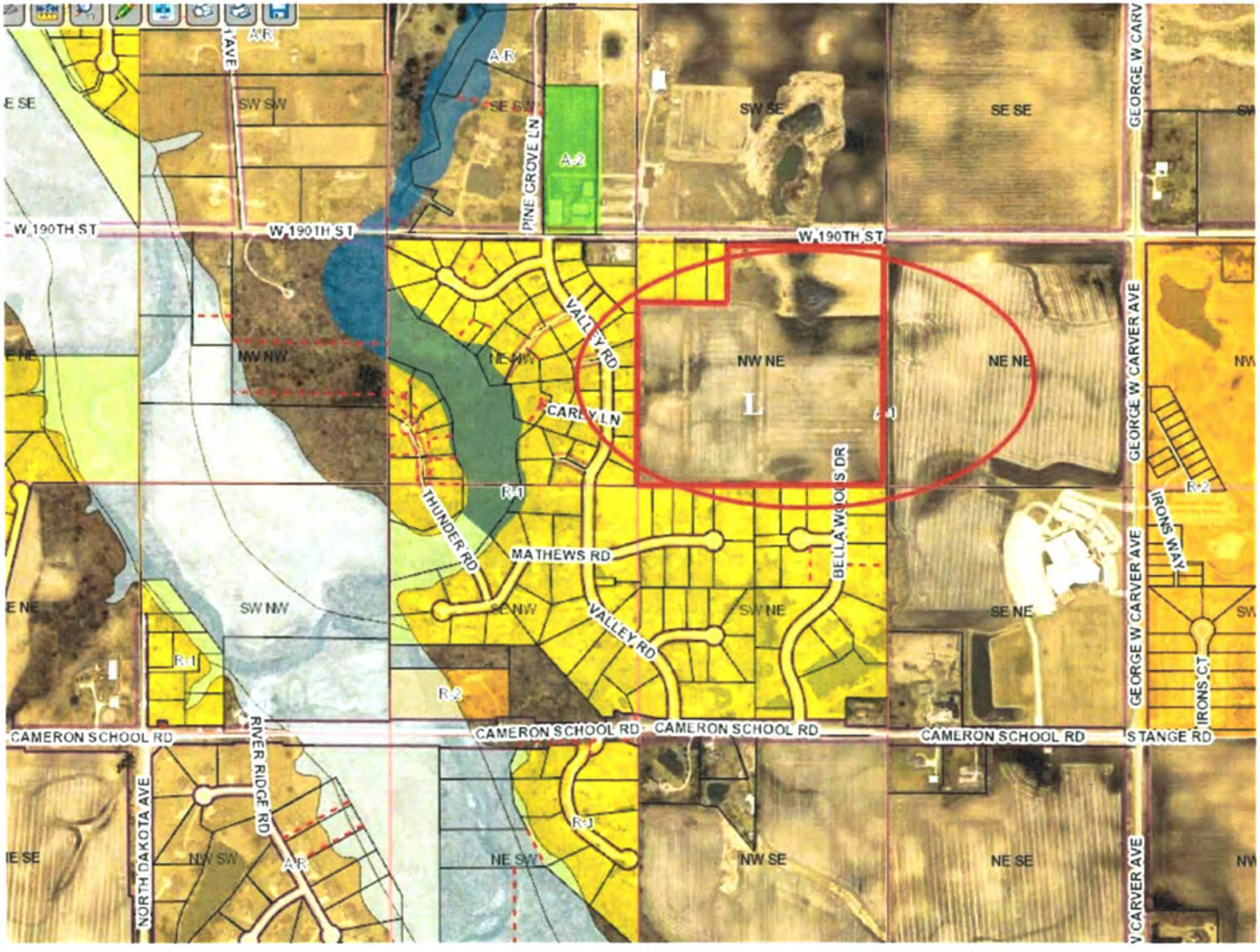

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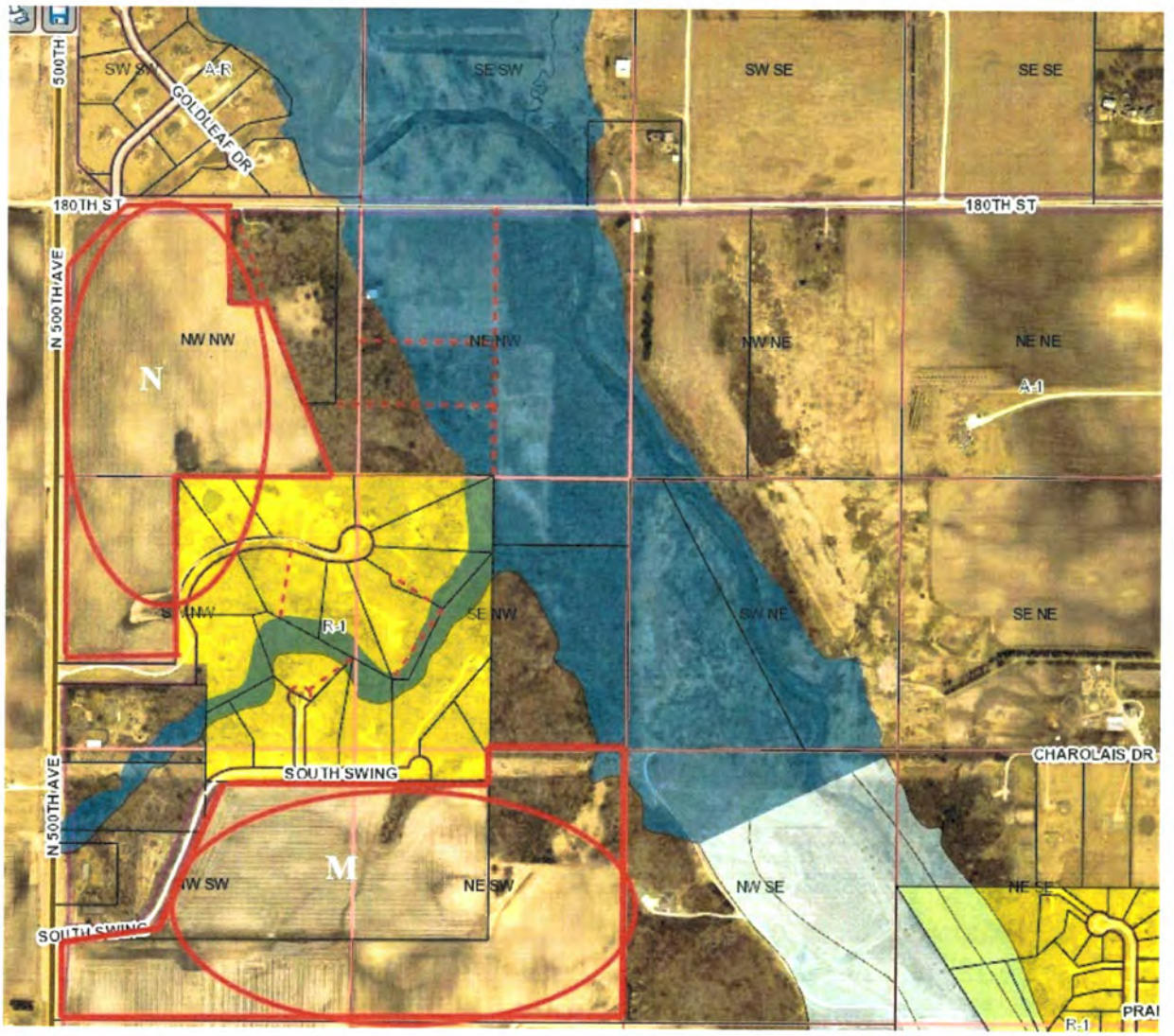

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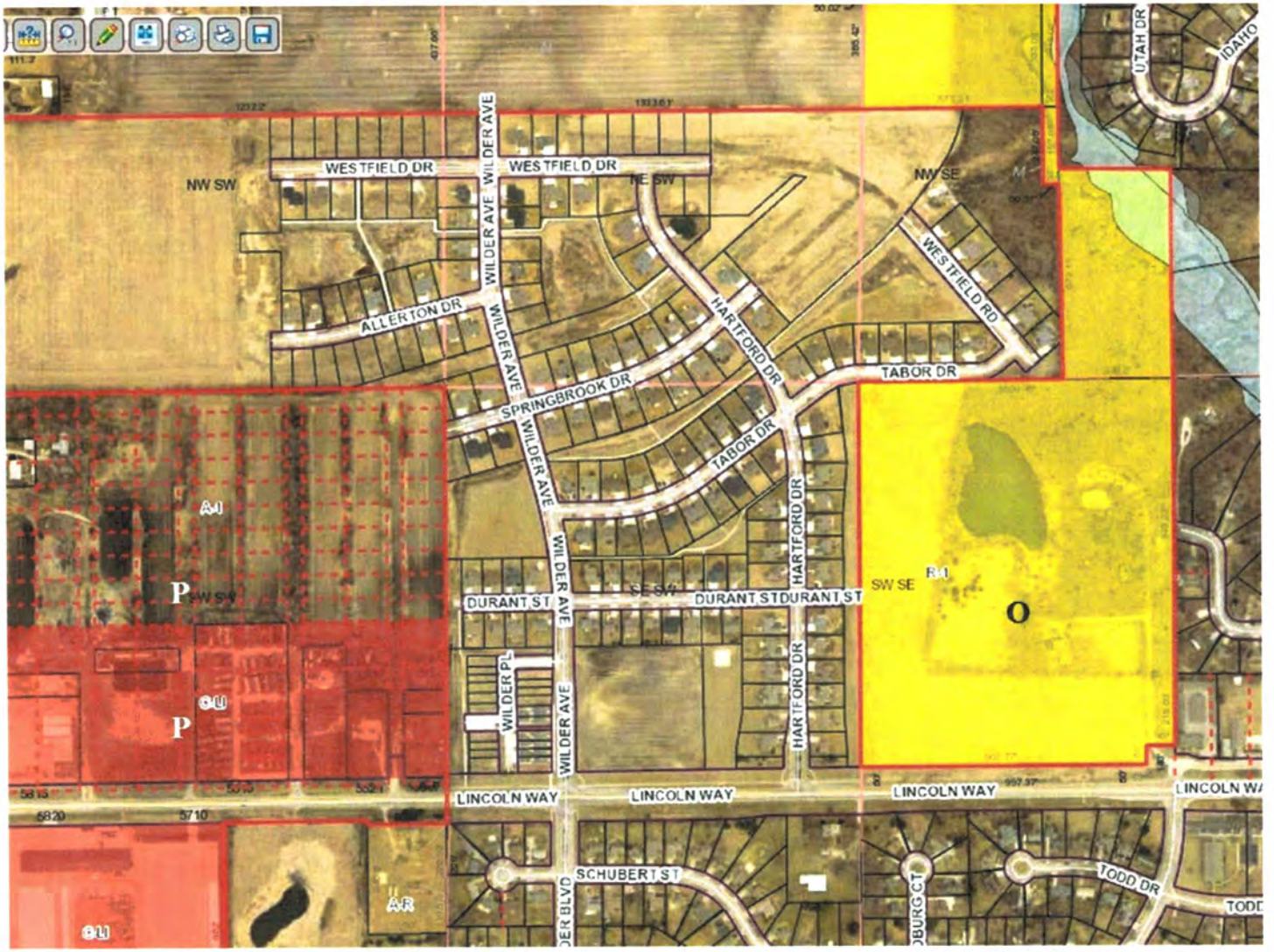

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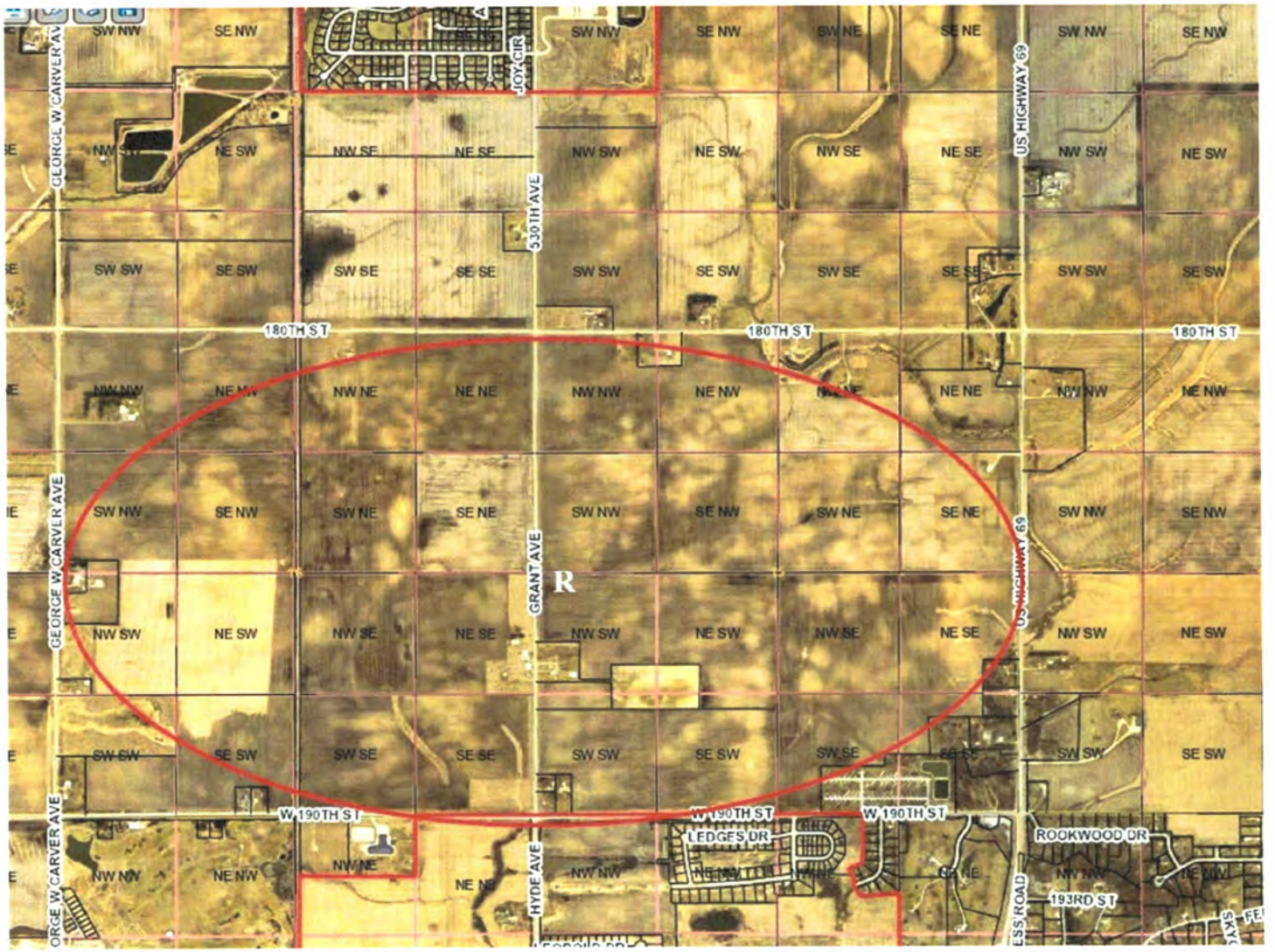
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