

ITEM #: 41
DATE: 11-18-25
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: REZONING OF PROPERTIES LOCATED AT 220, 306, 312, 318, AND 400
FREEL DRIVE FROM GENERAL INDUSTRIAL (GI) TO
GOVERNMENT/AIRPORT DISTRICT (S-GA)**

BACKGROUND:

The City of Ames is requesting to rezone the 9.53 acres of property located at 220, 306, 312, 318, and 400 Freel Drive from General Industrial (GI) to Special Purpose - Government/Airport District (S-GA) (Attachments A & B).

The City recently purchased the subject properties to establish a new Resource Recovery and Recycling Campus to accept municipal solid waste, recyclable materials, and yard waste from residents and commercial haulers. The materials would then be transferred offsite for disposal or recycling.

Once the site is rezoned, the City will make further decisions about the design, timing, and construction of the facility. **Development and use of the property will be subject to administrative staff review with a Minor Site Development Plan.**

Ames Plan 2040 designates the property as "Employment" (Emp) (Attachment C). Standard zoning categories listed for Employment include General Industrial (GI), Research Park Industrial (RI), and Intensive Industrial (II). **The S-GA District is exclusively reserved for properties used for or owned by government (federal, state, county, school district, or municipal). Any future land use designation can have land use that is zoned S-GA.**

Development within S-GA is guided by the planned land use, which in this case would be industrial standards. One of the goals of the Employment land use designation is to accommodate a wide range of industrial types of uses. GI zoning, which is typically applied to Employment designated land, allows for a wide range of indoor and outdoor uses.

A transfer station facility is similar to allowed uses in GI and will be compatible with industrial uses planned for this area. If the rezoning was not approved, waste processing would be allowed within the current GI zoning subject to approval of a Special Use Permit.

Utilities are accessible from the Freel Drive right-of-way. Vehicle access will be from Freel Drive. The City is planning a Freel Drive street improvement project that will pave Freel Drive from Lincoln Way to SE 5th Street.

The property is located within the 100-year floodway fringe which will require flood protection improvements consistent with Chapter 9 of the Ames Municipal Code. **Therefore, the proposed S-GA zoning does not alter flood protection requirements compared to the current GI zoning.**

PLANNING AND ZONING COMMISSION:

On November 5, 2025, the Planning and Zoning Commission considered the rezoning request. A representative of a property owner for a house located north of the site was concerned about increased industrial use in relation to their residence and asked if the use was allowed in GI zoning. The Commission discussed the use and flood protection requirements. The Commission voted 5-0-1 to recommend approval.

PUBLIC NOTICE:

Public Works staff sent a letter to all property owners adjacent to this site in October . The letter described the City's intent for use of the property and to contact staff with questions.

Planning and Housing staff provided mailed notice to all property owners within 400 feet of the subject property and posted a sign on the site prior to the November 5 Planning and Zoning Commission meeting. Notice for the City Council hearing was mailed to property owners within 400 feet, published in the Ames Tribune, and a sign was posted on the site.

ALTERNATIVES:

1. Approve first reading of an ordinance to rezone the properties at 220, 306, 312, 318, and 400 Freel Drive from General Industrial (GI) to Special Purpose - Government/Airport District (S-GA).
2. Deny the request to rezone the properties at 220, 306, 312, 318, and 400 Freel Drive.
3. Refer this item back to staff for more information.

CITY MANAGER'S RECOMMENDED ACTION:

The request for rezoning will allow for Government use of the site as defined by the City Council. Use of the site will be similar to industrial uses that are consistent with the adopted Ames Plan 2040 as described in the addendum. There are no projected impacts to infrastructure and City services for this parcel. Although no defined plans are available for the site at this time, the City Council will review and approve the design of the transfer station at the time the project is issued for bid. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

ATTACHMENT(S):

[220-400 Freel Drive Rezoning Addendum.pdf](#)

[Attachments A, B, & C.pdf](#)

[220-400 Freel Drive - Rezoning.docx](#)