

ITEM #:	<u>35</u>
DATE:	<u>08-13-24</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

SUBJECT: INITIATE ANNEXATION OF APPROXIMATELY 126.7 ACRES AND 1.07 ACRES OF COUNTY RIGHT-OF-WAY ALONG ONTARIO STREET

BACKGROUND:

The City has received an application for annexation of six parcels totaling approximately 77 acres of land situated between Ontario Street, County Line Road, and Lincoln Way. (Attachment A-Territory Map) To complete the annexation as proposed, the City would need to include an additional 48.6 acres of land recently purchased for a future city park and a 1.07-acre Ontario Street county right-of-way parcel for a total annexation of approximately 126.7 acres. Approval of the annexation would bring all remaining county properties into the City between County Line Road, Ontario, and Lincoln Way. **The annexation is 100% voluntary and there are no non-consenting properties included in the request.** The property owners have signed a waiver to withdraw as part of the annexation applications.

The proposed territory for annexation is consistent with Ames Plan 2040 for expansion of the City to the west as depicted with the Land Use Map. **Acceptance of the application will initiate the formal annexation process.** Mailed and published notice of the application is required prior to a City Council public hearing for approval of the actual annexation. As a 100% voluntary annexation in a non-urbanized area, the Council's decision will be final. No review and approval from the state City Development Board will be necessary to complete the annexation.

Future development of the area will be subject to rezoning and development under the RN-3 land use designation. Although no specific proposal accompanies the annexation application, the developer believes the sites will be rezoned and developed separately through a future request for RL (Residential Low-Density) zoning along Lincoln Way and typical FS-RL (Floating Suburban Residential Low Density) for properties along Ontario Street. Development within the Lincoln Way area may include a proposal for development of a church in lieu of residential development. Development of a church is subject to approval of a Special Use Permit by the Zoning Board of Adjustment for consideration of site-specific compatibility issues.

Generally, infrastructure is available to serve the annexation area through extensions at the time of future development. More specific development requirements will be considered with future rezoning and subdivision requests.

ALTERNATIVES:

1. Accept the voluntary annexation application from four property owners for six total properties with waivers to withdraw, and to include two City of Ames parcels consistent with area shown within Attachment A.
2. Decline to initiate the application for annexation.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed annexation is consistent with Ames Plan 2040 for the growth of the City. Including the City-owned land with this annexation is ideal to facilitate the comprehensive annexation of developable land in this area. Additionally, this annexation facilitates the City moving ahead with park development plans under the City's jurisdiction. Acceptance of the application will initiate the annexation notification process and culminate in a public hearing for City Council approval in September. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1.

ATTACHMENT(S):

[Attachment A-Proposed Annexation Territory.pdf](#)