

ITEM #: 6
DATE: 11-05-25

COMMISSION ACTION FORM

SUBJECT: REZONE THE PARCELS AT 220, 306, 312, 316, AND 400 FREEL DRIVE FROM “GI” (GENERAL INDUSTRIAL) TO “S-GA” (GOVERNMENT/AIRPORT) DISTRICT.

BACKGROUND:

The proposed rezoning includes five parcels, containing 9.53 acres. Located at 220, 306, 312, 316 and 400 Freel Drive (*see Attachment A – Location Map*). The properties are currently zoned as “GI” (General Industrial) and are proposed for rezoning by the City of Ames to “S-GA” (Government/Airport) District. The City of Ames has purchased the properties for the primary purpose of establishing a new Resource Recovery and Recycling Campus that can 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. Following a rezoning, the lots will need to be consolidated, and the City will seek site plan approval.

Ames Plan 2040 designates the property as “Employment” (Emp). Standard zoning categories listed for the Employment land use designation include “GI” (General Industrial), “RI” (Research Park Industrial) and “II” (Intensive Industrial). The “S-GA” (Government/Airport) District is exclusively reserved for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities. S-GA can be applied to any future land use designation. The land use designation helps to guide compatible activities within the S-GA zoning as S-GA zoning is intended to accommodate site improvements and operational needs of unique government uses.

Properties to the north, south, east, and west are zoned as General Industrial “GI” and contain existing industrial service uses, primarily outdoor storage/waste processing. One of the goals of the Employment land use designation is to accommodate a wide range of industrial types of uses. General Industrial “GI” zoning that typically implements the land use designation allows for a wide range of indoor and outdoor uses of land. The planned use of a transfer station facility is a type of use permitted within “GI.” Development within S-GA for a transfer station will be compatible with the industrial uses planned for this area of the community in terms of operations and site improvements.

City water and sanitary sewer currently serve this site from the right-of-way from Freel Drive. Access to the site will be from Freel Drive, which is currently a gravel road. City standards require that new principal uses include infrastructure improvements to serve the use, which in this case would be frontage improvements for street paving. The City is exploring the extent of Freel paving to serve this site and to benefit other underdeveloped sites in this area. Paving will likely extend from the north to SE 5th Street as a two-lane industrial road which will fill in the gap of unpaved roadway in this area.

The site is within the 100-year floodway fringe in relation to the Skunk River. At the time of site development, improvements are required to comply with City elevation or flood

protection requirements. The change to S-GA zoning does not alter flood plain development requirements.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the request to rezone the properties located at 220, 306, 312, 316 and 400 Freel Drive from “GI” General Industrial to “S-GA” (Government/Airport) District.
2. The Planning and Zoning Commission can recommend that the City Council deny the request to rezone the properties located at 220, 306, 312, 316 and 400 Freel Drive from “GI” General Industrial to “S-GA” (Government/Airport) District.
3. The Planning & Zoning Commission can defer action on the item for up to 30 days and request more information from Planning staff or the applicant, City of Ames.

RECOMMENDED ACTION:

The request for rezoning is consistent with the adopted Ames Plan 2040 as described in the addendum. There are no impacts on infrastructure and City services for these parcels and the planned use is consistent with what has been anticipated for development in this area in regards to industrial types of uses.

Therefore, the Planning and Housing Department supports Alternative #1.

ADDENDUM

REZONING BACKGROUND:

Ames Plan 2040. The Future Land Use Map designates the land proposed for rezoning as “Employment” (Emp) which is consistent with the proposed “S-GA” (Government/Airport) District zoning (see *Attachment B – Future Land Use Map*). The proposed use as a Resource Recovery and Recycling Campus Transfer Station that accepts municipal solid waste, recyclable material, and yard waste for the City of Ames is consistent with the goals and development guidelines for the “Emp” land use designation. The new facility is located in an industrial neighborhood and will minimize the impact and external effects on city neighborhoods, which is a stated goal for the “Emp” future land use category.

Proposed Zoning. The applicant proposes rezoning from “GI” (General Industrial) to “S-GA” (Government/Airport) District. The “S-GA” zone is a Special Purpose District in the adopted zoning regulations of Chapter 29 in the *Municipal Code*. It is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities. Such structures and uses include property of the City of Ames for administration and services. Although such governmental structures and uses enjoy a legal exemption from local zoning requirements, with the exception of height limitations in the vicinity of an airport, it is expected that such authorities will cooperate with the Department of Planning and Housing to encourage the development of standards which will be applicable to and compatible with the general character of the area in which this District is situated.

Development of the site will incorporate unique features of government use for the processing of waste, storage, and fueling (see attached description). These activities are permitted to occur within GI zoning, but S-GA zoning is the preferred zoning for government owned and operated sites to accommodate, if needed, unique characteristics of the government uses.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table.

Direction from Subject Property	Existing Primary Land Uses
Subject Property	Vacant Open Space
North	Industrial Service and Outdoor Storage
East	Industrial Service and Outdoor Storage
South	Industrial Service
West	Vacant, Industrial, and Outdoor Storage

Infrastructure. Public utilities serving this parcel are in the Freel Drive right-of-way along the west boundary of the site. The street is paved from the intersection of Lincoln Way

south to 220 Freel Drive. Freel Drive will require paving improvements for the length of the proposed development site, which will extend south to 400 Freel Dr. The City is planning paving of Freel from the north to the intersection with SE 5th.

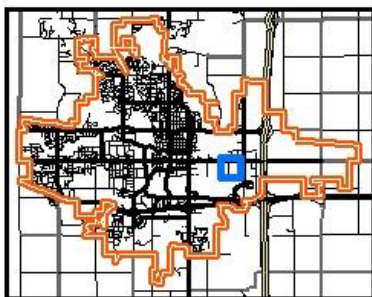
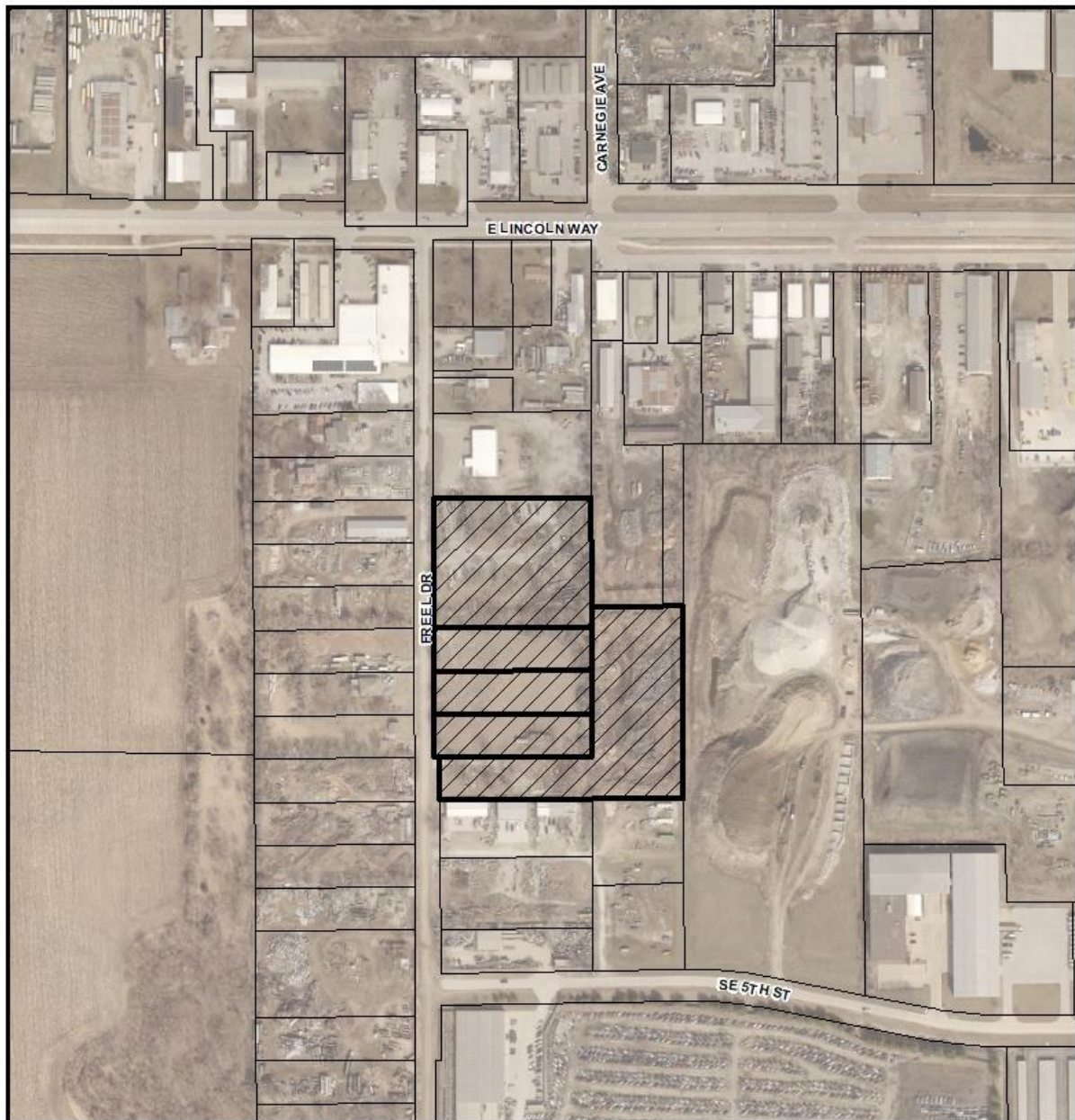
Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject properties are owned by the City of Ames. A map of the boundaries for the subject properties is included as *Attachment E – Property Survey & Legal Description*.
2. The stated purpose of the S-GA zoning designation is, in part, to be reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal government authorities.
3. The proposed rezoning with the intended use is consistent with other General Industrial uses and the designation of “Employment” (Emp) identified on the Ames Plan 2040 Future Land Use Map.
4. Site Development will be subject to approval of a Minor Site Development Plan to ensure that such development and intensity of the use provide a safe, functional, efficient, and environmentally sound operation.
5. Infrastructure and City services for this parcel are consistent with what is already anticipated for the area with the planned Freel Drive paving improvements.

Public Notice. The City provided mailed notice to all property owners within 400 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

ATTACHMENT A

Location Map



**220, 306, 312, 316, & 400 Freeland Drive
Rezoning from General industrial "GI"
to Government/Airport "S-GA"**

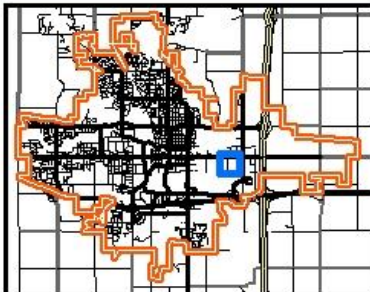
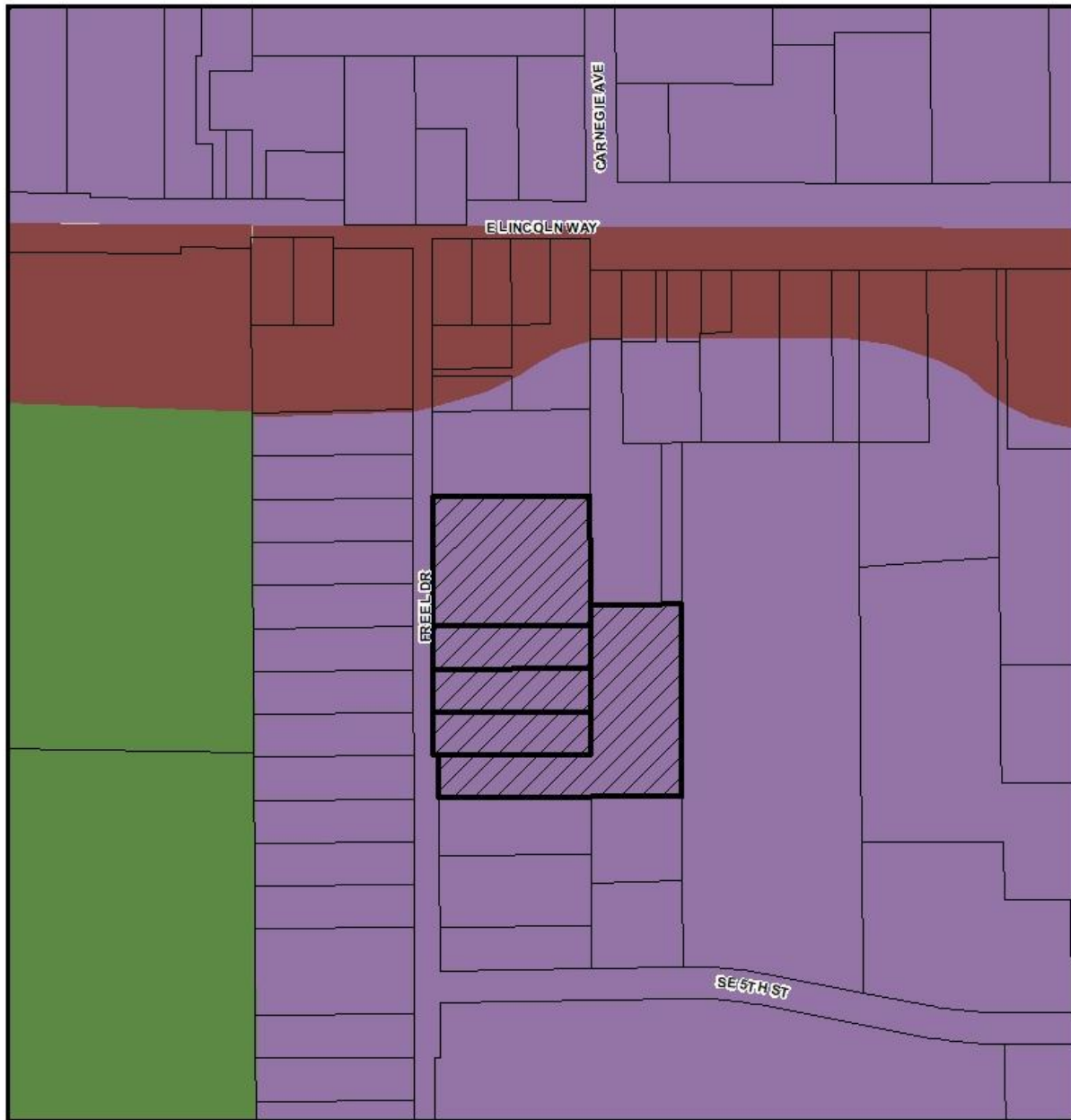


0 125 250 500
Feet

Legend

 Rezoning Properties

ATTACHMENT B **Ames Plan 2040 Future Land Use Map**



**220, 306, 312, 316, & 400 Freel Drive
 Rezoning from General industrial "GI"
 to Government/Airport "S-GA"**

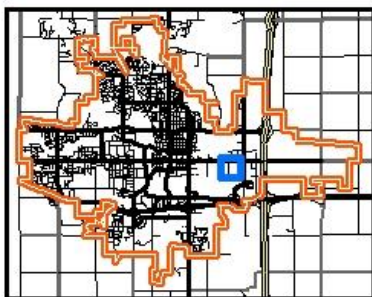
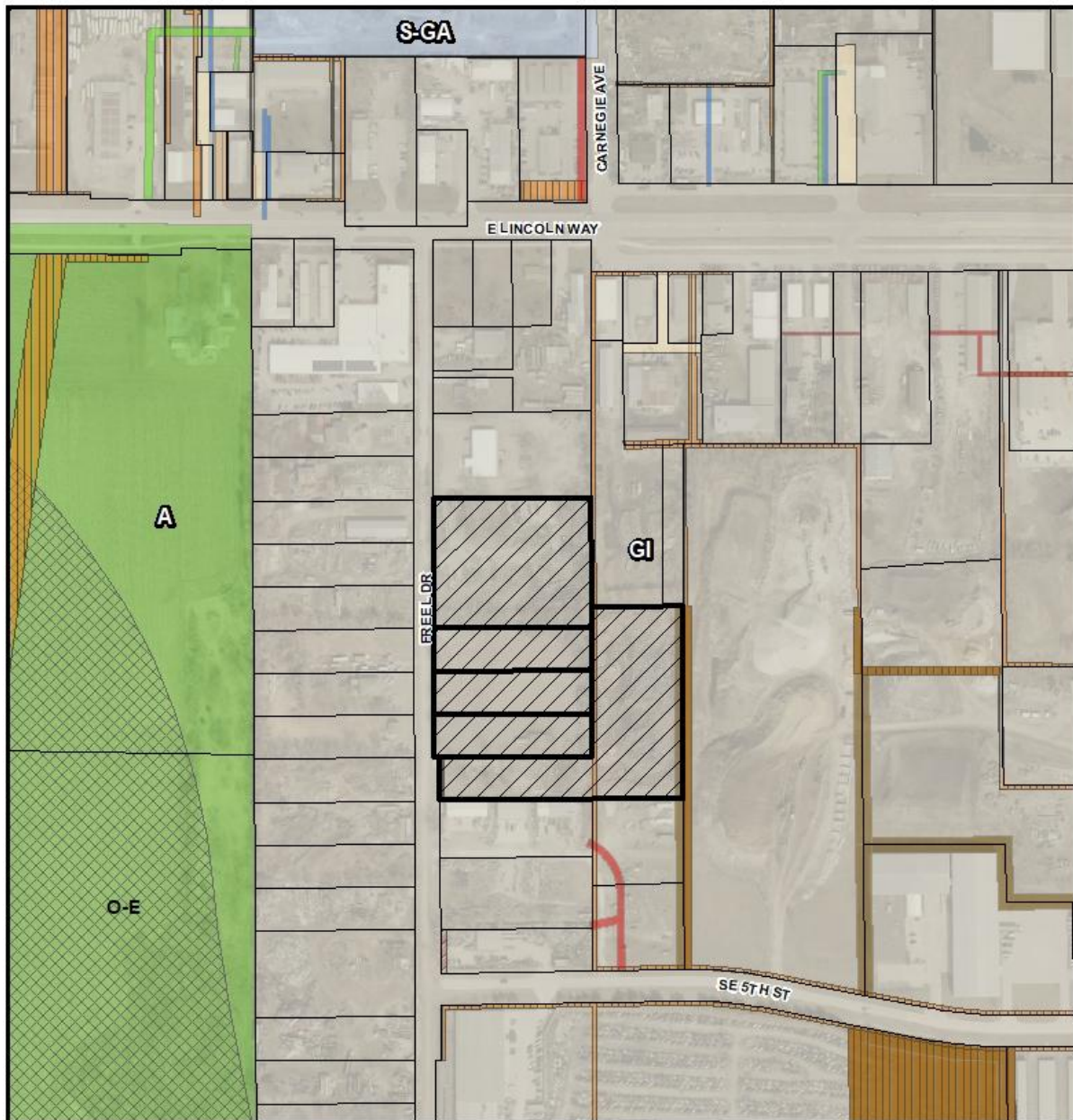


0 125 250 500
 Feet

Legend

-  Rezoning Properties
-  General Commercial
-  Employment
-  Park
-  Open Space

ATTACHMENT C Zoning



**220, 306, 312, 316, & 400 Freel Drive
Rezoning from General industrial "GI"
to Government/Airport "S-GA"**



0 125 250 500
Feet

Legend

 Rezoning Properties

ATTACHMENT D

Applicant's Statement

The following text is intended to supplement the Rezoning Application packet as required.

1. **Reasons for Requesting Rezoning.** The parcels that are subject of this rezoning request were acquired by the City of Ames in March 2025. The properties are currently zoned "GI" (General Industrial). The City's intent is to combine the parcels and develop a facility that can accept municipal solid waste, recyclable materials, and yard waste from residents and commercial haulers, then transfer these materials to off-site facilities for disposal or recycling, as appropriate. The facility will be owned and operated by the City of Ames.
2. **Consistency of the Rezoning with Ames Plan 2040.** The future land use designation in the Ames Plan 2040 for the area that contains the subject properties is "Employment" (EMP). The rezoning to "S-GA" is consistent with the "Employment" land use by facilitating the development of a large site that is general industrial in nature, and which has good access to arterial streets and highways for heavy trucks.
3. **Current Zoning.** GI – General Industrial Zone
4. **Proposed Zoning.** S-GA – Government/Airport District
5. **Proposed Use.** The property will be used for a Resource Recovery and Recycling Campus, which will meet the requirements under state law for a solid waste transfer station. The facility will be owned and operated by the City of Ames. Solid waste, recyclable materials, and yard waste will be received from commercial haulers and individual residents. The solid waste and commingled recyclables will be deposited on the enclosed tipping floor. Some processing will occur to remove recyclable metals from the waste stream. The resultant materials will be loaded into semi-trailers for hauling to a disposal or recycling facility, as appropriate. Yard waste will be delivered to a portion of the site outdoors, where it will be stored, then ground and hauled off for disposal. Some separated recyclables will be collected in bins outside the tipping floor. The facility will include a fueling island and storage areas for large equipment and trucks.
6. **Legal Description.** See the attached Property Survey and Legal Description
7. **Land Area.** 9.53 acres.
8. **Map.** See attachment.

ATTACHMENT E
Property Survey & Legal Description



City of Ames IA

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