

AMDOI-12

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DEPARTMENT OF PLANNING & HOUSING

515 Clark Avenue, P.O. Box 811, Ames, IA 50010
Phone: 515-239-5400 ♦ Fax: 515-239-5404
ckuester@city.ames.ia.us

May 7, 2012

Hunziker Land Development Company, LLC
Attn: Chuck Winkleblack
105 South 16th Street
Ames, IA 50010

RE: LUPP Change west of GW Carver
LUPP-12-01

Dear Chuck,

The City has reviewed the application for an LUPP change for the Athen property lying west of GW Carver Avenue. The application was submitted on April 25, 2012, following the pre-application meeting that day. The application will be routed to Story County and Gilbert. Ames is in receipt of the \$300 fee that accompanied this application. Please confirm with Story County and Gilbert as to what their fees are. Again, there is but one application that needs to be submitted but fees need to be paid to all the jurisdictions.

In summary, the proposed changes that you are seeking is to designate all or portions of this land as Urban Residential in the Ames Urban Fringe Plan Map in order to annex and develop it as part of the City of Ames. The City of Ames will also require that the Land Use Policy Plan designate this area as an "Allowable Growth Area" in order to facilitate the annexation. Ames can process these two changes concurrently.

Staff from the three jurisdictions will work to set their individual schedules for approval. In addition, the staffs will work to develop a single recommendation to ensure consistency among the jurisdictions if the request were approved. The request will require approval of the exact same change from all three jurisdictions in order to be effective. I will be in contact as we set the schedule and work towards a recommendation.

If you have any questions, feel free to contact me at 239-5400.

Sincerely,

Charlie Kuester
Planner

CK\clh

CC: Leanne Harter, Story County
Gary Reiners, Gilbert

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STORY CO. PLANNING
& DEVELOPMENT



Effective Date: January 19, 2009

Land Use Policy Plan (LUPP) Map Change *Application Packet*

1. **Application Packet.** *Be sure to complete and submit all the required materials that are part of this Application Packet. Failure to do so will result in a delay in accepting your application until it is complete.*

The "Application Packet" for a *Land Use Policy Plan (LUPP) Map Change* includes the following:

- Application Form (*This form must be completed for all applications.*);
- Checklist (*Use this checklist to assure that you have included all of the required information with your application materials*); and,
- Permission to Place a "Zoning Action Pending" Sign on Private Property (*This form must be signed by the property owner.*)

2. **The Process.** The process for making a change to the *Land Use Policy Plan Map* involves the following steps:

- A ***Pre-application meeting*** with planning staff to discuss potential issues is recommended.
- File the application and associated materials with the Planning and Housing Department.
- ***City staff prepares a Commission Action Form*** for the Planning and Zoning Commission analyzing the request for a change to the LUPP Map in relation to adopted plans, policies and ordinances of the City of Ames, as appropriate.
- The ***Planning and Zoning Commission holds a public hearing*** and files its recommendations with the City Council approving, denying or modifying the proposed change to the Land Use Policy Plan (LUPP) Map.

Note: The date of the public hearing is dependent upon the public notice requirements, as described in Section 20.11 of the Municipal Code.

- ***City staff prepares a Council Action Form*** analyzing the request for a change to the LUPP Map and stating the Commission's recommendations to the City Council.
- The ***City Council considers a resolution adopting the proposed LUPP Map Change*** and makes the final decision.

3. **Commission and Council Meetings.** The *Commission* regularly meets on the ***first and third Wednesdays of the month*** at 7:00 p.m. in the City Council Chambers.

The *City Council* generally meets on the ***second and fourth Tuesdays of the month*** at 7:00 p.m. in the City Council Chambers.

4. **Filing Fee.** All required information and materials must be filed with the:

Department of Planning and Housing
Room 214, City Hall
515 Clark Avenue
Ames, Iowa 50010

The filing fee is required at the time the application is submitted. The amount of the filing fee is available from the Department of Planning and Housing.

**IF YOU HAVE ANY QUESTIONS WHILE COMPLETING THIS APPLICATION,
PLEASE CONTACT THE DEPARTMENT OF PLANNING AND HOUSING.**

Phone: 515-239-5400
FAX: 515-239-5404
E-mail: chollar@city.ames.ia.us

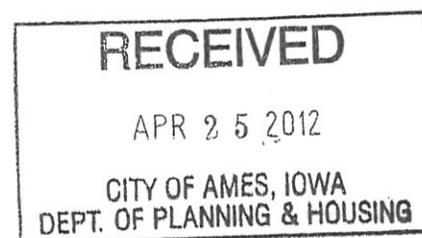
Effective Date: / January 19, 2009

Land Use Policy Plan (LUPP) Map Change

Application Form

(This form must be filled out completely before your application will be accepted.)

- Property Location** for this LUPP Map Change Request (General Location, Street Address and/or Boundary Description): West of GW Carver directly west of the Northridge Heights Subdivision.
- Existing and Proposed Use of the Property:** Current designation is Priority transitional residential and Natural areas
Proposed is village / suburban residential
- Property Owner:** James & Phyllis Athen, Ricky Madson
 Address: 3601 GW Carver Ames IA 50010
 (Street) (City) (State) (Zip)
 Telephone: N/A 515-231-9884 N/A
 (Home) (Business) (Fax)
- Applicant:** Hunziker Land Development Company LLC
 Address: 105 S. 16th St Ames IA 50010
 (Street) (City) (State) (Zip)
 Telephone: N/A 515-239-8606 515-232-4222
 (Home) (Business) (Fax)
- Contact Person:** Chuck Winkleblack
 Address: 105 S. 16th St Ames IA 50010
 (Street) (City) (State) (Zip)
 Telephone: N/A 515-239-8606 515-232-4222
 (Home) (Business) (Fax)
 E-mail address: Chuck@hunziker.com



Obtaining approval of this request for an *LUPP Map Change* does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ames and have submitted all the required information.

Signed by: Phyllis Ather Date: April 16, 2012
(Property Owner)

(Note: No other signature may be substituted for the Property Owner's Signature.)

and: Christine Date: 14 Apr 12
(Applicant)

and: Christine Date: 14 Apr 12
(Contact Person)

Land Use Policy Plan (LUPP) Map Change Checklist

(This form must be filled out completely and the required information must be attached to this form before your application will be accepted.)

The following information is required as part of the submittal of a Request for an LUPP Map Change. Please attach your answers to each item.

- A **map showing the location of the property** for which a LUPP Map Change is requested, including the following information:
 - Property boundaries indicated by a bold black line;
 - Dimensions of property boundaries;
 - Location of adjacent streets;
 - Current LUPP Map designation; and, the
 - Proposed LUPP Map designation.

- Written narrative explaining the proposed LUPP Map Change**, including, but not limited to the following information:
 - Explain the consistency of this proposal with the goals and policies set forth in the Land Use Policy Plan.
 - Demonstrate why the LUPP Map designation for this property should be changed. Explain why the site cannot be reasonably developed under current designation.
 - Determine if there is a lack of developable property in the City, which has the same designation as that proposed. If not, explain the need for expanding the amount of land included in the designation proposed for this property.
 - As a result of this action, will there be an adverse impact upon:
 - Other undeveloped property in the designation proposed for this site;
 - Other developed property in the designation proposed for this site, which may be subject to redevelopment/rehabilitation.
 - Demonstrate that the new designation of the site would be in the public interest. What is the public need or community benefit?

What impact will the proposed change have upon the following:

- Transportation.** (A traffic study, conducted by a registered State of Iowa engineer, is required.)
- Sanitary Sewer.** (Upon the determination of the Public Works Director, a detailed analysis may be required, by a registered State of Iowa engineer, comparing the projected sewage flow for the land as presently designated with the projected sewage flow for the land if designated as proposed.)
- Water.** (Upon the determination of the Public Works Director, a detailed analysis may be required, by a registered State of Iowa engineer, comparing the projected water service needs for the land as presently designated, with the projected water service needs for the land if designated as proposed. How does the proposed land use change affect fire protection?)
- Storm Sewer.** (Upon the determination of the Public Works Director, a detailed analysis may be required, by a registered State of Iowa engineer, comparing the projected storm sewer needs for the land if designated as proposed. A general discussion of the means proposed to handle the run-off rate, including potential design techniques must be addressed as part of this application.)
- Housing and Employment.** (Describe the current and expected population, employment, and number of households in the area proposed for amendment.)

Land Use Policy Plan (LUPP) Map Change

Permission to Place a "Zoning Action Pending" Sign on Private Property

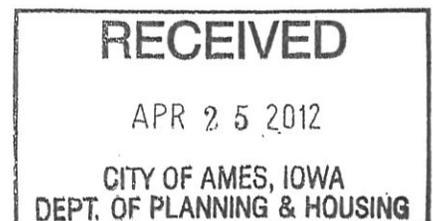
(This form must be filled out completely before your application will be accepted.)

Section 29.1500(2)(d)(iii) of the Zoning Ordinance, requires that **notice shall be posted by the City on signs posted on the subject property.** One sign shall be posted for each public street frontage. Required signs shall be posted along the perimeter of the subject property in locations that are highly visible from adjacent public streets **not less than seven (7) days prior to the meeting or hearing, unless otherwise prescribed by statute.**

The owner of property at 3699 GW Carver hereby grants the City of Ames permission to place "Zoning Action Pending" signs on the property for the purpose of informing interested persons of the request for action by the City of Ames.

I understand that the signs will be placed on the property several days prior to action on the request by the Planning and Zoning Commission, Zoning Board of Adjustment, or the City Council, and may remain on the property until the request has been approved or denied by the City.

Signed by: Phyllis Athan Date: 4.16.2012
(Property Owner)
(Note: No other signature may be substituted for the Property Owner's Signature.)



The applicant believes that this proposed change is consistent with the LUPP in that the land is contiguous with the current corporate limits. Little or no new infrastructure would be needed as a result of this project. It will provide another housing product within the city of Ames.

The applicant believes that the LUPP should be changed to accommodate suburban residential development more in keeping with a metropolitan area than a rural development. We are running out of all types of land for residential development within the current corporate limits. One of the uses requires a large parcel of land to facilitate a senior housing project. There are no other parcels of land that could accommodate such a development in the Northern part of the community. Somerset and Taylor Glenn will be completely built out by the end of 2012. That will only leave Northridge Heights left to develop in the Northern part of the community and there are only 30 acres left in Northridge Heights to develop. It does not make any sense for us to sell 15 to 20 acres of the only remaining single family land for a senior project. The single family lot shortage is already far short of the near term needs.

The public would benefit by having some new types of housing products as well as adding another choice to the city's limited housing choices. There will also be significant increases to the tax base with the addition of this project. The senior housing project will be an initial investment of more than 12 million dollars. They would like to be under construction in the late summer or early fall of 2012.

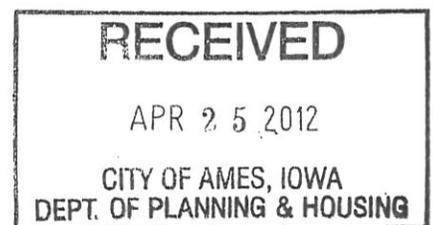
The applicant believes that the widening to GW Carver that was done as a part of the Northridge Heights development will adequately handle the traffic generated by this project. If additional turning are required into the property, the developer understands that those turning lanes would be at the developer's expense.

Sanitary sewer remains a question and public works is in the process of having the flows measured so that the capacity can be calculated accurately. It is also our belief that if a problem exists in a short stretch of pipe in Moore Park that it can be remedied. A significant change to the sanitary sewer exists now since the land North of Northridge Heights that was planned to come through this area will now go to the East and not flow this direction. That was 155 acres of developable land, this project will create less than half of that number of developable acres.

The applicant believes that there is sufficient water capacity to handle the requirements of this project without having an adverse affect on the entire system for the city. The water tower is very close to this area so pressure and flow should not be a problem.

Storm sewer will be designed according to specifications provided by the city of Ames. This area is not in the Ada Hayden watershed.

This project will provide new types of housing as well as more inventories of the existing types of housing within the city. There will be numerous jobs created with the construction as well as an ongoing number of permanent jobs associated with the senior housing project.





**CURRENT LUPP MAP DESIGNATION:
PRIORITY TRANSITIONAL RESIDENTIAL &
NATURAL AREAS**

**PROPOSED LUPP MAP DESIGNATION:
VILLAGE/SUBURBAN RESIDENTIAL**

NAME		DATE		BY		FOR		PROJECT		MAP	
BOLTON & MENK, INC. CONSULTING ENGINEERS & SURVEYORS 1000 W. UNIVERSITY AVENUE, SUITE 100 BOWLING GREEN, OHIO 43403-1000 (614) 865-1100 FAX (614) 865-1101											
ATHEN PROPERTY LAND USE POLICY PLAN MAP CHANGE LUPP.1											

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APR 25 2012

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Kristin E. Cook

From: Leanne A. Harter
Sent: Monday, April 09, 2012 11:39 AM
To: Chuck Winkleblack; Steve Osguthorpe; Charlie Kuester
Cc: Charles E. Dissell; Kristin E. Cook
Subject: RE: LUPP changes

Receipt # 567790
Amt \$779.27
5-16-12

Here are the fees for the Story County application:

Athen

\$445.52

Calculated as follows: Base fee - \$225.00; 3 tax parcels - \$30.00 (\$10 each); 74.5 acres net at 0.25/acre - \$18.62 and mailings within ¼ mile 191 surrounding property owners at \$0.90 each - \$171.90.

Oaks

\$333.75

Calculated as follows: Base fee - \$225.00; 3 tax parcels - \$30.00 (\$10 each); 41.4 acres net at 0.25/acre - \$10.35 and mailings within ¼ mile 76 surrounding property owners at \$0.90 each - \$68.40.

I put the 20th at 1:00 down on my calendar. Please let me know if there is a different time.

Thanks,
Leanne

From: Chuck Winkleblack [<mailto:chuck@hunziker.com>]
Sent: Friday, April 06, 2012 2:29 PM
To: Steve Osguthorpe; Charlie Kuester; Leanne A. Harter
Subject: LUPP changes

To all:

I visited with Leanne this afternoon and she indicated that we need to have a meeting to discuss my plans for both the Oaks Golf Course and the land to the West of GW Carver. Leanne and I are both available in the morning of April 20th. Please let me know if that date works for the city of Ames staff. I intend to submit the LUPP applications next week to start the process officially.

Please let me know if there are other things that I need to do or provide in advance of the meeting

thanks,

--
Charles E. Winkleblack, CRB
Broker Associate
Hunziker & Associates, Realtors
105 S. 16th Street
Ames, IA 50010
515-239-8606 office
515-290-7007 mobile