

COUNCIL ACTION FORM

SUBJECT: **ANNEXATION PETITION FOR PROPERTIES AT 2212 OAKWOOD ROAD**

BACKGROUND:

On behalf of property owners Floyd and Anna Christofferson, Kurt Friedrich has submitted a voluntary annexation petition for three parcels of land at and adjacent to 2212 Oakwood Road. (See Attachment A Location Map) An annexation plat of this 20-acre area is included as Attachment B. The City Council is being asked to accept the annexation petition and refer it forward to the Planning and Zoning Commission.

The Ames Urban Fringe Plan use designation for this area is Urban Residential. The Ames Land Use Policy Plan identifies it as in the Southwest II Allowable Growth Area. If annexed, the LUPP designation would become Village/Suburban Residential, consistent with the developer's stated intention for the property.

Following this action, the annexation process would proceed on the following schedule:

April 9 Consultation with the County Supervisors and Township Trustees
April 17 Planning & Zoning Commission considers applications
May 28 City Council Public Hearing and action on annexations

ALTERNATIVES:

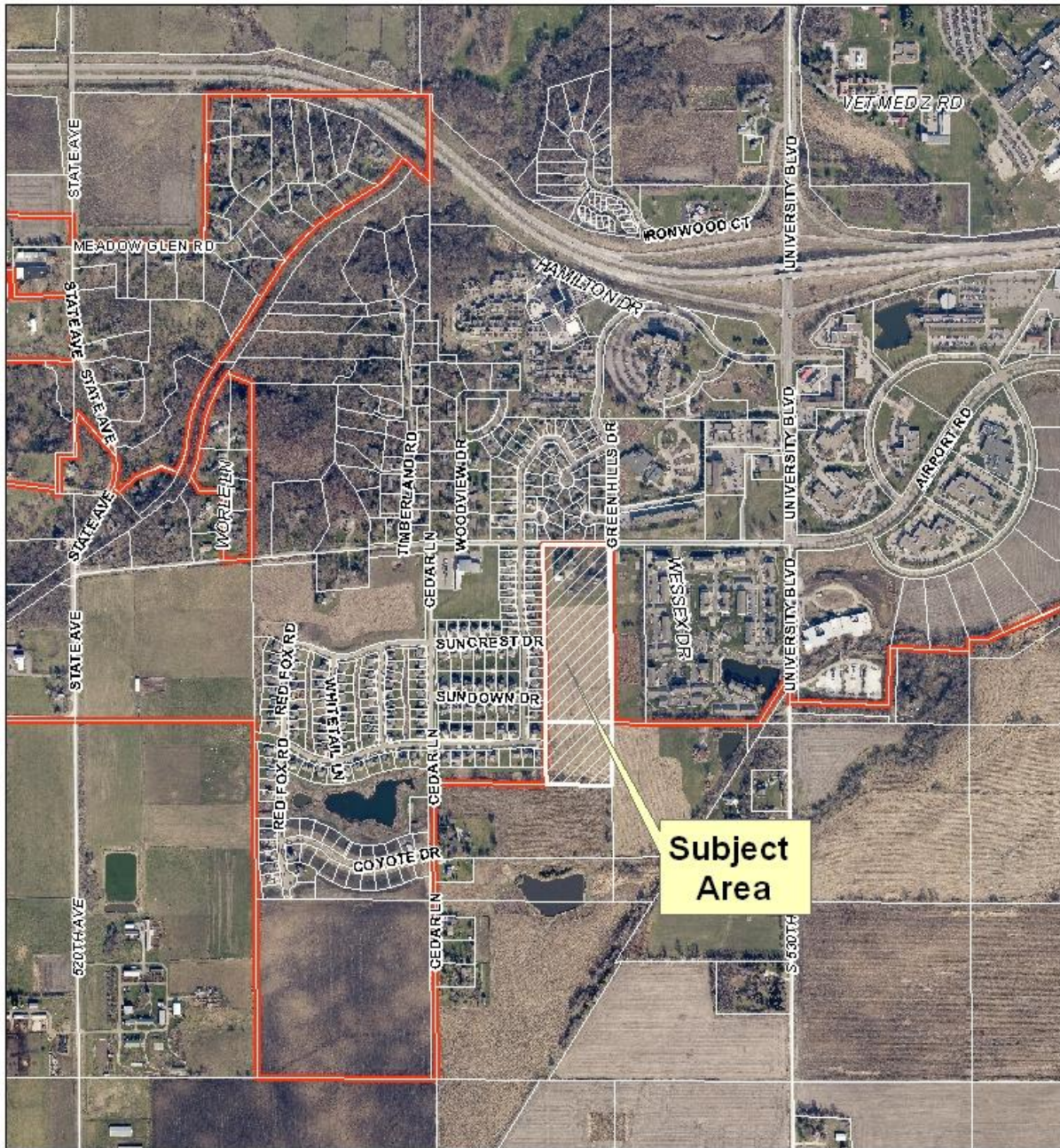
1. The City Council can accept the petition for annexation for the properties at and adjacent to 2212 Oakwood Road and refer it to the Planning & Zoning Commission.
2. The City Council can refuse the petitions for annexation for any or all of the properties at and adjacent to 2212 Oakwood Road.
3. The City Council can refer this request back to staff and/or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

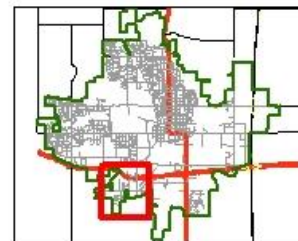
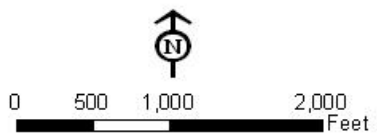
The proposed annexation of these infill properties is consistent with the Ames Urban Fringe Plan and the Allowable Growth Areas of the LUPP. The property owners are all parties to the voluntary annexation petition.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby accepting the petition for annexation and referring it to the Planning and Zoning Commission.

ATTACHMENT A - LOCATION MAP



Location Map
2212 Oakwood Road



RECEIVED

MAR 19 2013

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Effective Date: September 12, 2012

ANNEX-13-01

Voluntary Annexation Petition

Application Form

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

1. **Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: 2212 Oakwood Road
3 Parcels: Story County Parcel Nos. 09-16-480-150, 09-21-200-125, 09-16-480-205

2. **Legal Description** (attach, if lengthy) See attached legal description

4. **Property Owner:** Floyd and Anna Christofferson
Business: _____
Address: 2212 Oakwood Road Ames Iowa 50014
 (Street) (City) (State) (Zip)
Telephone: 515-292-7370
 (Home) (Business) (Fax)

5. **Applicant:** Kurt Friedrich
Business: Friedrich Iowa Realty
Address: 100 6th Street Ames Iowa 50010
 (Street) (City) (State) (Zip)
Telephone: NA 515-232-6175 email kfriedrich@friedrich-realty.com
 (Home) (Business) (Fax)

6. **Contact Person:** Scott Renaud, P.E.
Business: FOX Engineering Associates
Address: 414 S. 17th Street, Suite 107 Ames, Iowa 50010
 (Street) (City) (State) (Zip)
Telephone: NA 515-233-0000 515-233-0103
 (Home) (Business) (Fax)
E-mail address: srenaud@foxeng.com

Effective Date: March 13, 2008

Obtaining approval of this Voluntary Annexation 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: *Stacy Cusotto* Date: *03/14/2013*
(Property Owner) *

(Print Name)

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

and: _____ Date: _____
(Applicant)

(Print Name)

and: *Kurt Friedrich* Date: *3/14/13*
(Contact Person)

KURT FRIEDRICH
(Print Name)

* If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest to the letter.

Proprietors: Floyd W. & Anna W. Christofferson

Survey Description-Parcel E:

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, more particularly described as follows; Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 16; thence N89°10'12"E, 15.04 feet along the north line of the Southeast Quarter of the Southeast Quarter of said Section 16; thence S00°28'11"W, 1309.37 feet; thence N88°46'58"W, 15.01 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 16; thence N00°28'06"E, 1309.27 feet to the point of beginning, containing 0.45 acres, which includes 0.01 acres of existing public road right of way.

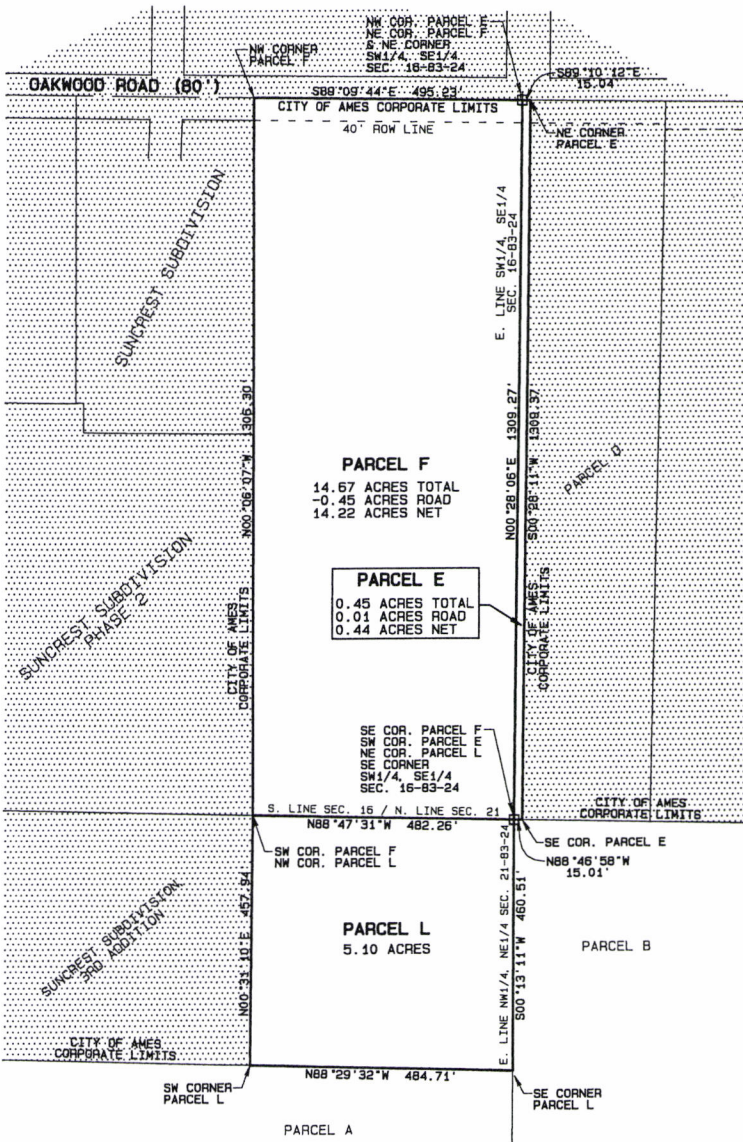
Legal Description-Parcel F:

Part of the Southwest Quarter of the Southeast Quarter of Section 16, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, more particularly described as follows; Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 16; thence S00°28'06"W, 1309.27 feet along the East line of said Southwest Quarter of the Southeast Quarter to the Southeast Corner thereof; thence N88°47'31"W, 482.26 feet along the South line of said Section 16 to the Southeast Corner of Suncrest Subdivision, Phase 2; thence N00°06'07"W, 1306.30 feet along the East line of Suncrest Subdivision, Phase 2 and Suncrest Subdivision to the Northeast Corner of said Suncrest Subdivision, said point being on the North line of the Southwest Quarter of the Southeast Quarter of said Section 16; thence S89°09'44"E, 495.23 feet along said line to the point of beginning, containing 14.67 acres, which includes 0.45 acres of existing public right of way..

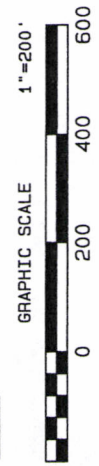
Survey Description - Parcel L:

Part of the Northwest Quarter of the Northeast Quarter of Section 21, Township 83 North, Range 24 West of the 5th P. M., Story County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°13'11"W, 460.51 feet along the east line of the Northwest Quarter of the Northeast Quarter of said Section 21 to the Northeast Corner of Parcel A in the Northwest Quarter of the Northeast Quarter of said Section 21; thence N88°29'32"W, 484.71 feet along the north line of said Parcel A to the Southeast Corner of Suncrest Subdivision, 3rd Addition; thence N00°31'10"E, 457.94 feet along the East line of Suncrest Subdivision, 3rd Addition to the Northeast Corner thereof, said point being on the North line of said Section 21; thence S88°47'31"E, 482.26 feet along said line to the point of beginning, containing 5.10 acres.

ANNEXATION PLAT



PROPRIETORS: FLOYD W. & ANNA W. CHRISTOFFERSON



STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 11TH STREET, SUITE #102
 AMES, IOWA 50010
 PH. 515-233-3684 • FAX 515-233-4403

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo Date: 3/14/13
 R. Bradley Stumbo License #17161
 My license renewal date is December 31, 2013
 Job #15396ANX Date: 3/13/13 Page 1 of 2

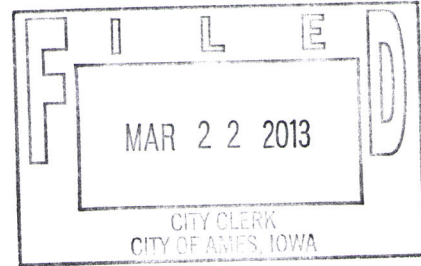


To: Honorable Mayor and Council

From: Kurt W. Friedrich, R. Friedrich and Sons, Inc.

Re: Christofferson Annexation

Date: 3-22-13



Dear Mayor and Council,

We request that the Council would send our application for annexation of the Christofferson property forward to Staff, so we can bring additional residential lots to the market as quickly as possible. All new land comes into the City with the anticipation of Village/Suburban residential zoning. We will ultimately want to zone this land FS-RL so that we can create more residential lots in this area. Unfortunately, we cannot start the zoning or platting process until the annexation is complete, which at the earliest would occur at the May 28 meeting.

As you know we have an extreme shortage of residential lots in Ames currently. We will not be asking for a change to the LUPP. The zoning will be a continuation of what lies adjacent to the property in Suncrest. As you know this area is in the City's targeted growth area and within the Ames School District. I am asking for any help you can provide once the annexation is complete, to expedite the process of platting and zoning (perhaps allowing us to move these forward concurrently and waiving unnecessary readings if all is agreeable). If we get bogged down in this process, we will miss much of this year's construction season, and we have builders and clients who are in need of building sites immediately.

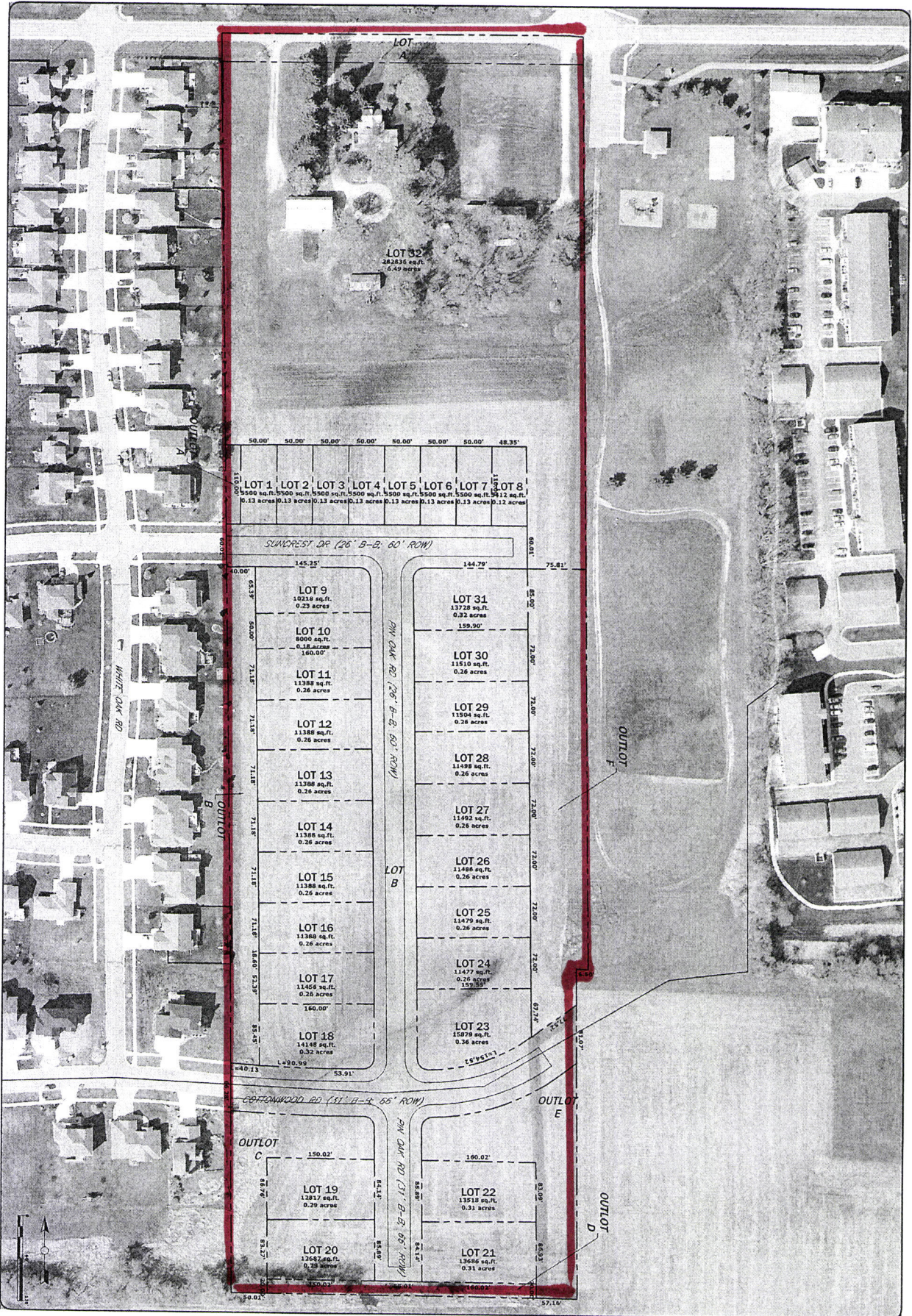
Thanks for your consideration and assistance in moving this fine project along smoothly and swiftly.

Sincerely,

Kurt Friedrich

President, R. Friedrich and Sons, Inc.

DRAWING FILE NAME		
K:\Users\j5000\1099-12A Suncrest East Concept E.dwg		
PROJECT NAME	LAYER PREFIX NAME	LAYOUT NAME
5099-12A		



5099-12A Concept E
SUNCREST EAST
AMES, IA

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

DATE	REV/SWH	BY	DATE
		DESIGNED: SLR	02/13
		DRAWN: MKS	02/13
		CHECKED:	
		LAST UPDATE:	02/23/13