



August 14, 2023

To: Ames Mayor and City Council

From: Justin Dodge, Hunziker Companies

Re: Comments on proposed duplex criteria

Dear Honorable Ames Mayor and City Council,

Thank you for discussing the possibility of building duplexes in our community. We think duplexes have been a successful building category in the past and believe there is a great opportunity for building them in the future.

Hunziker Construction has built numerous townhomes/duplexes in the surrounding communities in recent years. They have been a very popular option for residents, tenants and investors. Pictured below is an image of one of these homes.



This duplex is on two lots but would fit on an 89-foot-wide lot with 8-foot side yard setbacks. It is a very efficient design featuring three bedrooms, two and a half bathrooms and a double garage. We take pride in all our homes, and this design is no exception.

Under the proposed criteria for duplexes, we would not be allowed to build this as a duplex in Ames for two reasons:

1. The proposed criteria limits each unit to a single stall garage
2. The garage face in front of the house face, and potentially the window alignment.

We believe this design is compatible with most of our existing neighborhoods. Additionally, we can make minor changes to the exterior façade to incorporate attributes which would match the roofline to the rooflines of existing surrounding homes if needed.

We are asking for minor amendments to the proposed criteria to allow duplexes like the one pictured.

We would also ask for the option of a two-car garage for each unit. This would allow tenants to store vehicles inside instead of forcing vehicles to the driveway or the street. I believe most neighbors would be very supportive of this allowance.

Thank you for your time and continued commitment to making Ames a great place to call home.

Sincerely,



Justin Dodge, Hunziker Companies
105 S 16th St, Ames, IA 50010
justin.dodge@hunziker.com