



November 19, 2019

Councilman Chris Nelson
Ames City Council
PO Box 811
515 Clark Ave
Ames, Iowa 50010

Ref: Combine 2 Lots on Duff Ave for Future Client

Dear Chris:

We have three existing parcels of land located at 913 and 915 Duff and 115 9th Street that we would like to combine for a client to build a 1920 to 1940 vintage home (see enclosed picture). The lots have been surveyed.

The City of Ames Planning & Housing Department representative has stated Municipal Code, Section 29.1101(9)(q): *"Lots in the O-SFC shall remain configured as they are on the date that the O-SFC regulations go into effect. In the O-SFC a Zoning Permit shall not be issued with respect to one or more dwelling units to be established on a lot formed by the combination of 2 or more lots or the combination of the parts of 2 or more lots or the combination of a lot and a part or parts from one or more lots."* basically its says this isn't allowed. Since the City of Ames wants single family housing, we essentially need the City Council to allow these lots combined for a single-family residence that is compatible for this area.

In closing, please see correspondence from Architect Dan Nutini dated 11/18/19 that makes an excellent case for the City Council to allow this project.

Sincerely,

Harold Pike

HP/bm

Encl.



From: "Ray Anderson" <RAnderson@city.ames.ia.us>
To: "Harold Pike" <hpik@hpikconst.com>, "Dan Nutini" <dan@nutini-arch.com>, "Brad Stumbo" <rbs@foxeng.com>
Cc: "Justin Moore" <jrmoore@city.ames.ia.us>, "Kelly Diekmann" <KDiekmann@city.ames.ia.us>
Sent: Tuesday, November 12, 2019 2:52:26 PM
Subject: Plat of Survey Application for 913 and 915 Duff Avenue, and 115 9th Street

Harold, Dan and Brad,

Today, we received an application for a Plat of Survey to combine three existing parcels, at 913 and 915 Duff Avenue, and 115 9th Street, into a single parcel. These three existing parcels are located within the boundaries of the Single Family Conservation Overlay (O-SFC) District. Lots in the O-SFC are to remain configured as they are on the date that the O-SFC regulations went into effect.

Section 29.1101(9)(q) of the Municipal Code reads as follows: *"Lot Configurations. Lots in the O-SFC shall remain configured as they are on the date that the O-SFC regulations go into effect. In the O-SFC a Zoning Permit shall not be issued with respect to one or more dwelling units to be established on a lot formed by the combination of 2 or more lots or the combination of the parts of 2 or more lots or the combination of a lot and a part or parts from one or more lots."*

Since the combination of lots is not permitted in the O-SFC, the Planning and Housing Department cannot accept your application for processing. The check for the filing fee, and the application materials are ready for you to pick up at our office.

If you have any questions, please contact me by phone, or email.

Best Regards,

Ray



Ray Anderson
Planner

515.239.5400 *main* | 515.239.5404 *fax*

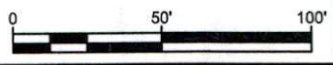
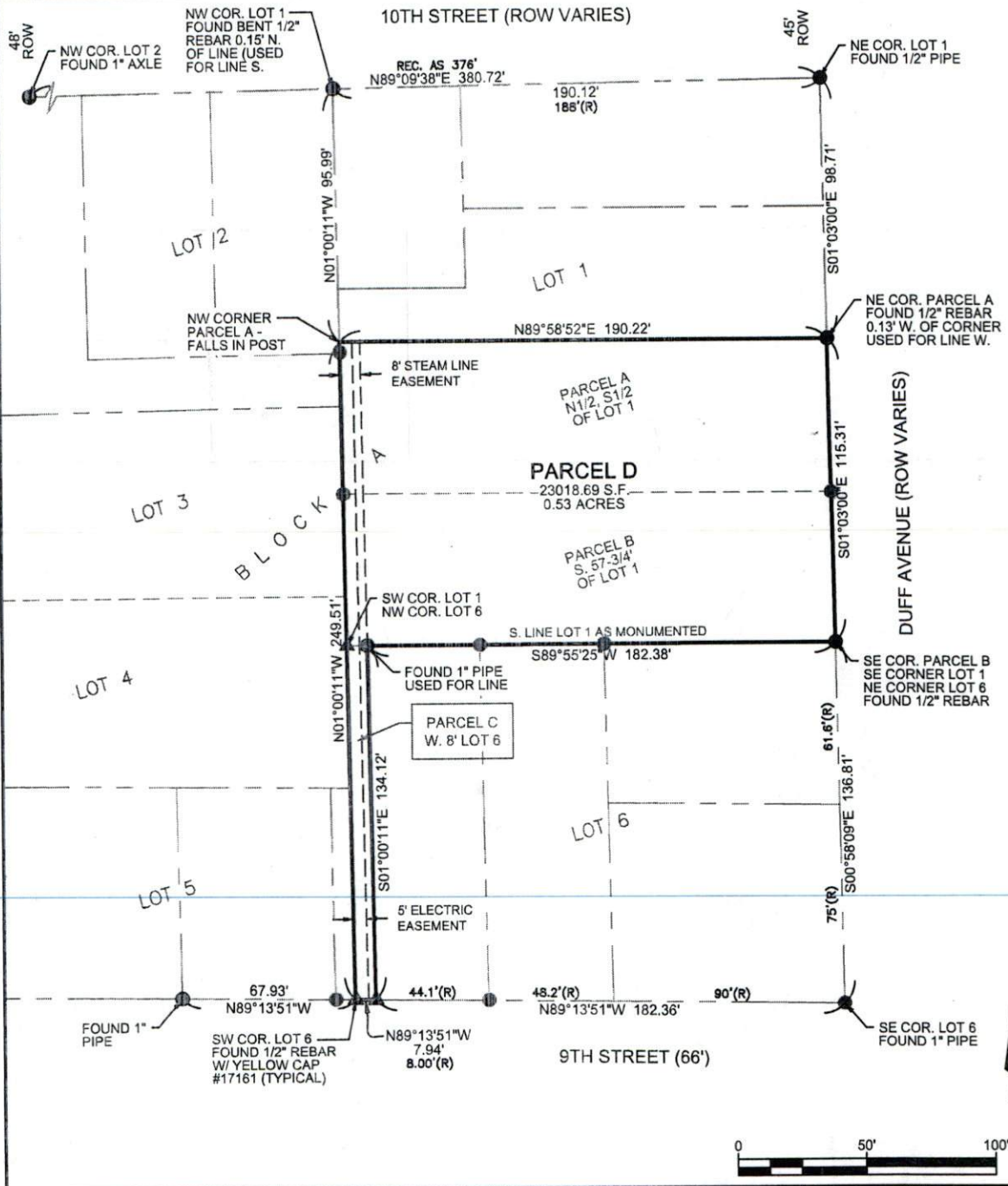
randerson@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010

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[attachment "Image.1573590039952.gif" removed by Ray D Anderson/COA]

PLAT OF SURVEY

LOCATION: PARCELS A, B & C IN LOTS 1 & 6, BLK A, SE COR. E1/2, NW1/4 OF SEC. 2-83-24, CITY OF AMES, STORY COUNTY, IOWA
PROPRIETOR: PARCEL A: SHERMAN AVENUE PROPERTIES, LLC
 PARCEL B: JULIE A. PIKE
 PARCEL C: HAROLD PIKE
REQUESTED BY: DAN NUTINI, NUTINI ARCHITECTURE
SURVEYOR: R. BRADLEY STUMBO, PLS #17161
 FOX ENGINEERING ASSOCIATES, INC.
 AMES, IA 50010
 515-233-0000

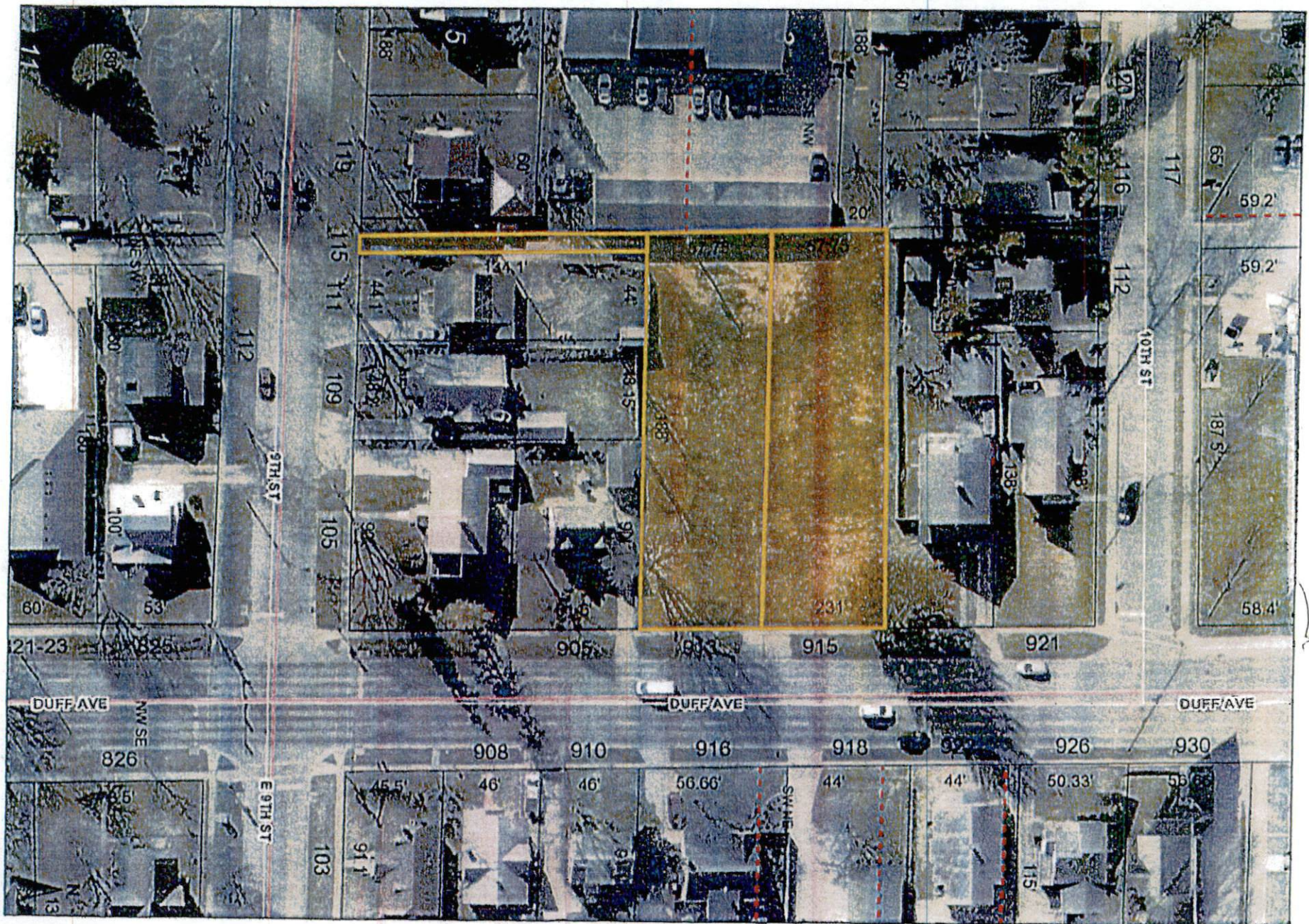


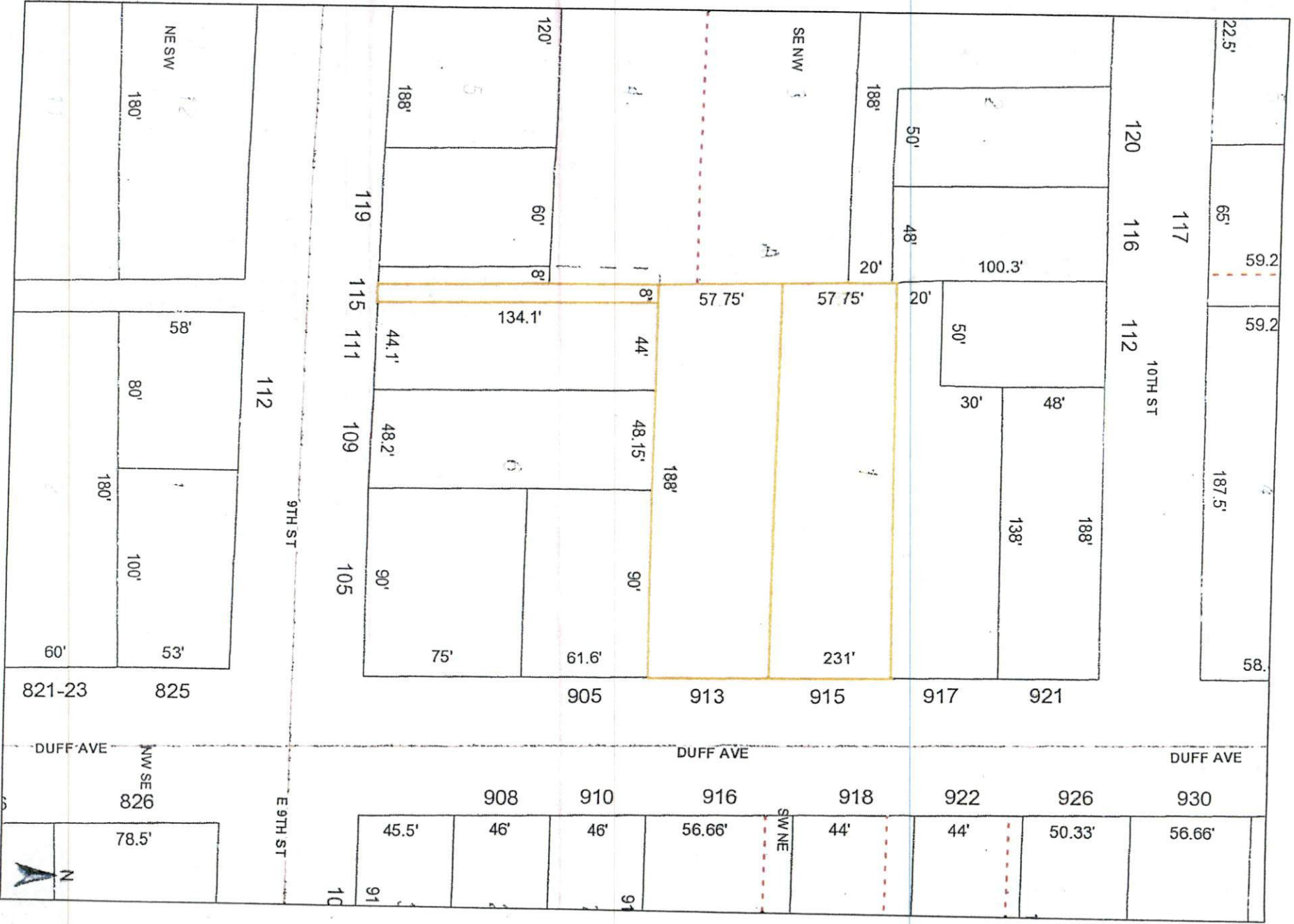
FOX Engineering Associates, Inc.
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

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

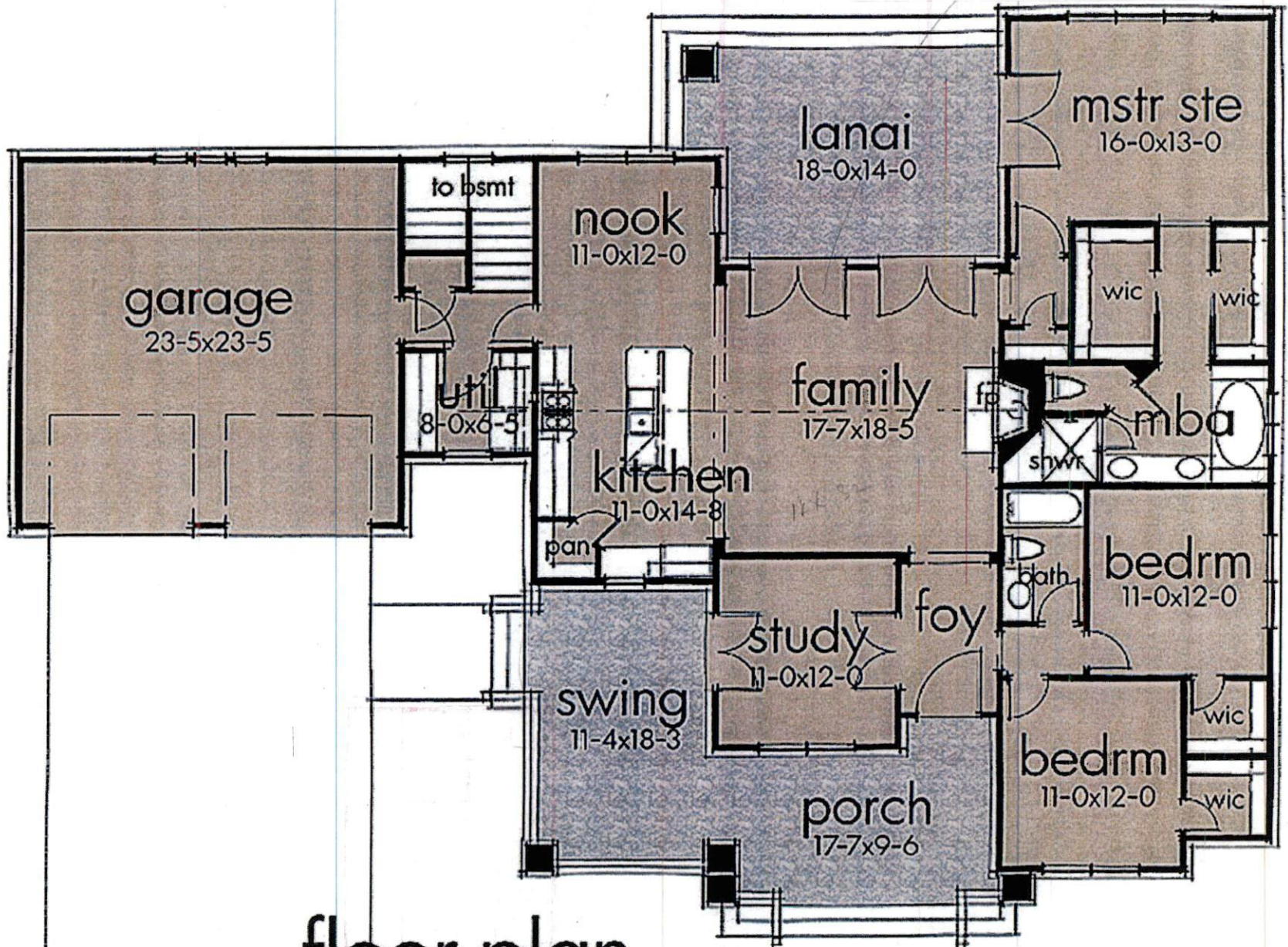
R. BRADLEY STUMBO, PLS DATE
 License number 17161
 My license renewal date is December 31, 2019.











floor plan

Harold Pike

11-18-19

From: Dan Nutini <dan@nutini-arch.com>
Sent: Monday, November 18, 2019 8:45 AM
To: Kelly Diekmann
Cc: Ray D Anderson
Subject: Re: Fwd: Plat of Survey Application for 913 and 915 Duff Avenue, and 115 9th Street
Attachments: Duff Inspiration Image.pdf

Kelly and Ray,

Thanks for the information and conversation regarding this topic and getting back to me last week.

I also want to stress and reiterate with you that the plan for this project is a single family home, consistent with the intent and requirements of the overlay zone. With regard to house size, the plan that we are developing would be in the 1,600 to 1,800 sf range, so compatible with what is in the area. (See attached for an inspiration image that shows the style of what the owner and buyer are looking for). I think the prospective buyer just likes the idea of having a little bit more lot area to have a yard, etc. Similar to the lot on the corner of 9th and Douglas, which is about 22,000 sf and a single family home. Also, the style of the home would really lend itself to the area, and a front porch and all other architectural items that would meet the overlay zone requirements. I think a couple of things about the lot that make it a good candidate for combining:

1. Owner/buyer would be looking to access the combined lot from the alley off of 9th (the small third lot that is looking to be combined), rather than off of Duff. I hope the city would support that, as this would reduce traffic backing out onto Duff. If lots stay separate, that would potentially be two driveways with cars backing onto Duff. Because the alley doesn't extend to the north lot, combining the lots would allow that access point to be to the one single lot.
2. The owner is working with a buyer currently, so as far as I know, once (if) the lots could be combined, we would move right into design (meeting overlay requirements for architectural standards) getting the house constructed early next year. To my knowledge, the deal is contingent upon getting lots combined, so this has the potential of getting a new home on there next year, again, adding to the single family housing stock in Ames.

I believe this all meets the intent of the code, which is to preserve and develop single family housing in the area. I hope that we can work together to make this happen. I appreciate your input and time with this matter, thanks again. I am open to hearing your thoughts about potential next steps, including how a text amendment process is approached.

Thanks, Dan

On Fri, Nov 15, 2019 at 4:37 PM Kelly Diekmann <KDiekmann@city.ames.ia.us> wrote:

Dan, we are curious how large of house you were looking to place on the site? It seems that only a text amendment could get you to your goal as Ray indicated. If you want to pursue that referral process please let us know.

Kelly Diekmann
Planning and Housing Director

515.239.5400- main | 515.239.5181 direct | 515.239.5404 -fax
kdiekmann@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010