

Voss, Diane

From: Campbell, Benjamin
Sent: Wednesday, April 7, 2021 12:19 PM
To: Voss, Diane
Cc: Diekmann, Kelly
Subject: FW: Westwoods Waiver Request

Diane,

Below is a request from Leon Wuebker and Kim Olmstead, his representative and daughter, to the City Council regarding waiving the City's platting authority in the Ames Urban Fringe in Boone County. The properties are highlighted in yellow below (Lots 5, 6, 7, 8, and 10 of Westwoods Plat 3).



515.239.5400 *main*

benjamin.campbell@cityofames.org

Mailing: 515 Clark Ave. | Ames, IA 50010

www.CityofAmes.org

Help make the City of Ames even better!

Download the *Ames on the Go* app today!

From: kim@charterhouseiowa.com <kim@charterhouseiowa.com>

Sent: Wednesday, March 24, 2021 8:35 AM

To: Campbell, Benjamin <benjamin.campbell@cityofames.org>

Cc: Leon Wuebker <wallstar123@aol.com>

Subject: Westwoods Waiver Request

[External Email]

Hi, Ben!

On behalf of Leon Wuebker, I would like to request the Ames City Council consider a waiver of its subdivision authority for the properties 2233, 2239, 2245 and 2249 229th PI, and 2227 229th PI Ames. These proposed land splits are part of Westwoods preliminary Plat 4, drawn up in 2006, and whose use will continue to be consistent with the use of their current zoning (commercial) and those other developed lots around it.

We have spoken with Boone County who agreed that an equal land split would be acceptable on all 5 properties.

Lastly, I have attached Leon's original waiver request, dated March 28, 2006, pertaining to Lots 5, 6, 7, 8 and 10 of Westwoods Plat 3.

Please let us know if there are any further items that we may need to address with this waiver and we thank you for all of your guidance through the process.

Best,
Kim



Please let me know if you have any questions.

x-5445

Benjamin Campbell

Planning & Housing Department

RESOLUTION NO. 06-156

**RESOLUTION APPROVING REQUEST FOR WAIVER OF
SUBDIVISION REQUIREMENTS FOR
WESTWOOD'S PLAT 3, LOCATED IN BOONE COUNTY
FOR THE CITY OF AMES, IOWA**

WHEREAS, on April 11, 2006, the City Council referred to staff a request from Leon Wuebker requesting a waiver of subdivision requirements for further subdivision (replatting) of Lots 5, 6, 7, 8, and 10 of Westwood's, Plat 3, located in Boone County; and,

WHEREAS, the proposed subdivision is located inside the two-mile jurisdiction of Ames on the north side of U.S. Highway 30; and,

WHEREAS, the applicant is requesting that the Council defer the subdivision review and approval authority for this proposed division of land to the Boone County Supervisors; and,

WHEREAS, on November 12, 2002, the Council approved a resolution approving a Preliminary Plat for Westwood's, Plat 3, and on December 10, 2002, the Council approved the Final Plat as well as a covenant that waives the right to appeal future special assessments if levied in the future; and,

WHEREAS, the subject property is located to the west of the City in Boone County, which is well outside the current corporate limits, and it is not located within the "Priority Growth Area"; and,

WHEREAS, the land has been previously subdivided and no new public improvements are planned; and,

WHEREAS, replatting the property will provide more development flexibility for the owner and will not necessarily increase the intensity of new development if it is to occur; and,

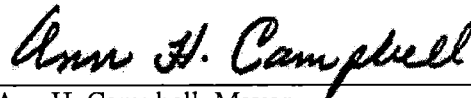
WHEREAS, with the previous approval of the covenant waiving the rights of the owner to not protest future special assessments, the City's long-term interests are not compromised by waiving its authority in this instance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the request for waiver of subdivision requirements for Westwood's, Plat 3, located in Boone County is hereby approved.

ADOPTED THIS 25th day of April, 2006.



Diane R. Voss, City Clerk



Ann H. Campbell, Mayor

Introduced by:	Mahayni		
Seconded by:	Goodman		
Voting aye:	Doll, Goodman, Mahayni, Popken, Rice		
Voting nay:	None	Absent:	Goodhue

Resolution declared adopted and signed by the Mayor this 25th day of April, 2006.

March 28, 2006

West Ames City Council,

I am asking the Ames City Council to waive their requirement for subdivision authority for dividing Lots 5, 6, 7, 8 and 10 of Westwoods Plat Three.

Reason for Division of Land:

1. The Department of Transportation will not allow another entrance to Westwoods Plat Three from Lincoln Way.
2. The City of Ames does not want to allow an extension of 22nd Place to X Avenue (West Ames Exit), at this time.
3. There is a new Industrial Park which will cause traffic safety concerns at the intersection of W Avenue and Lincoln Way/Exy 30.

Therefore, the intent of the division of Lots 5, 6, 7, 8 and 10 of Westwoods Plat Three, would encourage car/pickup/SUV traffic, instead of semi/pickup-trailer type traffic.

Notes:

1. This property has already met or exceeded all of the City of Ames requirements for subdivisions within the Two-Mile Fringe when it was platted in November 2002.
2. The current covenants concerning "no future waiving of assessments", have been recorded with the previous plat.
3. Each of these simple lot splits require no new infrastructure-Minor Plats per City Code.
4. Enclosed is a copy of a letter from the Boone County Auditor explaining how Boone County would like to proceed with this land division.

Thank you for your time and consideration.

Respectfully,



Leon J. Wuebker
53568 160th Street
Gilbert, Iowa 50105
233-8552