

ITEM #: 7  
DATE: 04/17/13

### COMMISSION ACTION FORM

**DATE PREPARED:** April 10, 2013

**REQUEST:** Voluntary annexation of land located at 2212 Oakwood Road

**PROPERTY OWNER:** Floyd and Anna Christofferson  
2212 Oakwood Road  
Ames

**APPLICANT:** Friedrich Iowa Realty

**CONTACT PERSON:** Kurt Friedrich  
Friedrich Iowa Realty  
100 6<sup>th</sup> Street  
Ames, IA 50010

**LOCATION:** In Section 16 of Washington Township in Story County  
(See Attachment A Location Map)

### **BACKGROUND INFORMATION:**

The subject property is 20 acres in size and is south of Oakwood Road between the Suncrest Subdivision and Christofferson Park. An annexation plat of this area is included as Attachment B. The owner intends to purchase the undeveloped portion of the property and develop it for residential use following the Suburban Residential type of development, similar to Suncrest. The north portion, where an existing single family home is located, would be redeveloped for residential use at a later time.

**Zoning.** The Story County zoning for this property is agricultural.

**Land Use Policy Plan.** The Ames Urban Fringe Plan designates the subject property as Urban Residential. This designation supports annexation. 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. (See Attachment C Land Use Policy Plan)

**Access.** The north end of the property abuts Oakwood Road. This portion of the property will not be developed until later. The south portion of the property to be developed at this time has access from Suncrest Drive and Cottonwood Road. Cedar Lane and White Oak Drive connect these streets to Oakwood Road. Property along all of these streets is developed with single family detached homes. A City park abuts the eastern boundary of the subject property, and there is no access from the east. (See Attachment A Location Map)

**Utilities/Infrastructure.** City of Ames sewer and water mains serve the property to the west and have the capacity to be extended to the subject parcel. City of Ames electric distribution lines already serve this parcel. Stormwater runoff through and from the site flows east. During the platting process, plans will be developed and presented to City Council for approval to manage the stormwater consistent with the ordinances, codes and standards of the City and in coordination with the City park property to the east.

**Emergency Response:** The subject property can be served by the City's emergency response services consistent with the City's policies. The property falls within the 4-5 minute response time zone, and is consistent with the Fire Department's departmental goal of responding to emergencies within five minutes.

**Flood Plain.** The subject property is not within an area designated by the Federal Emergency Management Agency flood maps as subject to flooding.

**Infrastructure:** Since this land is not within an Incentivized Growth Area, the City will not financially participate in any of the costs associated with the infrastructure installation of this annexation and its subsequent development.

**Additional Information.** The proposed voluntary annexation area does not include any non-consenting property, will not create any jurisdictional islands, and is not located within two miles of another municipal jurisdiction.

**Consultation with Township Trustees and County Supervisors:** As part of the state-mandated process for annexations, the Washington Township Trustees and the Story County Supervisors were invited to a consultation with the City Council on April 9, 2013. No Supervisor or Trustee attended the consultation.

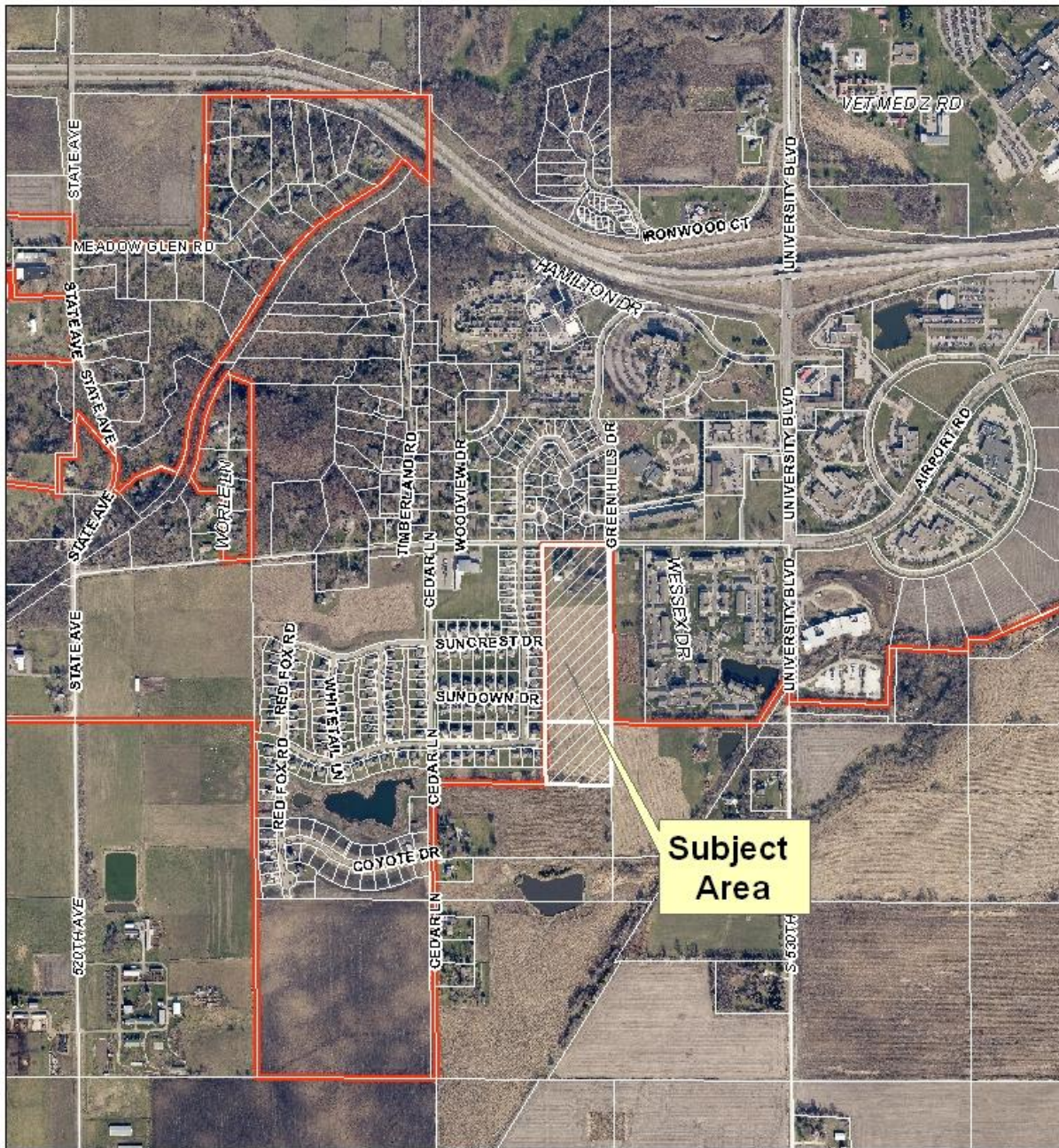
### **ALTERNATIVES:**

1. The Planning and Zoning Commission can recommend that the City Council approve the request to annex the property located at 2212 Oakwood Road.
2. The Planning and Zoning Commission can recommend that the City Council deny the request to annex this property.

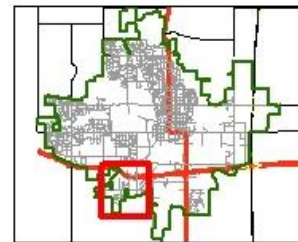
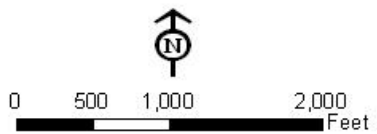
### **DEPARTMENT RECOMMENDATION:**

The proposed annexation area is designated by the City's policies as an area for annexation and residential development. The City of Ames can provide municipal services to the proposed annexation area without City investment in additional infrastructure beyond that which City policies require the developer to provide. Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1, thereby recommending that the City Council approve annexation of the property located at 2212 Oakwood Road.

## ATTACHMENT A - LOCATION MAP



### Location Map 2212 Oakwood Road

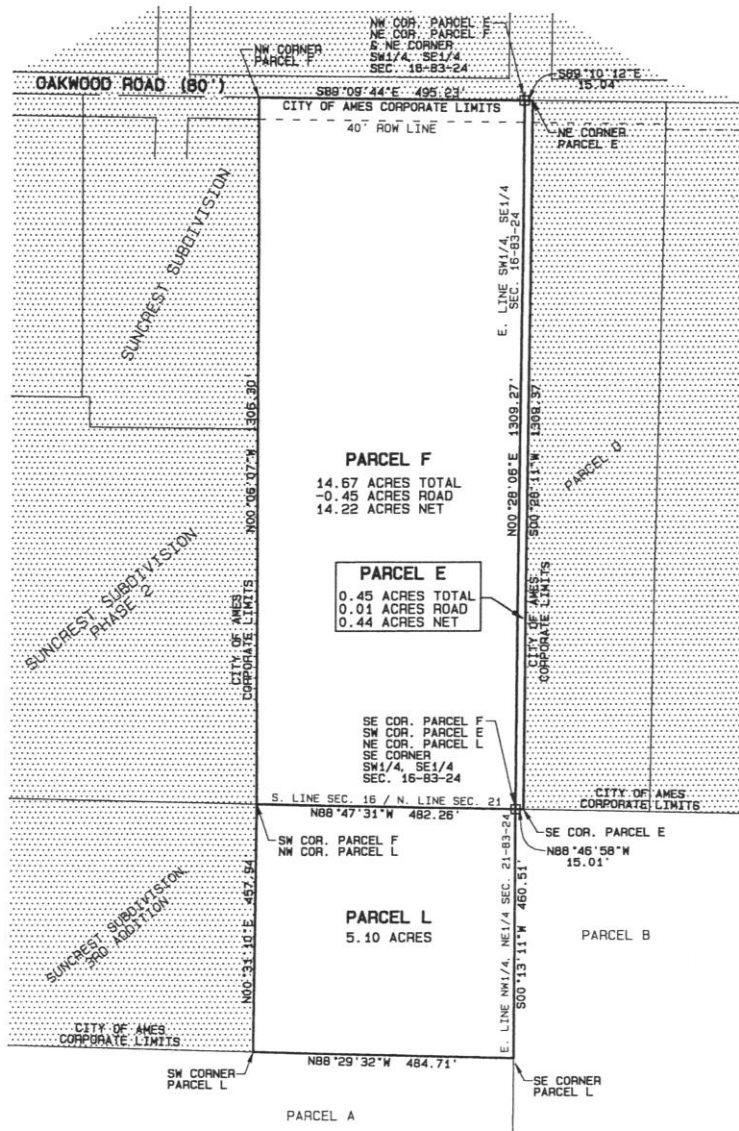




## ATTACHMENT B – ANNEXATION PLAT

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

## ANNEXATION PLAT



PROPRIETORS: FLOYD W. & ANNA W. CHRISTOFFERSON

STUMBO & ASSOCIATES  
LAND SURVEYING

510 S. 17TH STREET, SUITE #102  
AMES, IOWA 50010  
PH. 515-233-3689 • FAX 515-233-4403

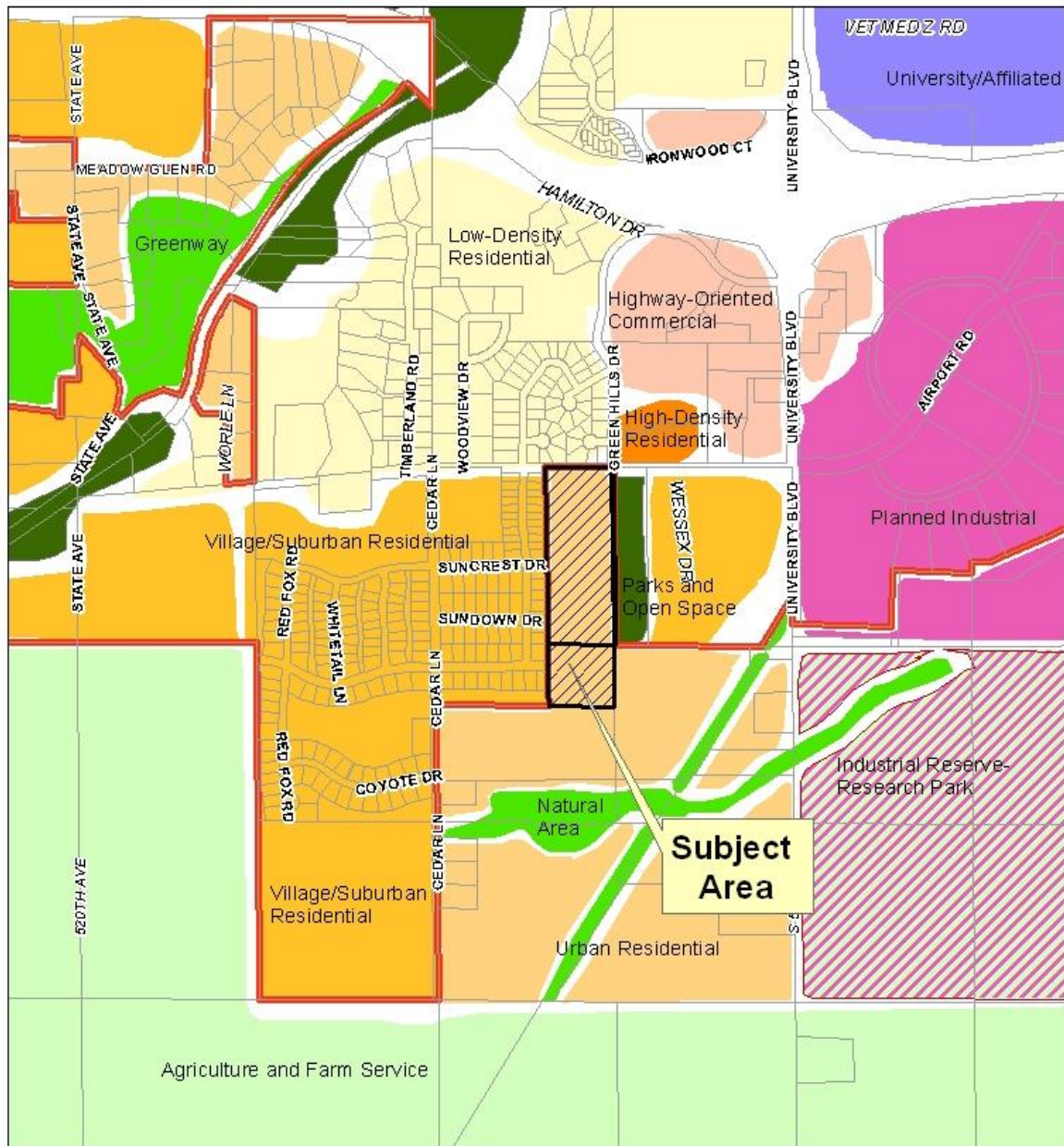
Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

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



## ATTACHMENT C – LAND USE PLAN



### Land Use Policy Plan 2212 Oakwood Road

