

ITEM # 24a9b
DATE 05/13/08

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT FOR WEST TOWNE SUBDIVISION

BACKGROUND:

Case File: SUB-08-05

Property Owner: Chelan Daybreak, L.L.C.
705 North Highway 69
Huxley, Iowa 50124

The property owner is requesting that the Final Plat for the West Towne Subdivision be approved. The proposed subdivision includes approximately 5.22 acres, and is located at 4610 Mortensen Road.

The following documents have been submitted and are associated with this Final Plat application:

- A Resolution Accepting the Final Plat of West Towne Subdivision;
- Consent to Plat by the Property Owner;
- Consent to Plat of Mortgagee;
- An Attorney's Title Opinion, which states that the proprietor and record fee titleholder to the property being platted as West Towne Subdivision is Chelan Daybreak, LLC, an Iowa limited liability company, subject to the following liens and objections;
- A Certificate of the Treasurer of Story County, Iowa, certifying that the subject property is free from certified taxes and certified special assessments;
- An Easement Document to the City of Ames for Public Utilities;
- An Easement Document to the City of Ames for Storm Sewer;
- An Easement Document to the City of Ames for Water Main; and,
- An Agreement for Sidewalk (to be constructed along Dickinson Avenue).

The Preliminary Plat for West Towne Subdivision was approved by the City Council on March 4, 2008 (Resolution No. 08-083) with the following conditions:

- Civil drawings of all public improvements shall be submitted to the Public Works Department for review and approval prior to installation and prior to Final Plat approval;
- All public improvements shall be installed prior to Final Plat approval unless deferment of installation is approved by the City Council, in which case the Council shall require the applicant to execute an Improvement Agreement and provide security in the form of an Improvement Guarantee as set forth in Section 23.409 of the Municipal Code; and,

- Prior to Final Plat approval, the applicant shall submit for staff review and approval a revised Minor Site Development Plan for the Hilton Garden Inn to be constructed on proposed Lot 1. The revised Minor Site Development Plan shall include property boundaries and all site improvements consistent with the Preliminary Plat and the Final Plat for West Towne Subdivision.

Staff finds that the conditions for approval of the Final Plat have been satisfied. A storm sewer main has been installed on property in the proposed subdivision. The storm sewer has been inspected by the City of Ames and is proposed for acceptance by the City Council as part of the approval of this Final Plat. A Sidewalk Agreement has been provided by the Developer for the installation of sidewalk along Dickinson Avenue. No additional public infrastructure improvements are required at this time.

Staff also finds that the proposed Final Plat fully complies with relevant and applicable design standards of Ames Municipal Code Chapter 23, Subdivisions, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.

ALTERNATIVES:

1. The City Council can approve the Final Plat for West Towne Subdivision, based upon staff's findings and conclusions.
2. If the City Council finds that the conditions of approval for the Preliminary Plat have not been adequately satisfied, the City Council can deny approval of the Final Plat for West Towne Subdivision.
3. The City Council can refer this back to staff and/or the developer for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed Final Plat for West Towne Subdivision is consistent with the Preliminary Plat. The Developer has installed all public improvements, except for sidewalk along Dickinson Avenue. City Council acceptance of the storm sewer main is requested at this time.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1. This will approve the Final Plat for West Towne Subdivision.

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

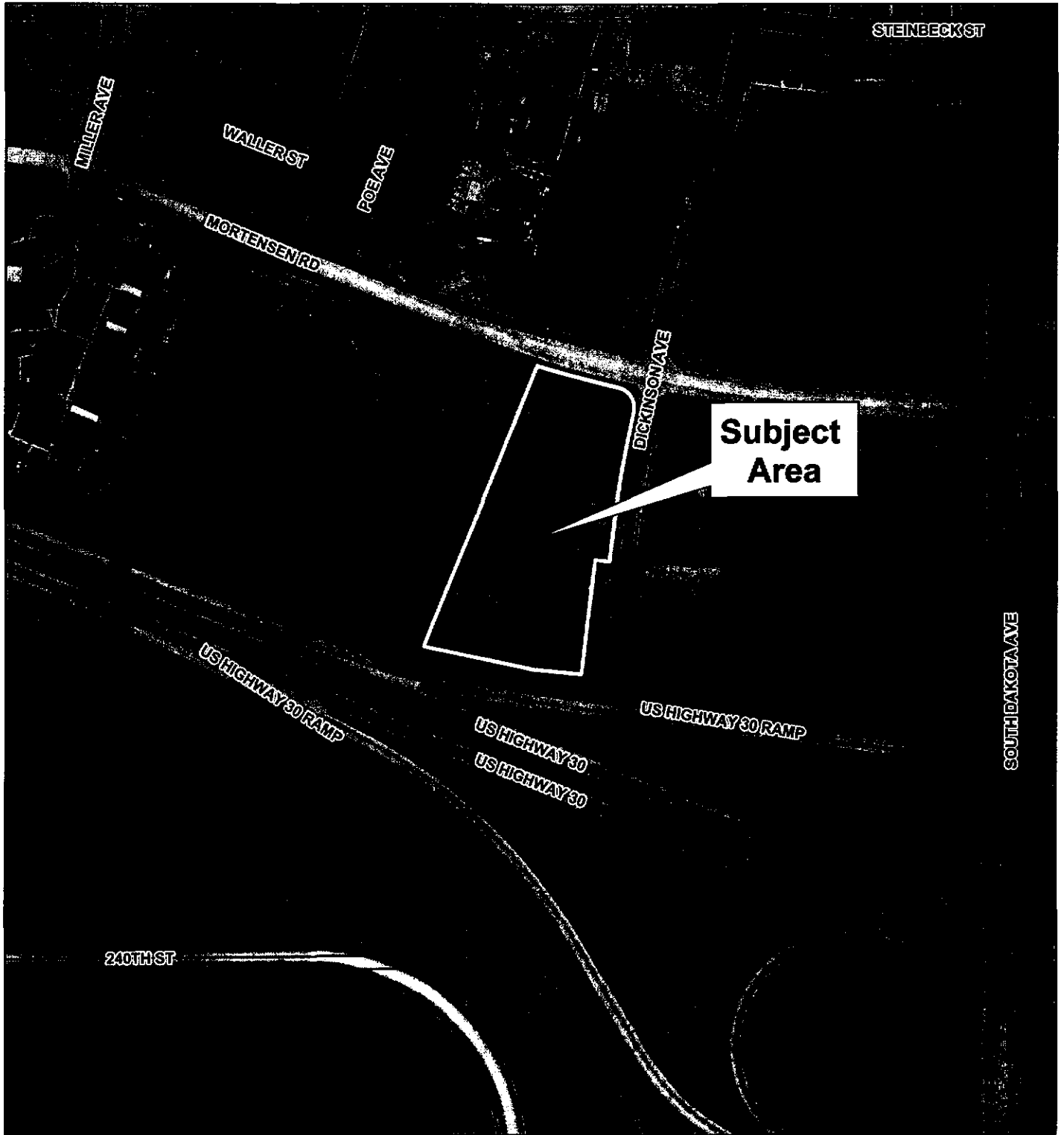
Code of Iowa, Section 354.6

Ames Municipal Code Section 23.302(10)

(10) City Council Action on Final Plat for Major Subdivision:

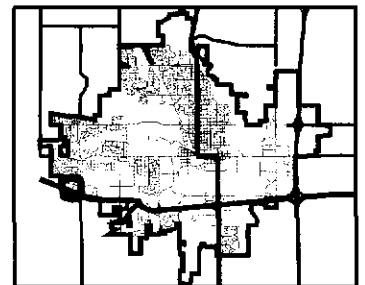
- (a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.
- (b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances, and standards, to the City's Land use policy Plan and to the City's other duly adopted plans.
- (c) The City Council may:
 - (i) Deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the land use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,
 - (ii) Approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.
- (d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

- (e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.



Location Map
West Towne Subdivision
4610 Mortensen Rd.
Ames, Iowa

0 185 370 740
Feet



WEST TOWNE SUBDIVISION

A REPLAT OF LOT 2 OF SEVENTH ADDITION, DAUNTLESS SUBDIVISION

PLAT DESCRIPTION:
 AS SHOWN ON PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 20070200004221 IN THE CITY OF AMES, IOWA, CONTAINING 1/2 ACRES (267.27 SQUARE FEET), PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING/BULK REGULATIONS:
 COR COMMUNITY COMMERCIAL/RESIDENTIAL MIXED

MINIMUM LOT AREA: 24,000 SF. (MINIMUM)
MINIMUM BUILDING AREA: 10,000 SF. (MINIMUM)
(SINGLE BUILDING)
MINIMUM LOT FRONTAGE: 50 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM REAR SETBACK: 10 FEET

OWNER:
 MORTENSEN, LLC
 7300 WEST HWY 10, SUITE 101
 WAUKEGA, IA 50258

DEVELOPER:
 CIVIL DESIGN ADVANTAGE, INC.
 5501 NW 112th SUITE G
 GRIMES, IA 50111
 (515) 369-4400

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE, INC.
 5501 NW 112th SUITE G
 GRIMES, IA 50111
 (515) 369-4400

DATE OF SURVEY:
 MARCH 2008

CURVE DATA:

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
1	72.15(R)	506.4825W	72.15(M)	S09°48'25"W	72.15(M)
2	34.20(M)	506.4825W	34.20(M)	S09°48'25"W	34.20(M)
3	72.15(L)	506.4825W	72.15(M)	N08°42'36"W	72.15(M)
4	27.88(R)	506.4825W	27.88(M)	N08°42'36"W	27.88(M)
5	17.20(R)	506.4825W	17.20(M)	N08°42'36"W	17.20(M)
6	17.20(L)	506.4825W	17.20(M)	N08°42'36"W	17.20(M)


LEGEND:
 SECTION CORNER AS SHOWN
 1/2" BEARING P/W/YELLOW CAP/10MM
 1/4" BEARING P/W/BLACK CAP/5MM
 3/16" BEARING P/W/BLACK CAP/5MM
 UNBURNED BEARING & DISTANCE
 BURNED BEARING & DISTANCE
 PUBLIC UTILITY SURVEY
 CONTINUATION OF PREVIOUS PLAT
 EASEMENT LINE
 ADDRESS

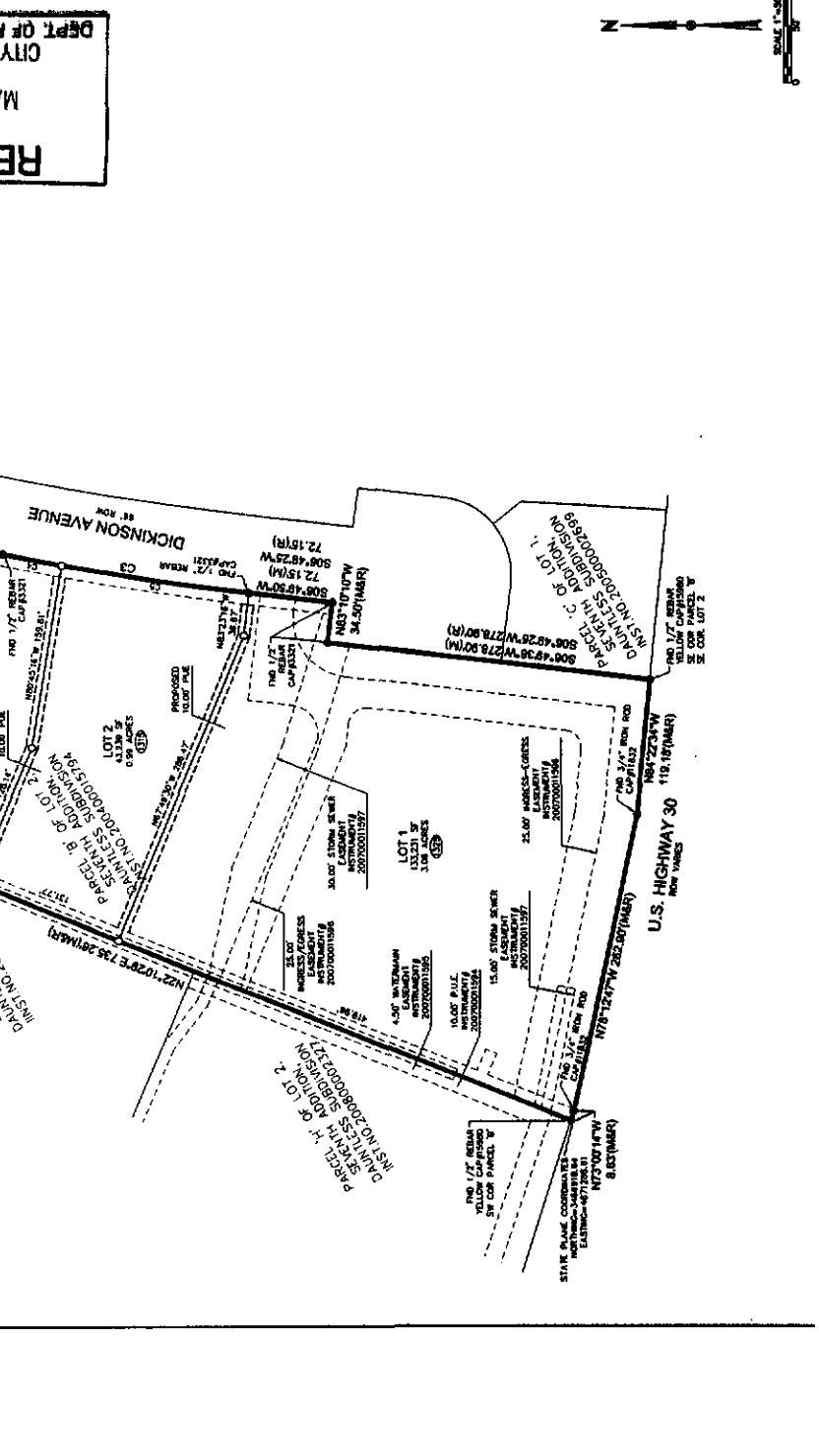
NOTES:
 ALL WORKS ARE RECORDED IN AMES WITH THIS PLAT. OWNER HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY OF AMES, IOWA, FOR THE CONSTRUCTION OF ALL REQUIRED UTILITIES AND CONSTRUCTION OF ALL REQUIRED OFFSETS.

RECEIVED

MAY 07 2008

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING





CAF APPROVAL

SS JK BK _____ SL _____

DM _____ JP gke

To be sent to:

Brad Kuehl
Civil Design Advantage
5501 NW 112th Street, Suite G
Grimes, Iowa 50111