

COUNCIL ACTION FORM

SUBJECT: **WOODBIDGE SUBDIVISION PLAT 2 MINOR SUBDIVISION FINAL PLAT**

BACKGROUND:

Karin Sevde and Rand Sevde, property owners, are requesting approval of a Final Plat for a minor subdivision for the property located at 2013 Oakwood Road (See *Attachment A*). The Final Plat divides Parcel "B" of Woodbridge Subdivision into two lots (Lot 1 and Lot 2) for development in the "HOC" (Highway Oriented Commercial) zoning district (See *Attachment B*).

The City Council is asked to determine compliance with the applicable law found in "*Attachment C*." Staff's analysis of the proposed subdivision plat demonstrates compliance with existing zoning and subdivision standards.

Based upon this analysis, the City Council may conclude that the Final Plat conforms to relevant and applicable design and improvement standards of the *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.

The applicant proposes to subdivide the existing Parcel "B" into two lots. "*Attachment B*" shows the subject site with the division of property, as requested by the owner. A total of 2.36 acres are included in the plat. Lot 1 includes 1.00 acres and Lot 2 includes 2.36 acres. Lot 2 will also contain the existing 55 foot wide Private Access and Utility Easement. Land included in the proposed subdivision is designated as "Highway Oriented Commercial" on the Future Land Use Map of the Land Use Policy Plan, and is zoned as "HOC" (Highway Oriented Commercial).

Full utilities exist to serve this site, so no public improvements are needed at this time. A private sanitary sewer easement is being provided to extend an existing sanitary sewer service between Lots 1 and 2. There is an existing access easement over the west 55 feet of lot 2 for access for all the lots within the area. The existing access easement and agreement will be maintained as there is no access permitted for these lots off of University Boulevard.

ALTERNATIVES:

1. The City Council can approve the Final Plat for Woodbridge Subdivision Plat 2.
2. The City Council can deny the Final Plat for Woodbridge Subdivision Plat 2 if it finds that it does not comply with the applicable ordinances, standards or plans.

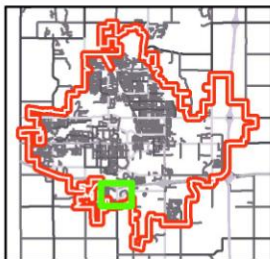
3. The City Council can refer this request back to staff or the applicant for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed Final Plat for Woodbridge Subdivision Plat 2 is consistent with the City's existing subdivision and zoning regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans. The existing access easement of Lot 2 will be maintained for shared access off of Oakwood Road.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Final Plat for Woodbridge Subdivision Plat 2 subdivision.

**ATTACHMENT A:
LOCATION MAP**

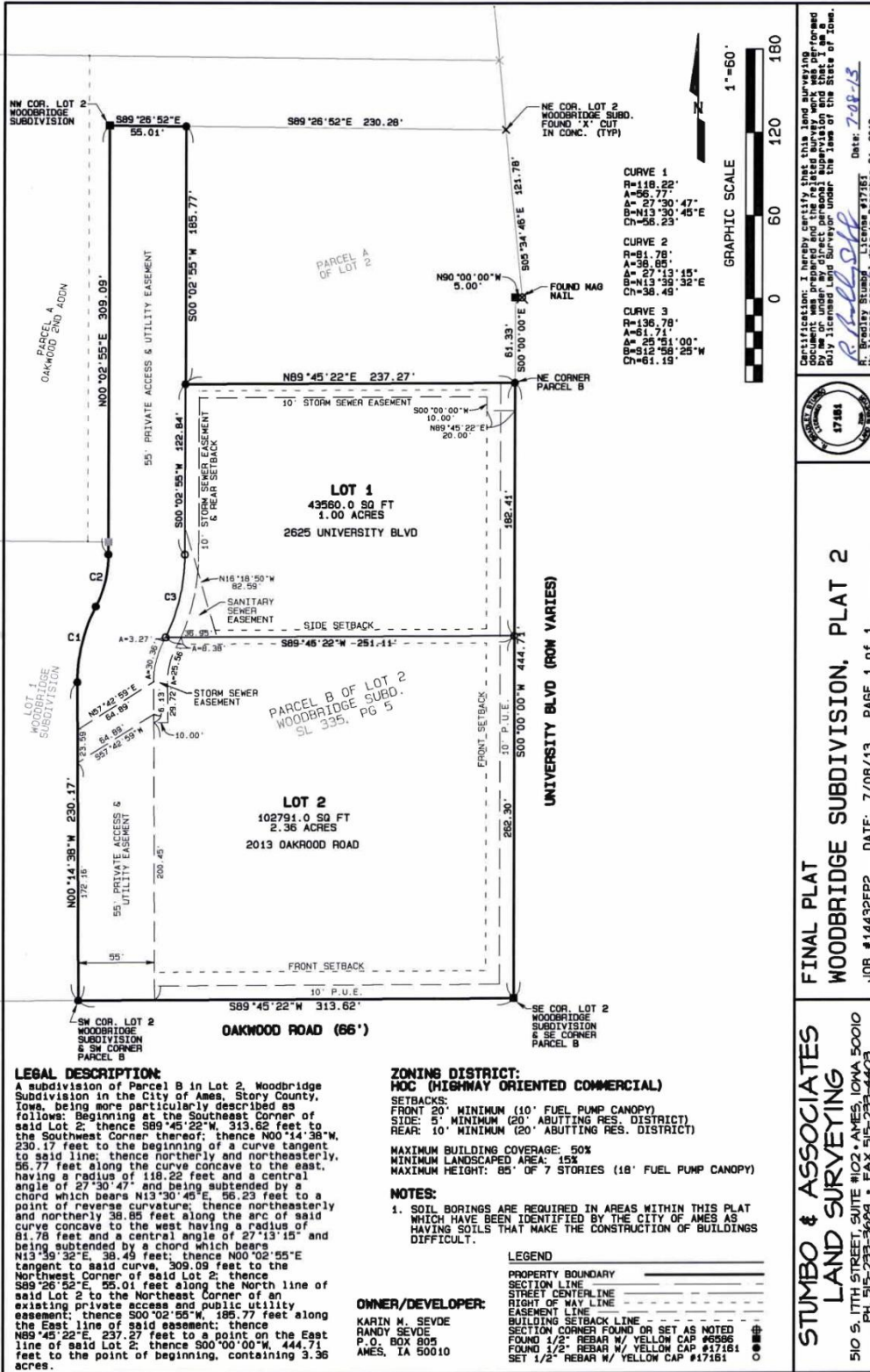


**Woodbridge Subdivision Plat 2
Location Map**

0 50 100 200 300 400 Feet



ATTACHMENT B PROPOSED SUBDIVISION



ATTACHMENT C
APPLICABLE LAWS

The laws applicable to this case file are as follows:

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames Municipal Code Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. 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. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.