

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR BELLA WOODS SUBDIVISION

BACKGROUND:

On March 26, 2013, the City Council approved a preliminary plat for Bella Woods Subdivision in rural Story County. This development is located on the north side of Cameron School Road, east of Squaw Creek and Squaw Valley South 3rd Subdivision. Bella Holdings has submitted a final subdivision plat that is consistent with that preliminary plat.

This proposed final plat includes 15 residential lots and two new streets—Bella Woods Drive and Bella Woods Circle. Two outlots are reserved as common open space for the homeowners.

The proposed subdivision lies with the Rural Transitional Residential area of the Ames Urban Fringe. Any subdivision within this area is required to agree to three covenants that will facilitate future growth of the City and annexation of the development to more easily be incorporated into the existing community. The covenants include agreeing to annexation at the City's request, agreeing to cover any costs associated with the buyout of rural water, and agreeing not to contest future assessments for the installation of public improvements.

In addition, the developer is obligated to install full City infrastructure unless specific waivers are granted by the City Council. In this instance, the City Council approved the preliminary plat with waivers to several of the Design and Improvement Standards of the City's Subdivision Ordinance. However, the City Council did require the following commitments, which have been incorporated into the final plat:

- A 15-foot sanitary sewer easement to serve all the lots if and when this development is annexed into the City. This easement has been provided.
- A design that allows for the future extension of Bella Circle to the west to connect with Matthews Road if the City would so desire following annexation. Language on the plat explicitly requires the construction and dedication of this new road if the development is annexed and the road is requested by the City. The three covenants signed earlier obligate the owners of all lots within this subdivision to not protest the assessment of those costs.

ALTERNATIVES:

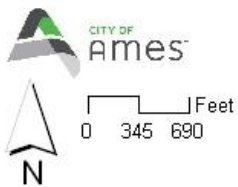
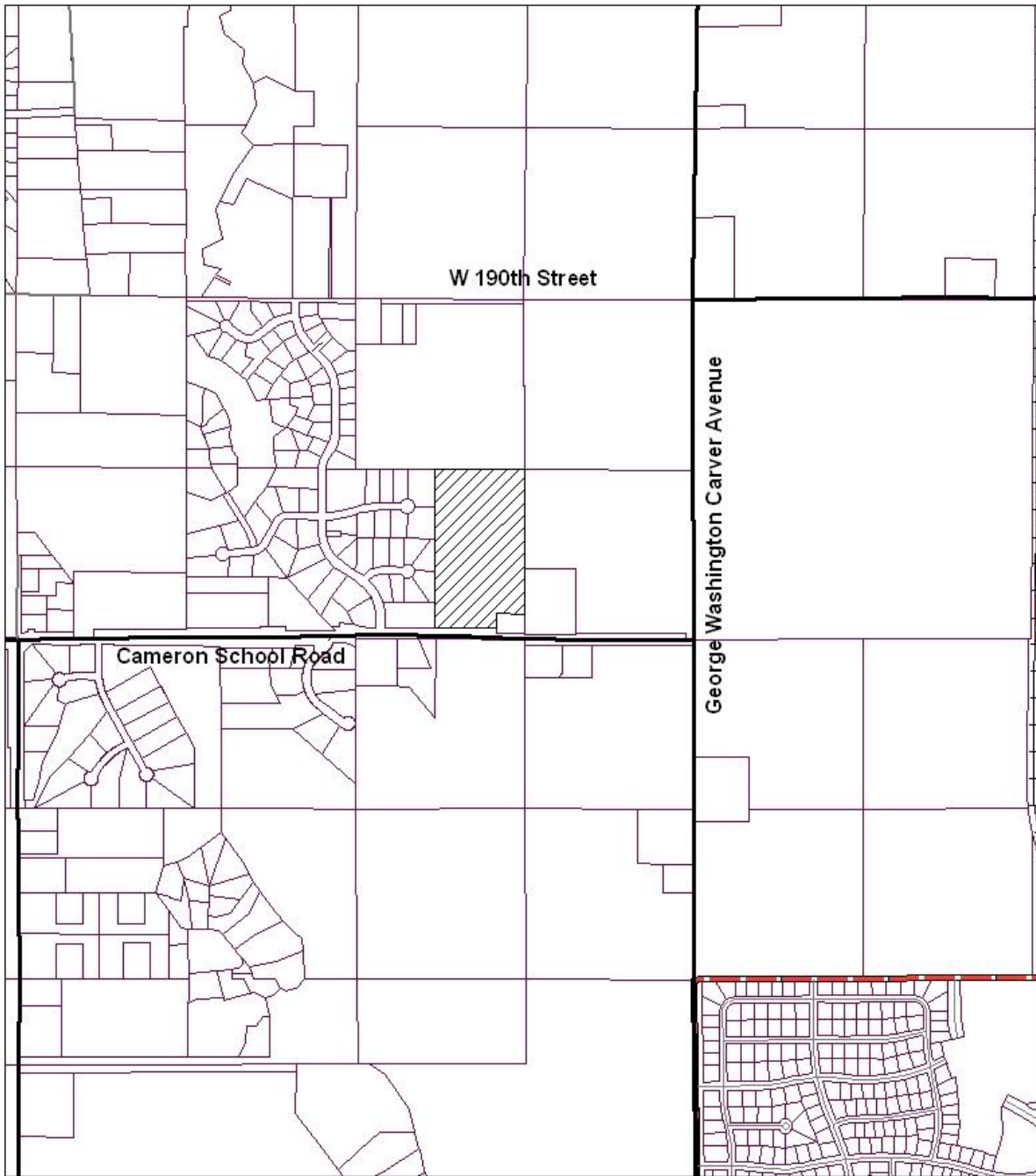
1. The City Council can approve the final plat for Bella Woods Subdivision by finding that all requirements of *Municipal Code* §23.302(10)(b) are met.

2. The City Council can deny the Final Plat for Bella Woods Subdivision.



MANAGER'S RECOMMENDED ACTION:

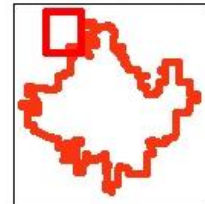
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by the City Council and that the plat conforms to the Council's adopted ordinances, policies and requirements for this subdivision. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the final plat for Bella Woods Subdivision.

Location Map

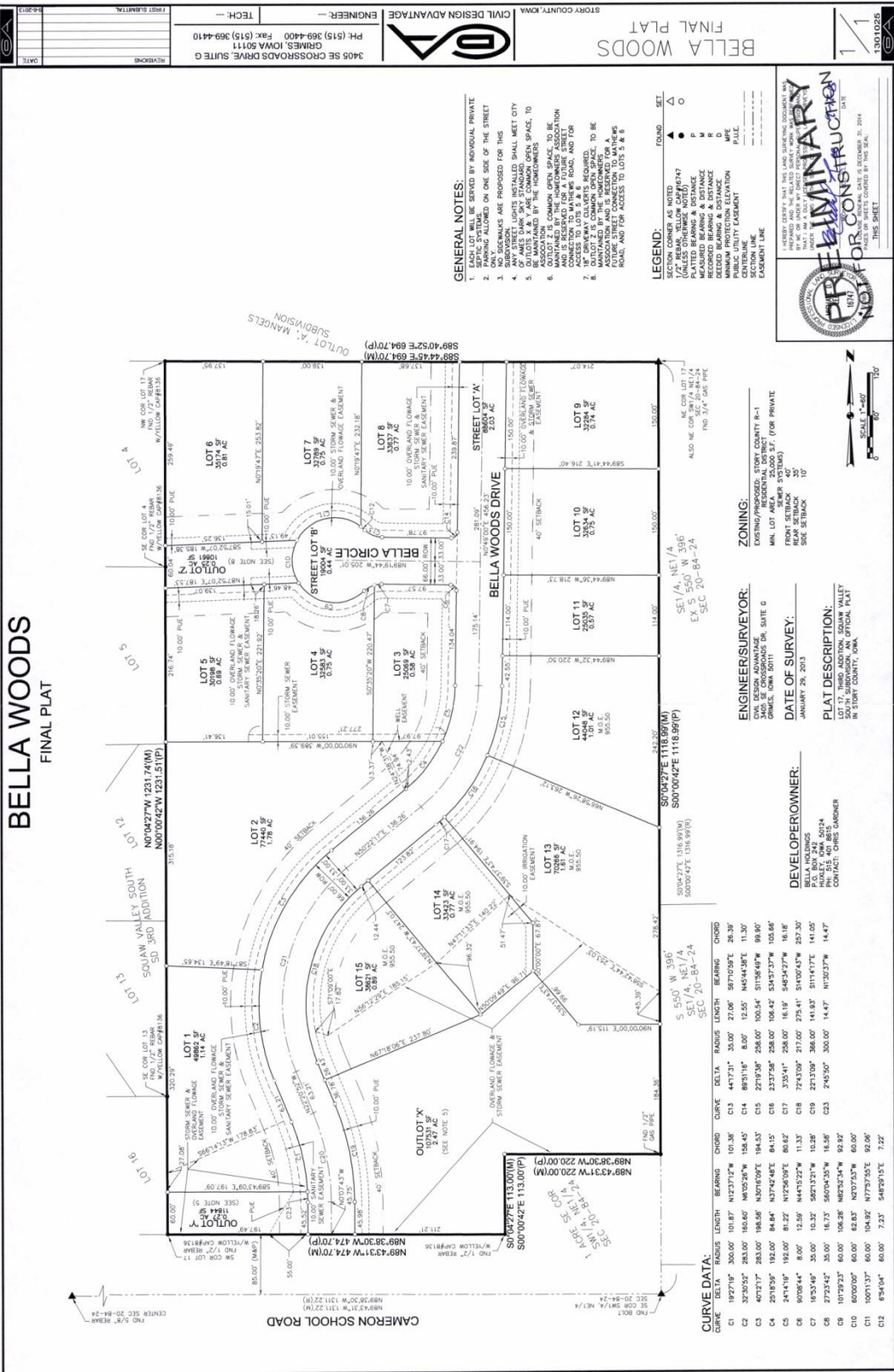


Legend

-  Subject Parcel
-  Ames City Boundary



Bella Woods 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:

Ames Municipal Code Section 23.302

- (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, 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.
- (Ord. No. 3524, 5-25-99)*