

COUNCIL ACTION FORM

SUBJECT: SOUTH FORK SUBDIVISION, SIXTH ADDITION, MAJOR FINAL PLAT

BACKGROUND:

Pinnacle Properties Ames, LLC, has submitted a final subdivision plat for South Fork Subdivision, Sixth Addition, to allow further residential development. The South Fork development lies south of Lincoln Way and north of the Ames Middle School site. This final plat of 6.17 acres is consistent with the approved preliminary plat and master plan.

This proposed final plat (attached) includes eight residential lots for single family detached housing. The plat also includes an extension of Cochrane Parkway to its intersection with the extension of Bellflower Drive. The preliminary plat that was approved in May 2013, changed the alignment of Cochrane so that it would no longer extend all the way to Dotson Drive (not yet extended). It ends at Bellflower Drive to reduce the potential for cut-through traffic from Dotson Drive to South Dakota Avenue.

The plat also includes an extension of the shared-use path on the south side of Cochrane Parkway to the east end of the subdivision. The letter of credit includes the installation cost of this improvement so it will be installed no later than 2 years following final plat approval.

All required improvements, including streets, sanitary sewer, public water, and storm sewer system, have been completed or financial security provided. The applicant has provided a letter of credit in the amount of \$23,169.50 for completion of the streets and utilities. The City Council is asked to accept those improvements that are completed, and to accept the signed Improvement Agreement with financial security for the remaining improvements.

The applicant has also provided an agreement for the installation of street trees and sidewalks, but has requested a waiver of providing financial security for these improvements. As an alternative to installing sidewalks before lots are platted, Section 23.403 (14) allows deferment of sidewalks with financial security when installation is considered premature. Notwithstanding this code requirement for financial security, the City Council's past practice has been to accept a signed, written agreement for sidewalk and street trees from the owner specifying that, in lieu of financial security, occupancy of new structures will not be permitted by the City until the sidewalks and street trees associated with each individual lot are installed. Consistent with this practice, the City Council may wish to waive this financial security condition and allow sidewalk and street trees to be deferred until occupancy of structures on abutting sites.

Only the sidewalks are being deferred until the occupancy of individual homes. These sidewalks are on the north side of Cochrane Parkway and both sides of Bellflower Drive. A letter of credit for the shared use path on the south side of Cochrane Parkway

has been submitted and this improvement will go in regardless of the timing of the construction of the abutting homes.

After reviewing the proposed Final Plat, staff finds that it complies with the approved Master Plan, Preliminary Plat, adopted plans, Developer Agreement, and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

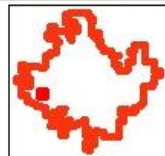
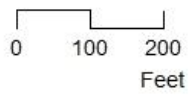
1. The City Council can take the following two actions:
 - A. Waive the subdivision code requirement for financial security for sidewalks and street trees in the South Fork Subdivision, Sixth Addition, since the Developer has signed the “Agreement for Sidewalk and Street Trees” requiring the installation of these improvements prior to occupancy or within 24 months of issuance of a building permit, whichever occurs first; and,
 - B. Approve the Final Plat of South Fork Subdivision, Sixth Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with an Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for South Fork Subdivision, Sixth Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

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 City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

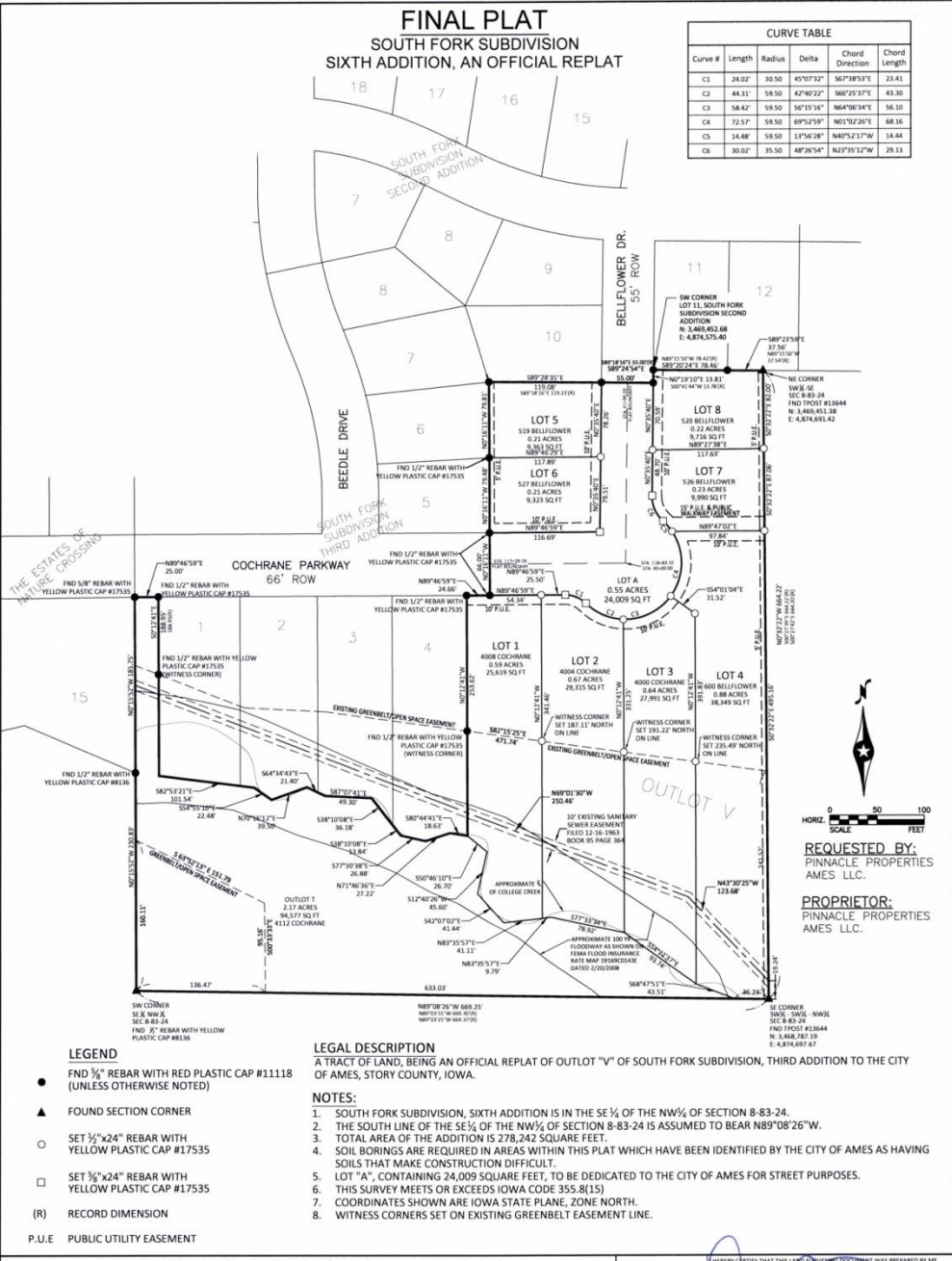
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

Location Map



South Fork Subdivision Sixth Addition

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD PO BOX 668 STREET AMES, IA (515) 233-6100



- LEGEND**
- FND 3/4" REBAR WITH RED PLASTIC CAP #11118 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER
 - SET 3/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - SET 3/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - (R) RECORD DIMENSION
 - P.U.E PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION
 A TRACT OF LAND, BEING AN OFFICIAL REPLAT OF OUTLOT "V" OF SOUTH FORK SUBDIVISION, THIRD ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.

NOTES:

1. SOUTH FORK SUBDIVISION, SIXTH ADDITION IS IN THE SE 1/4 OF THE NW 1/4 OF SECTION 8-83-24.
2. THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8-83-24 IS ASSUMED TO BEAR N89°08'26"W.
3. TOTAL AREA OF THE ADDITION IS 278,242 SQUARE FEET.
4. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION DIFFICULT.
5. LOT "A", CONTAINING 24,009 SQUARE FEET, TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
6. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8(15)
7. COORDINATES SHOWN ARE IOWA STATE PLANE, ZONE NORTH.
8. WITNESS CORNERS SET ON EXISTING GREENBELT EASEMENT LINE.

FINAL PLAT - SOUTH FORK SIXTH ADDITION
 CITY OF AMES, IOWA

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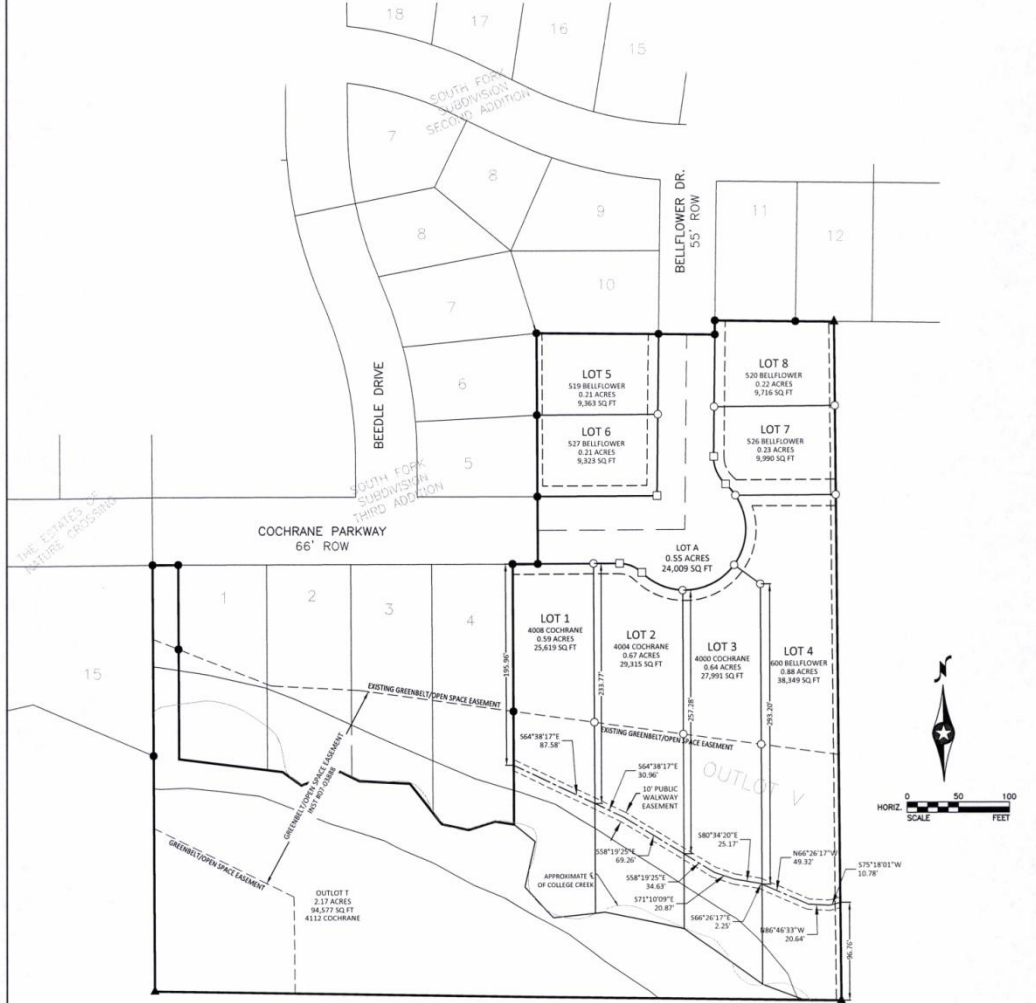
BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 MANKATO, MN FARMINGTON, MN SLEEPY EYE, MN BURNSVILLE, MN
 WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
 BAKTER, MN ROCHESTER, MN AMES, IA SPENCER, IA



HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED BY ME OR THE RELATED FIELD WORK WAS SUPERVISED BY ME UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

EUGENE R. DREYER
 REG. NO. 17535
 DATE: 8/8/14
 MY LICENSE EXPIRES ON: 8 DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS COVERED: _____

FINAL PLAT
SOUTH FORK SUBDIVISION
SIXTH ADDITION, AN OFFICIAL REPLAT



- LEGEND**
- FND 3/8" REBAR WITH RED PLASTIC CAP #11118 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER
 - SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - SET 3/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535
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FINAL PLAT - SOUTH FORK SIXTH ADDITION
 CITY OF AMES, IOWA

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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)