

COUNCIL ACTION FORM

SUBJECT: ASPEN RIDGE SUBDIVISION, 2ND ADDITION, MAJOR FINAL PLAT

BACKGROUND:

Randall Corporation has submitted a Final Plat for Aspen Ridge Subdivision, 2nd Addition, to allow for commercial development and future expansion of the town homes directly to the east of this subdivision. The proposed subdivision is located north of South 16th Street, between the extension of South Grand Avenue on the west and the Aspen Ridge Town Homes to the east. This Final Plat includes 7.99 acres, and is consistent with the Preliminary Plat approved on May 13, 2014.

The proposed Final Plat (attached) includes three commercial lots and one outlot for future development of additional town homes. Public improvements required to serve the proposed subdivision have been installed as part of the approval of the previous subdivision of this land, including the paving of S. 16th Street and S. Grand Avenue adjacent to the subdivision, the installation of a shared-use path on the north side of S. 16th Street, and the sidewalk on the east side of S. Grand Avenue. Existing public utilities on the perimeter of the proposed subdivision are adequate to serve all of the proposed lots. From these utilities on the perimeter, service lines will be extended to serve the three proposed commercial lots. Easements are being provided to the City as required for the future extension of utilities. A 50-foot wide access easement will serve commercial Lots 1, 2 and 3 with a shared access from S. 16th Street. Lot 1 will also be served with a shared access easement along the north 20 feet of Lot 1. Approval of a Final Plat will be required in the future for the development of Outlot C.

Upon review of the proposed Final Plat, staff finds that it complies with the approved Preliminary Plat, adopted plans (including the City's Land Use Policy Plan), and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

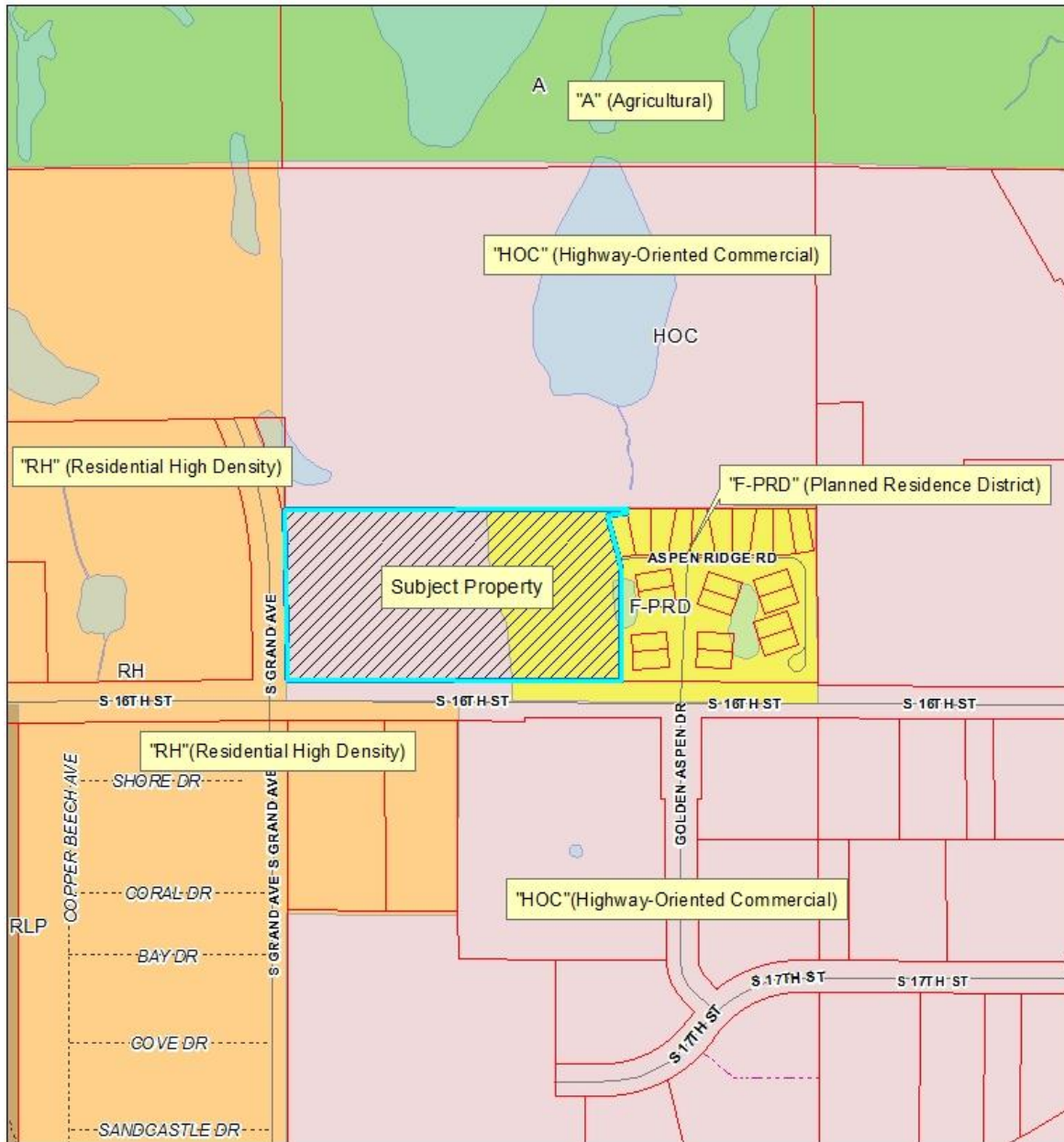
1. The City Council can approve the Final Plat of Aspen Ridge Subdivision, 2nd Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.
2. The City Council can deny the Final Plat for Aspen Ridge Subdivision, 2nd Addition, 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. (The *Municipal Code* requires a final decision regarding final plat

approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Major Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than September 29, 2014, to meet the 60 day deadline.)

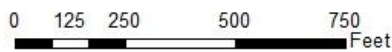
MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council, that required frontage improvements are complete, and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

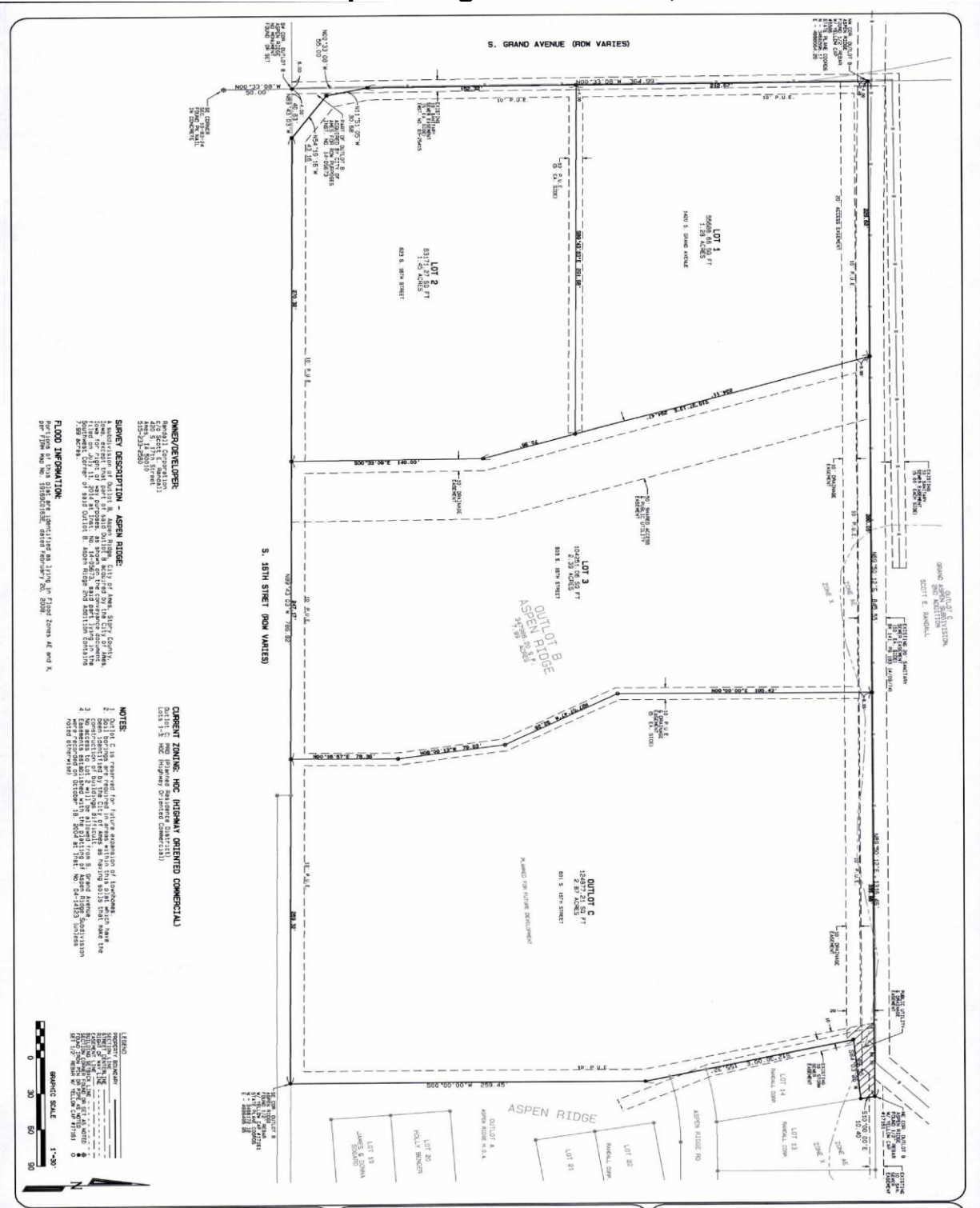
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.



Location/Zoning Map Aspen Ridge Sub. 2nd Add.



Final Plat of Aspen Ridge Subdivision, 2nd Addition



STUMBO & ASSOCIATES
LAND SURVEYING
510 S. 17th STREET, SUITE 102 AMES, IOWA 50001
PHONE 515-233-3669 FAX 515-233-4403

FINAL PLAT
ASPEN RIDGE 2ND ADDITION
PART OF OUTLOT B, ASPEN RIDGE, CITY OF AMES,
STORY COUNTY, IOWA
JOB #15502FP2 DATE: 8/20/14 PAGE: 1 of 1

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or by a duly licensed land surveyor under my supervision and control. My license number is 17161. Date: 8/20/14
By: *R. R. Stumbo*

STUMBO & ASSOCIATES
LICENSED LAND SURVEYOR
17161
IOWA

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)