

**COUNCIL ACTION FORM**

**SUBJECT:**     **MINOR SUBDIVISION FINAL PLAT FOR WESTWOOD VILLAGE  
PLAT 2**

**BACKGROUND:**

Property owner Westwood Co-op Inc. is requesting approval of a final plat for a minor subdivision of 3.81 acres of land within the Westwood Village Planned Residential District (PRD) on Lincoln Way in west Ames (see Attachment A). A minor subdivision includes three or fewer lots and does not require additional public improvements. A minor subdivision does not require a preliminary plat, and may be approved by Council as a final plat only, subject to the applicant completing the necessary requirements.

**The proposed plat divides one existing lot in a manner such that the recently completed apartment building along Marshall will be on its own lot (Lot 3) without other buildings. The existing property boundary between this new lot and an existing lot (Lot 1) is slightly adjusted with the plat as well. (See Attachment D Westwood Village Plat 2 Final Plat)**

**This minor subdivision does not modify the approved Major Site Development Plan for this PRD.** (Attachment C for Major Site Plan layout) All of the improvements required by that Major Site Development Plan have been completed. All required sidewalks and street trees for development on this site with the plat have been completed. No public improvements are required for this subdivision.

Included with this plat are easements for existing and recently completed water main and public utility improvements. Two existing easements that are no longer necessary are proposed to be vacated by separate Council action at this same meeting. All of the lots within the proposed plat have access to a public street; an existing easement provides for secondary access through the proposed Lot 3 to the existing parking area and building on the lot to the south.

The proposed subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the City's Land Use Policy Plan, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

**ALTERNATIVES:**

1. The City Council can approve the final plat for Westwood Village Plat 2 Subdivision based upon the findings and conclusions stated above.
2. The City Council can deny the final plat for Westwood Village Plat 2 Subdivision if

the Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.

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

**MANAGER'S RECOMMENDATION:**

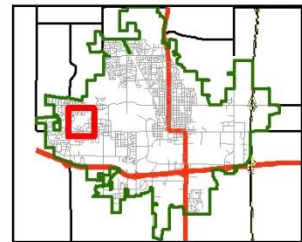
The proposed final plat for Westwood Village Plat 2 Subdivision is consistent with the City's existing subdivision and zoning regulations, other City ordinances and standards, the City's Land Use Policy Plan, and the City's other duly adopted plans. No public improvements are required. No changes are proposed to the Major Site Development Plan for Westwood Village and all improvements required by that Plan have been completed.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.**

# Attachment A Location Map



**Location Map  
Westwood Village Plat 2 Subdivision**



## **Attachment B 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.

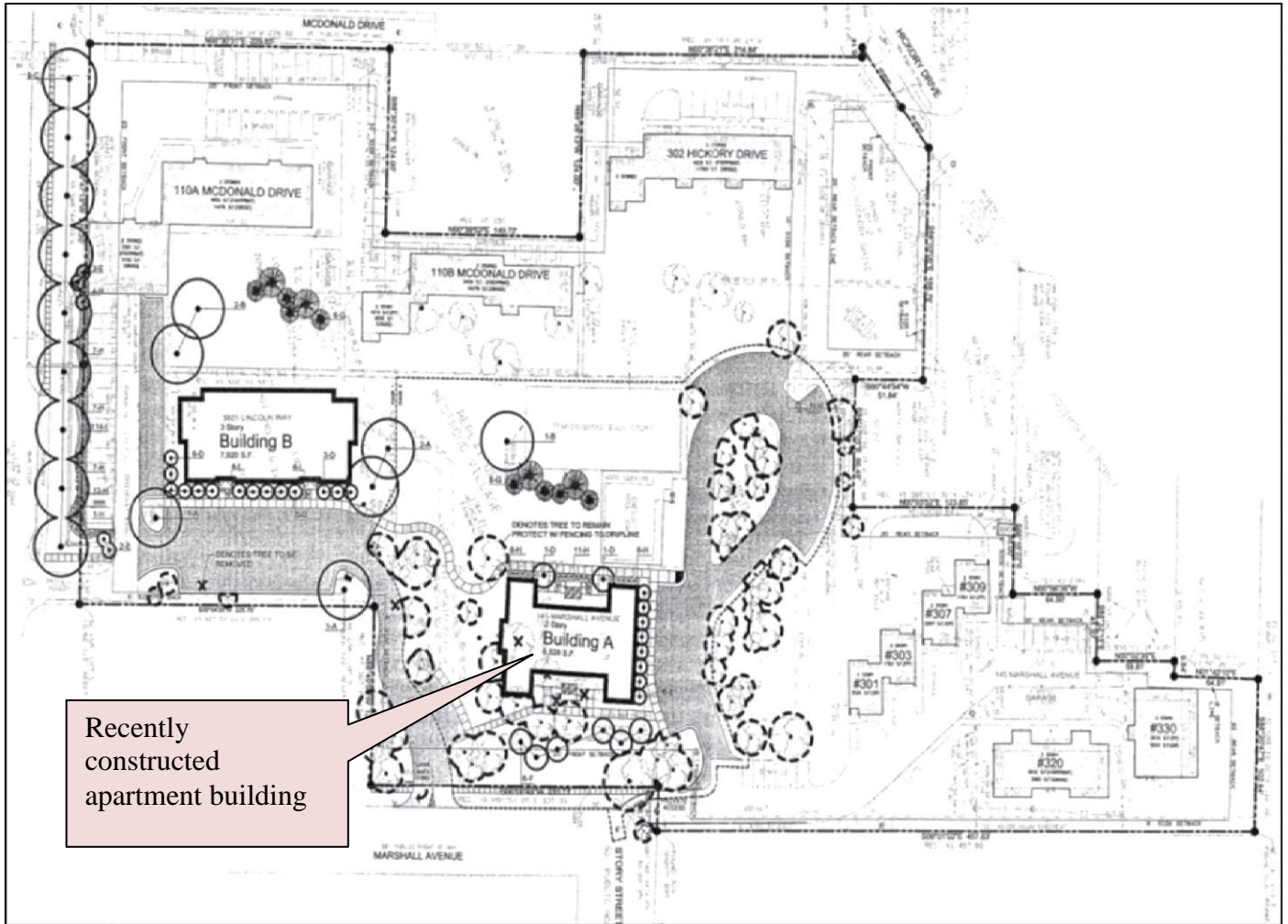
*Ames Municipal Code* Section 23.303(3) states as follows:

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

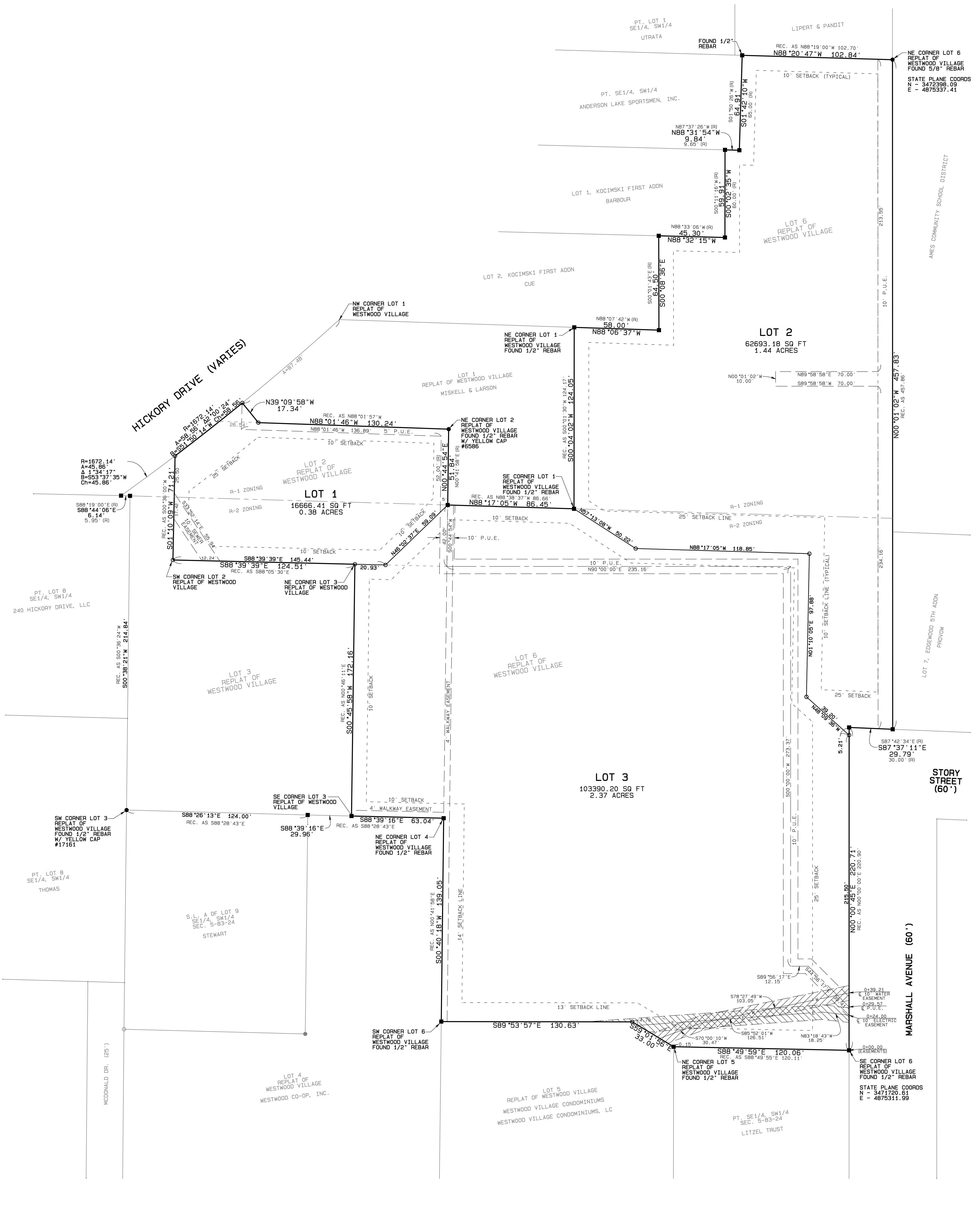
(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the 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.

Attachment C  
Major Site Plan Layout



Recently  
constructed  
apartment building



**OWNER/DEVELOPER:**  
 WESTWOOD CO-OP, INC.  
 C/O HAVERKAMP PROPERTIES, INC.  
 4750 MORTENSEN ROAD, STE. 105  
 AMES, IA 50014

**ZONING: F-PRD (PLANNED RESIDENCE DISTRICT)**  
 BUILDING SETBACKS:  
 FRONT YARD: 25' MINIMUM  
 SIDE YARD: 10' MINIMUM  
 REAR YARD: 10' MINIMUM

**SURVEY DESCRIPTION - WESTWOOD VILLAGE, PLAT 2**  
 A replat of Lots 2 and 6 in the Replat of Westwood Village, City of Ames, Story County, Iowa, as recorded on September 23, 1994 at Instrument No. 94-10538, and that part of Lot 1 in said Replat of Westwood Village lying southwesterly of the following described line: Beginning at a point on the westerly line of said Lot 1 which is 87.48 feet, as measured along the arc of said line, from the Northwest Corner thereof, thence to a point on the South line of said Lot 1 which is 26.54 feet from the Southwest Corner thereof, and there terminating. Westwood Village, Plat 2 contains 4.20 acres.

**LEGEND**

- PROPERTY BOUNDARY
- SECTION LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION CORNER FOUND OR SET AS NOTED
- FOUND IRON PIN OR PIPE AS NOTED
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/ YELLOW CAP #17161

GRAPHIC SCALE 1"=30'

0 30 60 90

**STUMBO & ASSOCIATES**  
 LAND SURVEYING  
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50010  
 PHONE 515-233-3689 FAX 515-233-4403

**FINAL PLAT**  
**WESTWOOD VILLAGE, PLAT 2**  
 A REPLAT OF LOTS 2, 3, 6 AND PART OF LOT 1 IN THE FINAL PLAT OF THE REPLAT OF WESTWOOD VILAGE, CITY OF AMES, STORY COUNTY, IOWA  
 JOB #3107FP2 DATE: 12/03/14 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 under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
 R. Bradley Stumbo License #17161 Date: \_\_\_\_\_  
 My license renewal date is December 31, 2015

