

COUNCIL ACTION FORM

**SUBJECT: MAJOR FINAL PLAT FOR HAYDEN'S CROSSING SUBDIVISION,
FIRST ADDITION**

BACKGROUND:

Hunziker Land Development Co., LLC, represented by Chuck Winkleblack, has submitted a final plat for Hayden's Crossing Subdivision, First Addition. The Hayden's Crossing development lies north of the western edge of Ada Hayden Heritage Park as shown on *Attachment A – Location Map*.

The final plat proposes 19 lots for single-family detached dwellings, two outlots for conservation areas (Outlots A and B), and two outlots for future development (Outlots XX and YY). A trail connection to Ada Hayden Park, through Outlot A, is also part of this First Addition of Hayden's Crossing.

The developer has proposed a minor amendment to the Preliminary Plat for a reconfiguration of the 30-foot open space buffer along the park boundary. The Preliminary Plat originally showed the open space area as a 30-foot outlot. The developer now proposes a 25-foot outlot with a 5-foot conservation easement on private property. This is to allow for the developer to have a larger buildable envelope on a lot once you factor in a rear yard setback from a property line. The conservation easement allows the five feet to be part of the setback, whereas if all of the area was in an outlot then the setback would not include any area of the outlot. **Staff is willing to support the change as it meets the Master Plan 30-foot open space specification and the planting requirements for the outlot and conservation easement are unchanged in how they will interface with the park.**

Public improvements, including streets, sidewalks, sanitary sewer, water, storm sewer system, street lights, trails, subdrains and seeding for storm water detention basins are required as part of this major subdivision. Public water mains, sanitary sewer mains, storm sewer, and the first layer of asphalt surfacing for Audubon Drive have been installed. Financial security, in the amount of \$178,881 has been provided to cover the cost of completing the remaining public improvements. All public improvements, including sidewalks 5 feet wide, must be installed within three years of final plat approval. Street trees can still be deferred until occupancy of each home.

The financial security allows the City to complete the improvements, including the sidewalks, after three years if necessary. The City Council is being asked to accept the signed Improvement Agreement with financial security for those improvements. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.

The City's subdivision regulations require financial security for the maintenance and operation costs of conservation areas for a two-year period at the time of approval of the final plat. However, following adoption of that section of the subdivision code, the City Council adopted Chapter 5B, Post Construction Stormwater Management regulations, which require the submittal of a maintenance performance security or bond for a minimum of four years. Since the language in Chapter 5B is more stringent, staff is applying it to the stormwater improvements instead of the requirement for two years of financial security for approval of the final plat. The four years of financial security will be submitted to the City upon completion of the stormwater improvements, not at the time of approval of the final plat.

This subdivision is the second to be submitted under the requirements of the Conservation Subdivision section of the subdivision regulations. The first was the Quarry Estates Subdivision. The Conservation Management Plan prepared by Bolton & Menk addresses existing conditions, the natural resource inventory, structure and cultural resource inventories, proposed landscape discussion, restoration measures and mitigation techniques. In addition, the Plan provides operation and management requirements for maintenance of the filtration basin, pretreatment basin, trees and shrubs, native plantings and lawns. An operations and management schedule is included, as well as a section on subdivision outreach and education. The City Engineer is in the process of reviewing the final details of the plan. A condition is included to allow approval of the final plat and for the City Engineer to complete the review of the Management Plan.

Approval of the preliminary plat in September included a condition “*That the City Council approve a Developer’s Agreement to fund the pro rata share of costs of future intersection improvements necessary at the intersection of Grant Avenue and Audubon Drive.*” Since approval of the preliminary plat, it has become apparent to staff that intersection improvements, including a left turn lane, will not be necessary at Audubon Drive, but rather at the intersection of a future street north of Audubon Drive, to align with a future intersection for the proposed Rose Prairie Subdivision abutting the west side of Grant Avenue. **Therefore, a Developer’s Agreement will not be necessary for the First Addition of Hayden’s Crossing, but will be required at the time of approval of a final plat for the Second Addition of Hayden’s Crossing.**

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

ALTERNATIVES:

1. The City Council can approve the Final Plat of Hayden’s Crossing Subdivision, First Addition, based upon the staff’s findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with an Improvement Agreement and financial security. **The Final Plat would not be released for recording until the City Engineer has approved the Conservation Management Plan.**

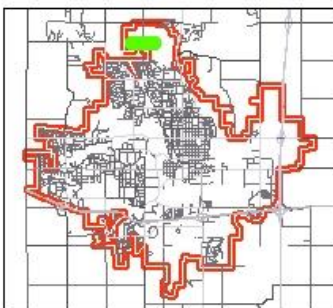
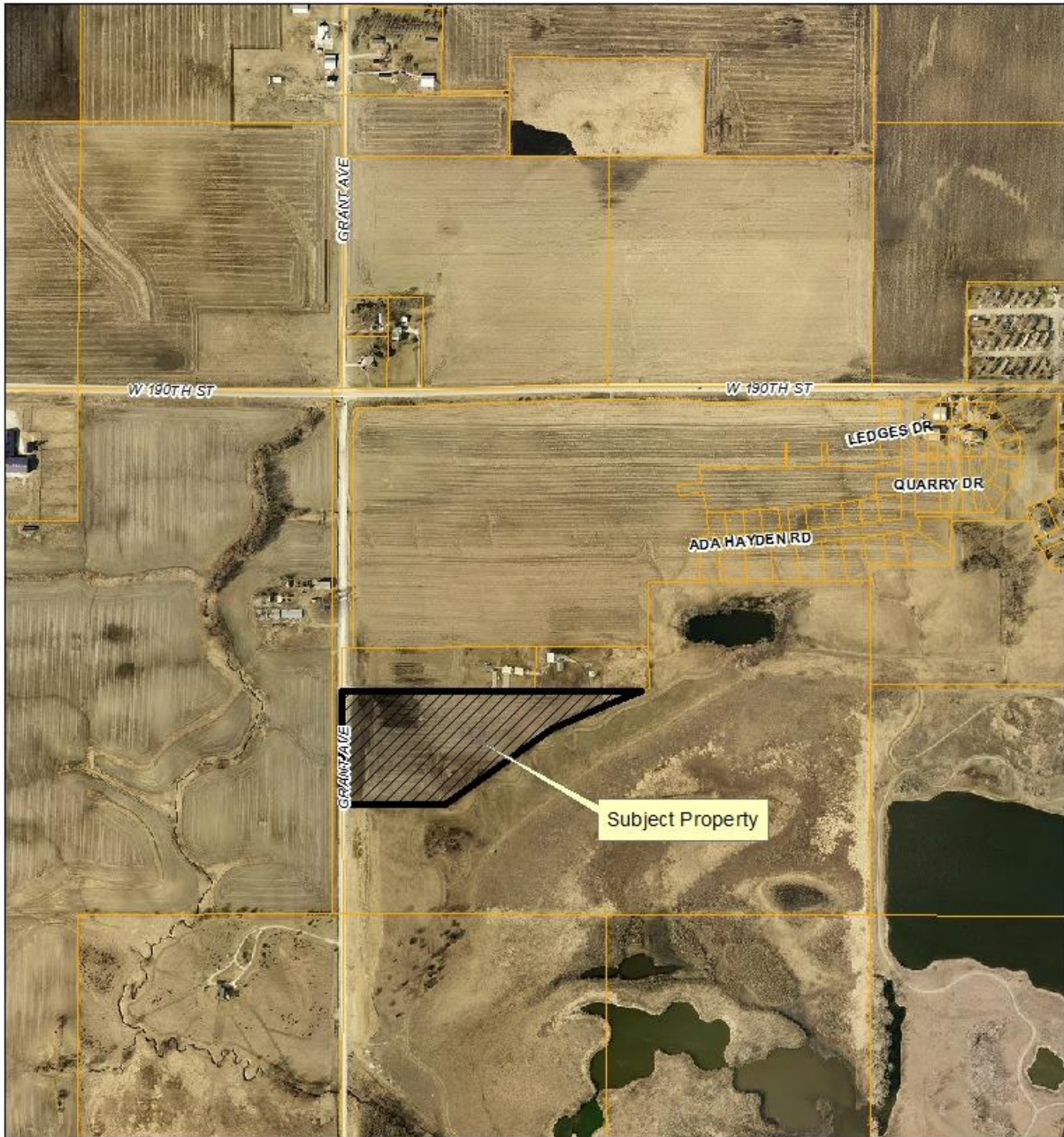
2. The City Council can deny the Final Plat for Hayden's Crossing Subdivision, First Addition, if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information. (The *Municipal Code* requires that 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 Minor Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than June 24, 2016 to meet the 60-day deadline.)

MANAGER'S RECOMMENDATION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the master plan and preliminary plat with a minor amendment and that the plat conforms to the adopted ordinances and policies of the City as required by Code. The City Engineer is in the process of reviewing the final details of the Conservation Management Plan and staff recommends withholding recording of the final plat until the Conservation Management Plan is approved by staff.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Hayden's Crossing Subdivision, First Addition.

ATTACHMENT 1: LOCATION MAP



Location Map Hayden's Crossing Subdivsiion, First Addition



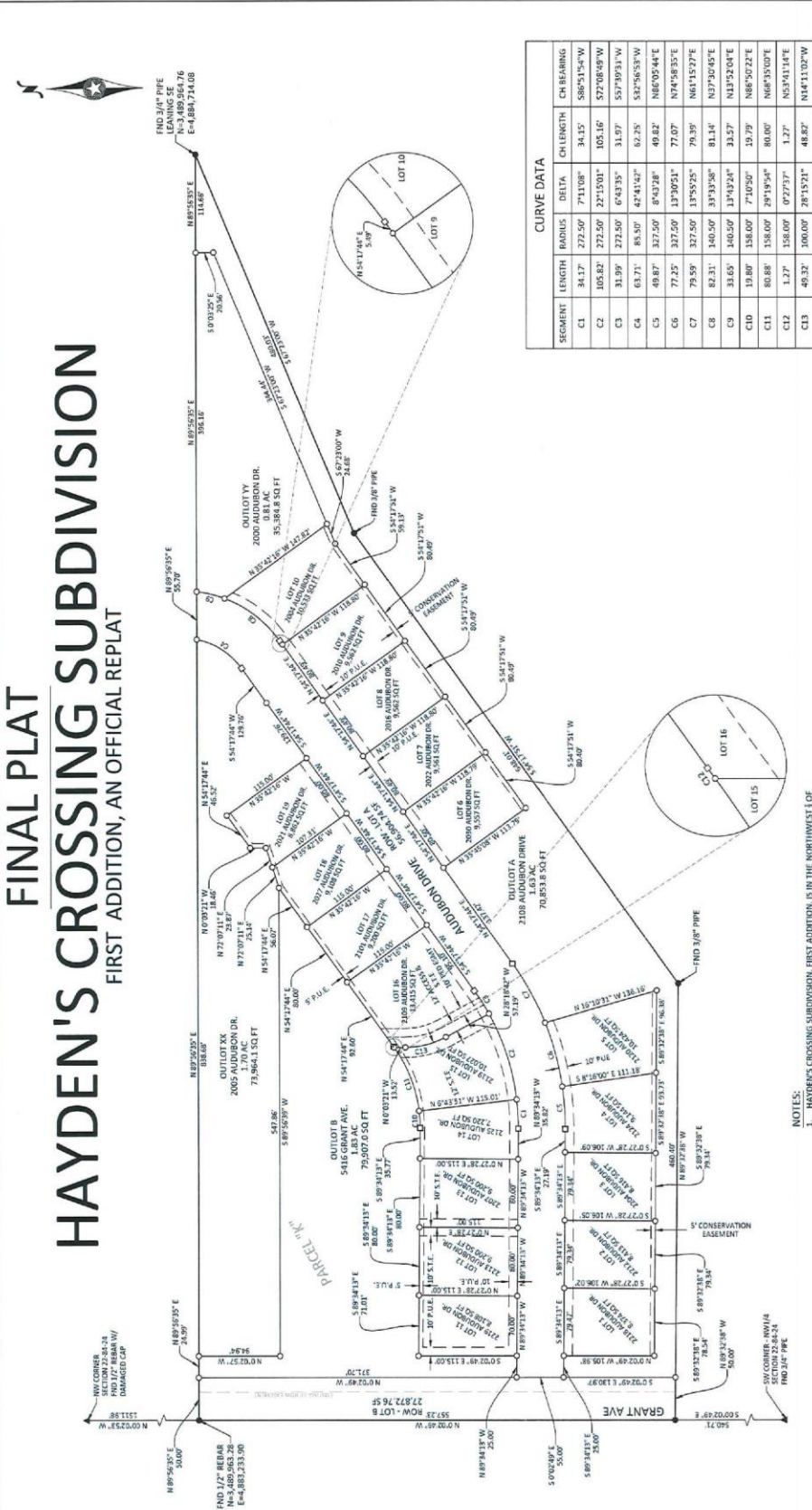
0 250 500 1,000 1,500
Feet

ATTACHMENT 2: HAYDEN'S CROSSING SUBDIVISION FIRST ADDITION

FINAL PLAT

HAYDEN'S CROSSING SUBDIVISION

FIRST ADDITION, AN OFFICIAL REPLAT



SEGMENT	LENGTH	RADIUS	DELTA	CH BEARING	CH BEARING
C1	34.17	272.50	71.108°	34.15'	S 86° 51' 15" W
C2	105.82	272.50	22° 15' 01"	105.16'	S 72° 08' 09" W
C3	31.99	272.50	6° 43' 35"	31.97'	S 87° 59' 33" W
C4	63.71	83.50	42° 41' 52"	62.25'	S 82° 46' 53" W
C5	49.87	327.50	8° 43' 28"	49.82'	N 86° 05' 44" E
C6	77.25	327.50	13° 20' 51"	77.07'	N 74° 58' 35" E
C7	79.59	327.50	13° 55' 25"	79.39'	N 61° 15' 27" E
C8	82.31	140.50	33° 33' 38"	81.14'	N 37° 30' 45" E
C9	35.65	140.50	13° 43' 24"	33.57'	N 13° 52' 04" E
C10	19.86	158.00	7° 10' 50"	19.79'	N 88° 50' 22" E
C11	80.88	158.00	28° 19' 54"	80.00'	N 68° 35' 00" E
C12	1.27	158.00	07° 27' 37"	1.27'	N 57° 41' 14" E
C13	49.32	100.00	28° 15' 21"	48.82'	N 14° 11' 02" W



I hereby certify that this plat surveying document was prepared by me and the information contained hereon is true and correct and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

EUGENE R. DREYERS
 REG. NO. 17535 DATE: DECEMBER 31, 2016
 MY LICENSE EXPIRES ON: DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

CONSERVATION EASEMENT LEGAL DESCRIPTIONS
 Hayden's Crossing Subdivision, First Addition, City of Ames, Story County, Iowa

LEGAL DESCRIPTION
 A TRACT OF LAND BEING AN OFFICIAL REPLAT OF PARCEL "K" IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 24 WEST OF THE 5TH P.M., COUNTY OF STORY COUNTY, IOWA, AS SHOWN ON SLIDE 407, PAGES 5, AND AS INSTRUMENT #11-0523

- NOTES:**
- HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, IS IN THE NORTHWEST 1/4 OF SECTION 22-84-24.
 - OUTLOT B IS 27.8 ACRES TO BEAS 28966335'E.
 - TOTAL AREA OF THE FIRST ADDITION IS 54.07 ACRES, OR 525,772 SQUARE FEET.
 - SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION NORTH ZONE. AND 83.
 - COORDINATES SHOWN ARE ON IOWA STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE, NAD 83.
 - LOTS 14, 15 AND 16 ARE 200 FEET IOWA PACE (S.E.A. 145).
 - LOTS 14, 15 AND 16 CONTAINING SQUARE FEET IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
 - LOT 16, CONTAINING 77,873 SQUARE FEET IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
 - EASEMENTS AS SHOWN.
 - STORM SEWER EASEMENT OVER ALL OF OUTLOT B.
 - CONSERVATION EASEMENT OVER ALL OF OUTLOT B AND OUTLOT C.
 - OUTLOTS B AND C ARE RESERVED FOR FUTURE PAVING.

- LEGEND**
- FOUND REBAR WITH YELLOW UNLESS OTHERWISE NOTED
 - SET 7/2"x24" REBAR WITH YELLOW UNLESS OTHERWISE NOTED
 - (R) RECORDED DIMENSION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PLASTIC CAP #17535
 - S.T.E. STORM SEWER EASEMENT

PROPRIETOR AND REQUESTED BY:
 HUNZIKER LAND DEVELOPMENT
 105 S. 18TH STREET
 AMES, IA 50001

REV CORNER - HW1/4
 SECTION 22-84-24
 FND 3/4" PIPE

BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
 1400 W. HAYDEN, AMES, IA 50010
 1400 W. HAYDEN, AMES, IA 50010
 1400 W. HAYDEN, AMES, IA 50010

HUNZIKER DEVELOPMENT
 HAYDEN'S CROSSING FIRST ADDITION
 FINAL PLAT

SHEET **1**

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)