

COUNCIL ACTION FORM

SUBJECT: **ROADWAY PRESERVATION EASEMENT VACATION – 3599
GEORGE WASHINGTON CARVER AVENUE (SCENIC POINT
SUBDIVISION)**

BACKGROUND:

At the May 10, 2016 Council meeting, Council referred a **request to vacate** the existing roadway preservation easement located on the east side of 3599 George Washington Carver. A map of the location is shown in Attachment A.

The developer of 3599 George Washington Carver Avenue recently made application and was approved for annexation in anticipation of developing the property into single family residential housing as Scenic Point Subdivision.

The July 2015 plat of survey shows a roadway preservation easement over the eastern 60' of this property. This easement was approved by Resolution 15-440 by City Council and recorded at Story County in anticipation of the eventual extension of Bloomington Road over Squaw Creek to County Line Road as shown in the 2035 Long Range Transportation Plan. The easement was intended to accommodate the realignment of GW Carver Avenue in association with the extension of Bloomington Road (the curve will be taken out, creating a "T" intersection). This roadway preservation easement impacts the developer's desired development of the property.

With the recent adoption of the 2040 Long Range Transportation Plan (LRTP), the extension of Bloomington Road over Squaw Creek to County Line Road is not currently shown as a project in the LRTP. The LRTP identifies and prioritizes projects over a 25-year period; and projects that may become a priority beyond that time frame are not shown in the Plan.

Continued growth in the northern area, combined with future growth in the northwest growth area, may lead to this extension project being included in a subsequent LRTP. Maintaining the preservation easement preserves the City's ability to provide right-of-way for the extension should this project be prioritized in the future.

ALTERNATIVES:

1. The City Council can decide to deny the request and maintain the existing roadway preservation easement.

This alternative should be approved if the City Council believes that it is possible, sometime in the future, that an east/west arterial will be needed to facilitate traffic demands due to development in the northern and northwest growth areas.

2. Approve the request to vacate the existing roadway preservation easement as shown on the July 2015 Plat of Survey and set June 28, 2016, as the public hearing date to vacate the easement.

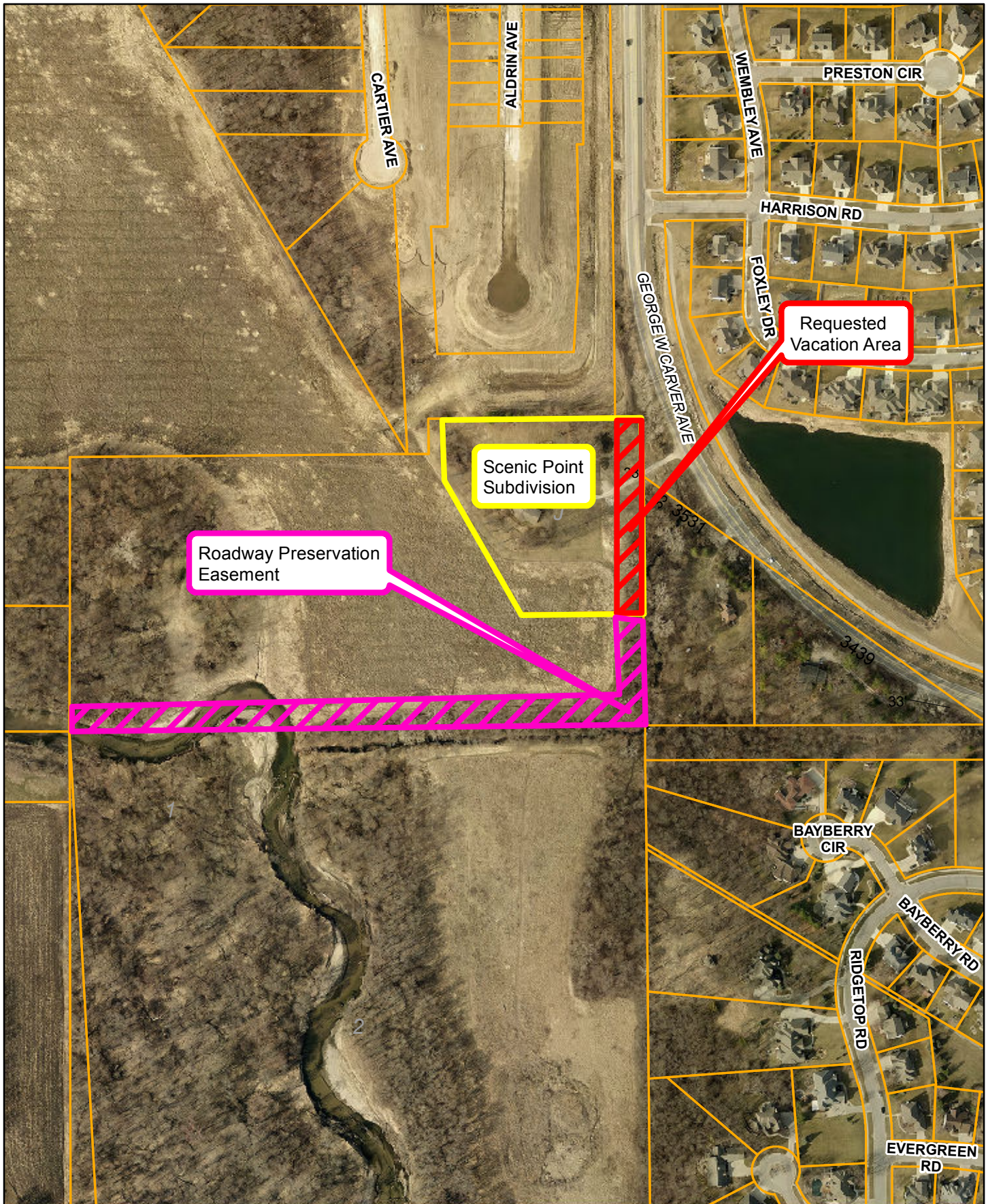
This alternative should be approved if the City Council does not believe that an east/west arterial will be needed to accommodate growth in the northern and northwest growth areas, or that an alternate street corridor can be identified.

MANAGER'S RECOMMENDED ACTION:

This is a legitimate request from the developer, since the current LRTP no longer includes this arterial extension as a future project. It is natural to assume that the roadway may never be built, and thus that the easement is no longer necessary.

On the other hand, given the amount of growth that is currently projected for the northern area, as well as long-term growth that may occur in the northwest growth area, it is possible that a future update to our LRTP will reflect the need for an additional east/west arterial across this portion of the city. Maintaining the reservation easement helps preserve the ability to provide right-of-way for the Bloomington Road Extension should a future LRTP show the need for the project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above. However, if the City Council is confident that an east/west arterial will not be needed in the future or that an acceptable alternate route can be identified, then Alternative #2 could be supported.



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Scenic Point
Roadway Preservation Easement



Scale: 1 in = 300 ft
Date: 5/19/2016