

COUNCIL ACTION FORM

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

BACKGROUND:

Hunziker Development Company, LLC, represented by Chuck Winkleblack, has submitted a Final Plat for Hayden's Crossing Subdivision, Second Addition. The proposed addition to Hayden's Crossing Subdivision completes the platting of Hayden's Crossing Subdivision, as a subdivision of lots for single-family detached dwellings in the FS-RL (Suburban Residential Low Density) zone. Hayden's Crossing Subdivision, including the First and Second Additions, abuts the northwest corner of Ada Hayden Heritage Park. The subdivision is located south of Quarry Estates Subdivision, and is across Hyde Avenue from the future location of Rose Prairie Subdivision (See *Attachment A – Location & Zoning Map*).

Hayden's Crossing Second Addition includes Outlot "XX"(1.70 acres) and Outlot "YY"(0.81 acres) from Hayden's Crossing First Addition, as well as Parcel "B"(4.84, acres), at 5440 Grant Avenue, and Parcel "C"(2.83 acres), at 5442 Grant Avenue, to be replatted as lots for single-family homes, and outlots for conservation easements. On the Final Plat for Hayden's Crossing Second Addition, Outlots "A", "B" and "C", are to be designated as conservation easements, and include a vegetated buffer, 25 feet in width, along the north and west perimeters of the subdivision, in accordance with requirements for Conservation Subdivisions, in Chapter 23 of the *Municipal Code*. A storm sewer easement also covers Outlots "A" and "B". A 12-foot wide pedestrian easement is centered on the lot line between Lots 38 and 39, to serve as the location for a shared-use path that extends from the cul-de-sac for Leopold Drive between Lots 38 and 39, and through Outlot "A" to connect with a trail from Quarry Estates that leads to the upland trail in Ada Hayden Heritage Park (See *Attachment B – Hayden's Crossing Subdivision Second Addition*).

Twenty-four lots for single-family detached homes are proposed on the Final Plat for the Second Addition. The First Addition included nineteen lots. Leopold Drive will provide access to the lots from Hyde Avenue, and will terminate in a cul-de-sac at the northeast corner of the subdivision. Audubon Drive, in the First Addition, intersects with Leopold Drive, in the Second Addition, to form a looped street between the two accesses to Hayden's Crossing Subdivision from Hyde Avenue. Sidewalks, 5 feet wide, and street trees, are planned for both sides of Leopold Drive.

Public improvements, including streets, turn lane on Grant (Hyde) Avenue, sidewalks, shared use path, water, storm sewer, street lights, seeding and inspections for storm water detention basins are required as part of this major subdivision. Sanitary sewer mains have been installed and inspected. Financial security, in the amount of \$557,640.50 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.

The Conservation Management Plan prepared by Bolton & Menk, and approved by the City Engineer, 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.

Approval of the Revised Preliminary Plat, on June 14, 2016, included a condition *"That ADA-compliant ramps be included for the crossings at the public streets and trails."*

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, Second 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.
2. The City Council can deny the Final Plat for Hayden's Crossing Subdivision, Second 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.

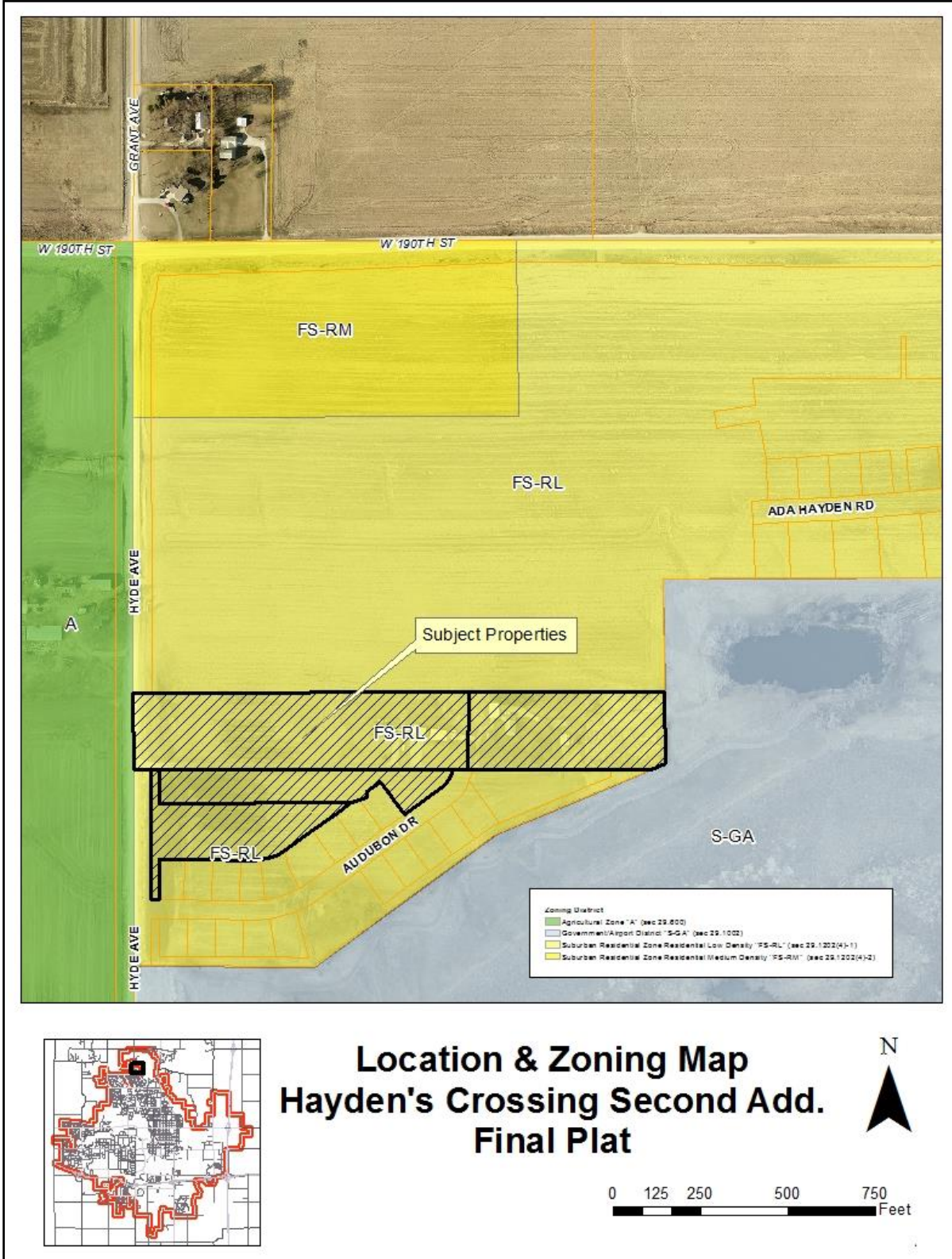
3. The City Council can refer this request back to staff or the applicant for additional information. (The *Municipal Code* requires that a final decision regarding final plat approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Minor Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than December 16, 2016 to meet the 60-day deadline.)

CITY MANAGER'S RECOMMENDED ACTION:

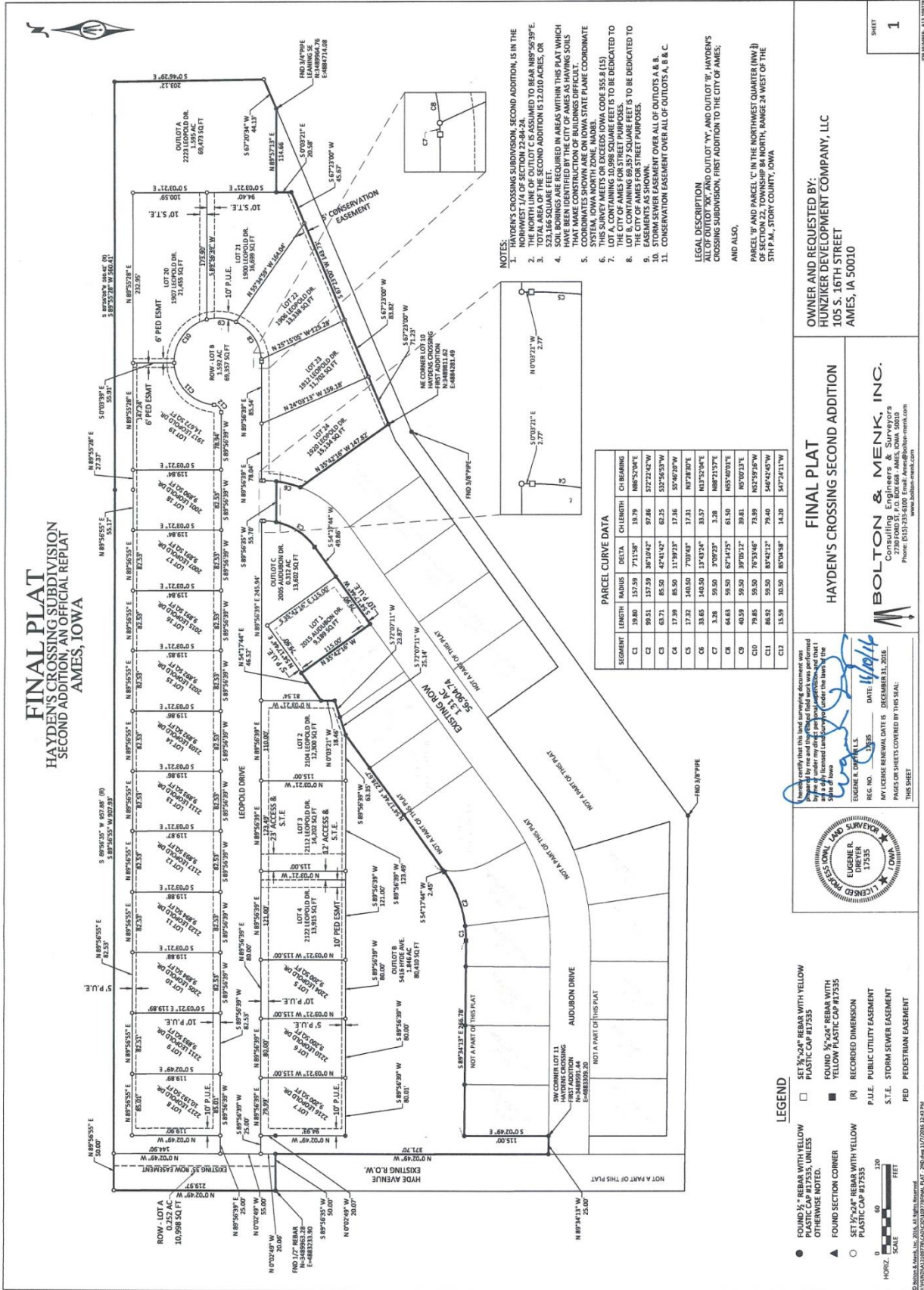
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the master plan, and preliminary plat, and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

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

ATTACHMENT A: LOCATION & ZONING MAP



ATTACHMENT B: HAYDEN'S CROSSING SECOND ADDITION



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)