

COUNCIL ACTION FORM

SUBJECT: COCHRANE FARM SUBDIVISION, MINOR SUBDIVISION FINAL PLAT

BACKGROUND:

Erben and Margaret Hunziker Apartments, LLC, represented by Greg Broussard of Bolten and Menk, is seeking approval of a three-lot rural subdivision known as Cochrane Farm Subdivision. **The proposed rural subdivision reflects the direction given by the City Council at their meeting on December 13, 2016 regarding parceling off the north 50 feet of the Hunziker land in order to facilitate the annexation of the property. A 50-foot strip is needed to avoid creating an island of unincorporated land. The proposed subdivision is also consistent with the 2013 pre-annexation development agreement.**

The proposed plat would create three outlots. Outlot A (1.481 acres at the northwest corner) and B (0.115 acres at the northeast corner) are the fifty-foot strips needed to avoid creating an island. These two outlots will not be annexed at this time but will be annexed in a later phase. Outlot Z (68.187 acres) is reserved for future development and is included in the annexation request.

The subdivision lies outside the city limits of Ames and is within the Urban Service Area of the Ames Urban Fringe Plan. The City of Ames has exclusive approval authority over the subdivision per the terms of the Fringe Plan and accompanying 28E agreement with Story County.

This subdivision requires no public improvements and creates no lots for development at this time. It is intended solely to facilitate the annexation of the bulk of the property. After annexation, it is anticipated that further subdivision of Outlot Z will be for development to be named Auburn Trail.

A city water main is located along Hyde Avenue. City sanitary sewer is available across Hyde Avenue at the northwest corner of the site. Development of the site will result in the completion of the shared use path on the west side of Hyde Avenue.

ALTERNATIVES:

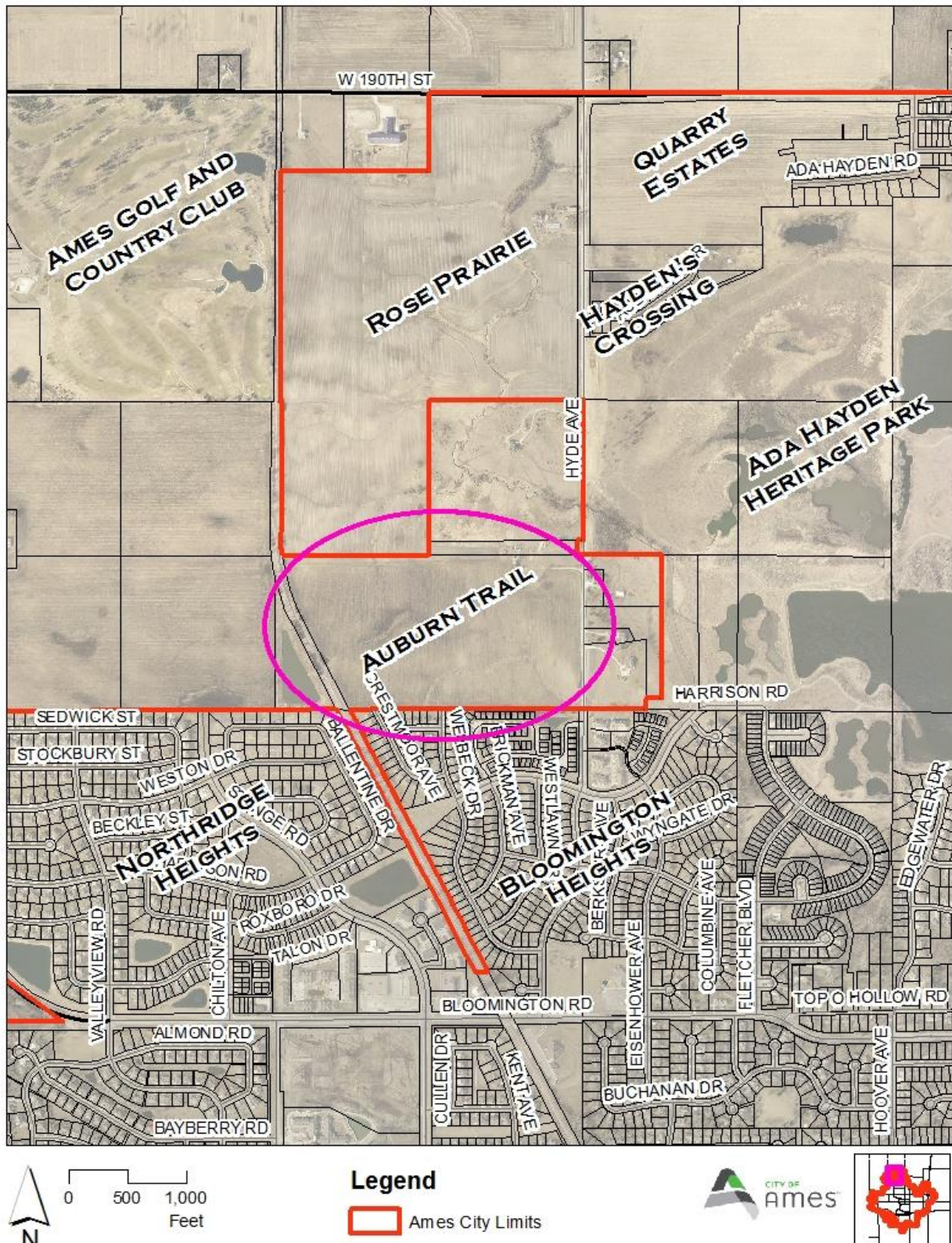
1. The City Council can approve the Minor Final Plat for Cochrane Farm Subdivision, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans and the pre-annexation agreement.
2. The City Council can deny the Minor Final Plat for the Cochrane Farms Subdivision, based upon findings that the Final Plat does not conform to relevant and applicable design standards, ordinances, policies, and plans.

CITY MANAGER'S RECOMMENDED ACTION:

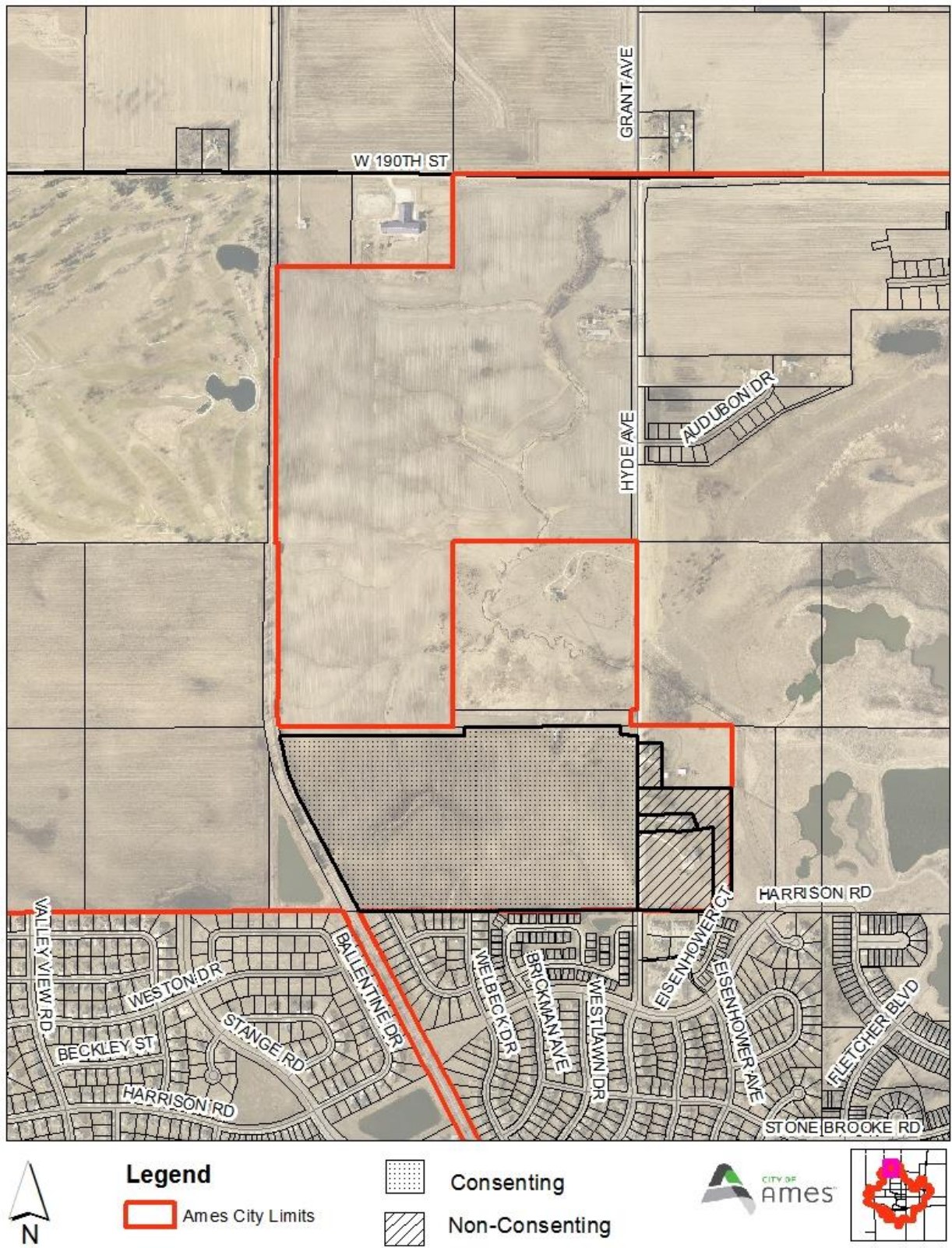
The proposed plat is consistent with the City Council direction of December 13, 2016 as well as with the pre-annexation agreement of December 30, 2013. This rural subdivision is needed to facilitate annexation of the bulk of the site for development at this time. Outlot Z will be combined with four adjacent properties as part of the 80/20 annexation process, as allowed by state law. Staff anticipates that the public hearing for the annexation will be held in February. A map of the proposed annexation can be found in Attachment C.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, approving the Minor Final Plat for Cochrane Farm Subdivision by finding that all requirements of the City are met.

ATTACHMENT A: LOCATION



ATTACHMENT C: FUTURE ANNEXATION MAP



ATTACHMENT D: APPLICABLE LAW

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.