

**COUNCIL ACTION FORM**

**SUBJECT:** FINAL PLAT FOR CRANE FARM THIRD ADDITION

**BACKGROUND:**

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. This "Subdivision Code" includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two-step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council, and identifies the layout of the subdivision and any necessary or required public improvements. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Pinnacle Properties LLC, representing the owners of 896 South 500<sup>th</sup> Avenue requests approval of a major final plat for Crane Farm Subdivision 3rd Addition. The Final Plat creates a new outlot that serves as a common area for the single-family development area of the subdivision and for a CyRide bus turnaround. The Crane Farm Subdivision lies north of Highway 30 on the east side of South 500<sup>th</sup> Avenue as shown on Attachment A – *Location Map*.

A preliminary plat for the Crane Farm Subdivision was approved with a development agreement in May of 2016. The Final Plat for Crane Farm Subdivision 3rd Addition includes outlots X for future development and Outlot D for creation of useable open space and a bus turnaround. The proposed outlot X is 10.8 acres and outlot D is .73 acres. The proposed outlots will have frontage on Mortensen Road. The bus turnaround must be constructed prior to occupancy of the apartments that are under construction on Lot 1 of the Crane Farm Subdivision to meet the requirements of the development agreement.

The easement area for the bus turnaround meets the design specifications of the City and CyRide and the remaining open area meets the 10% requirements of the FS development standards. A sidewalk is planned to be constructed abutting the bus turnaround lane within outlot D. This sidewalk will connect to the sidewalk along Mortensen Road. Final approval of the bus turnaround will be with a Minor Site Development Plan.

No public improvements are attributable to the Final Plat's proposed outlot. The 1<sup>st</sup> Addition included financial security for the construction of Mortenson Road and the abutting sidewalk on the north side of Mortenson Road. Public utilities will be in place to serve all outlots and no additional extensions of water, sewer, or storm sewer are needed.

**ALTERNATIVES:**

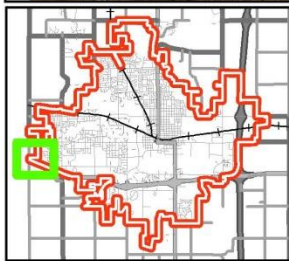
1. The City Council can approve the final plat for Crane Farm Subdivision 3rd Addition, and accept the pedestrian and bus turn around easements, based upon the findings of consistency with the Subdivision Ordinance.
2. The City Council can deny the final plat for Crane Farm Subdivision 3<sup>rd</sup> Addition, if the City 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.

**CITY MANAGER'S RECOMMENDATION:**

The proposed final plat for Crane Farm Third Addition is consistent with the City's existing subdivision and zoning regulations. The proposed outlot helps to facilitate the construction of the bus turnaround as is required by the development agreement. The outlot meets all subdivision and zoning specifications.

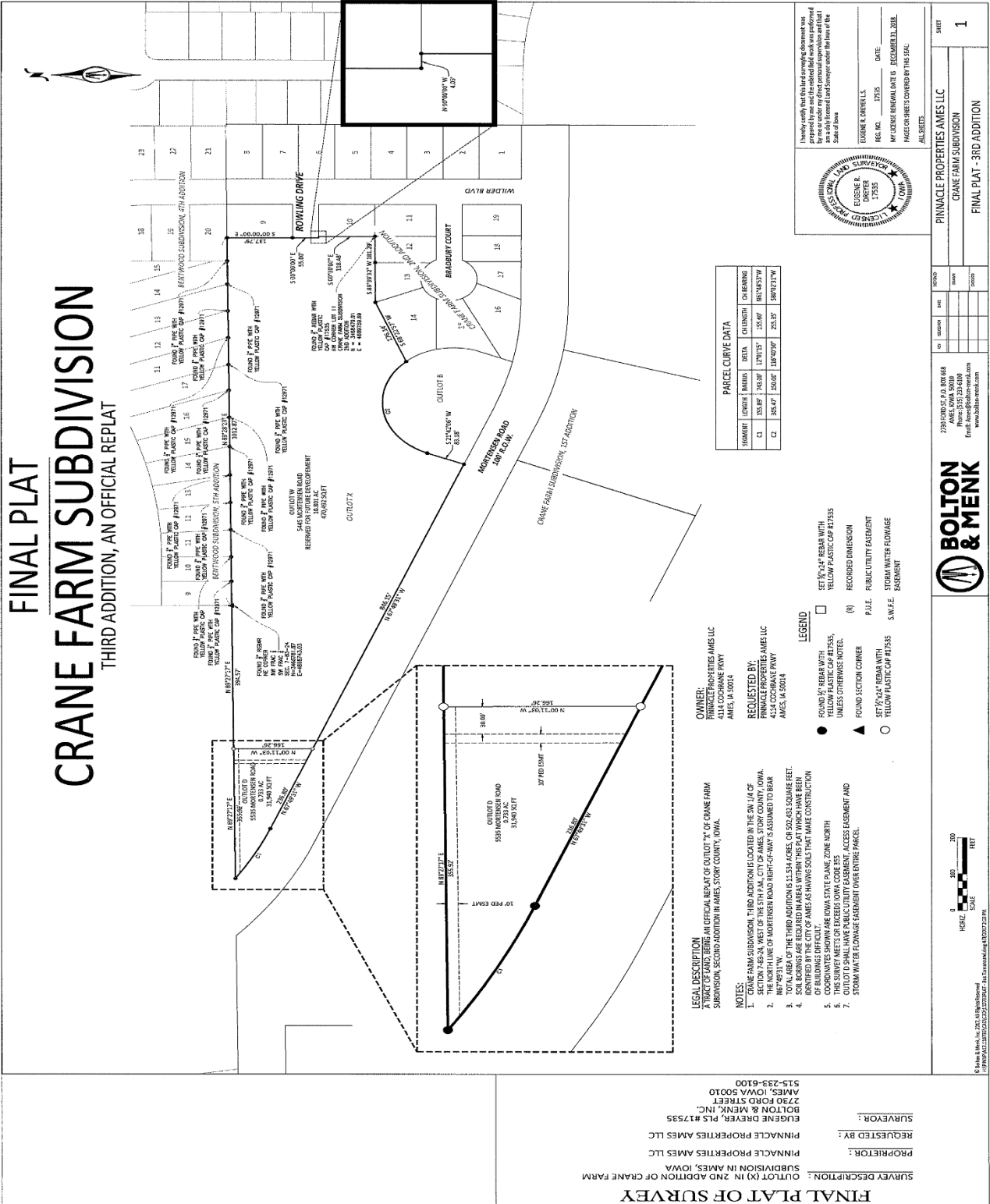
**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.**

Attachment A- location Map



**Location Map**  
**896 S. 500th Avenue**

# Attachment B- Final Plat



*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.