

**COUNCIL ACTION FORM**

**SUBJECT:** PRELIMINARY PLAT FOR MENARDS

**BACKGROUND:**

Menards Ames Subdivision is a proposed 41-acre development on SE 16<sup>th</sup> Street just west of the Skunk River. See a location map in Attachment A. The property owner, Hickory Park, Inc., requests approval of a preliminary plat creating 5 lots. There are three developable parcels, one outlot reserved for the FEMA-designated Floodway, and one small lot to be dedicated as right-of-way. (Lot Layout-Attachment B)

The largest lot is intended for a Menards store, for which City staff is currently reviewing a Minor Site Development Plan. The two smaller lots along SE 16<sup>th</sup> Street are designated for future commercial development. The Floodway lies along the eastern one quarter of the site. No development is proposed for this outlot and the notation on the plat indicates it is reserved for the Floodway. A small lot in the northeast corner will include an extension of the sidewalk along SE 16<sup>th</sup> Street to the Skunk River Trail. The sidewalk will run adjacent to an existing gravel drive that has provided access to the trail for maintenance and to the USGS river gages. This small lot will be dedicated as SE 16<sup>th</sup> Street right-of-way.

No public improvements are proposed with the subdivision with the exception of the construction of sidewalks. Appropriate easements for water and sewer are included with on the Preliminary Plat.

**Planning and Zoning Commission:** At its meeting on March 7, 2018, the Ames Planning and Zoning Commission voted 5-1 to recommend approval of the preliminary plat to the City Council. Other than the applicant's representative, no one spoke during the public hearing.

**ALTERNATIVES:**

1. The City Council can approve the Preliminary Plat for Menards Ames Subdivision
2. The City Council can deny the Preliminary Plat for Menards Ames Subdivision, by finding that the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
3. The City Council can defer action on this request to the next regular meeting and refer it back to City staff and/or the applicant for additional information.

**CITY MANAGER’S RECOMMENDED ACTION:**

This preliminary plat proposal includes three developable lots. Upon Final Plat approval, the largest lot is intended to be the site of the proposed Menards store. The preliminary plat identifies the necessary infrastructure to serve the three commercial lots, restricts the Floodway from any development, and dedicates a portion of right-of-way for a sidewalk extension to the City’s trail system. City staff has reviewed the proposed plat and find it conforms to the requirements of the Ames Subdivision Regulations and to the other adopted policies and ordinances of the City.

**Therefore, it is the recommendation of the City Manager that the City Council approve the Preliminary Plat of Menards Ames Subdivision.**

## **Addendum**

### ***General Site Info***

The site is currently two platted parcels of about 20 acres each lying between SE 16<sup>th</sup> Street and US Highway 30. The site is relatively flat although the owner has been bringing fill dirt onto the western half of the lot to raise the elevation in anticipation of a future development. Attachment B includes an aerial of the site.

Immediately to the east of the site (between this site and the Skunk River) is a parcel owned by the State of Iowa. It lies entirely in the Floodway. The Skunk River Trail, connecting the Hunziker Youth Sports Complex to the trail head on the north side of SE 16<sup>th</sup> Street, lies within this parcel.

To the north, across SE 16<sup>th</sup> Street, lies agricultural land. It is currently zoned A-Agricultural but the Land Use Policy Plan designation is Highway-Oriented Commercial. To the south is US Highway 30 and, south of that, is City-owned land for the Ames dog park and the Hunziker Youth Sports Complex. To the west is commercially-zoned land with a landscaping business. Attachment C includes zoning of the area.

### ***Lots***

The site will yield three developable lots. The largest is about 26 acres and will be the site of the future Menards. Two smaller commercial parcels are about one and a half acres each and will be marketed by Menards to compatible uses.

A 10-acre outlot is reserved for the FEMA-designated Floodway. Also within the Floodway, a 0.16 acre lot will be dedicated as right-of-way.

### ***Flood Plain***

Nearly the entire site lies with the FEMA-designated flood plain—about one quarter of which is Floodway and the remainder is Floodway Fringe. A map of the flood plain is found in Attachment D. Development within the Floodway Fringe is allowed provided that buildings are elevated or flood proofed to 3 feet above the Base Flood Elevation (BFE or the water surface level of a flood having a 1 percent chance of occurring in any given year). Anything within the Floodway is severely restricted and usually requires explicit approval by the City Council through a Major Site Development Plan or a Preliminary Plat. In this case, the only development proposed for the Floodway is the sidewalk along SE 16<sup>th</sup> Street and extending to the Skunk River Trail. All of this is accomplished without the introduction of fill and with only minimal grading. The Floodway will be seeded with a native plant mix.

### ***Streets***

All lots are fully served by SE 16<sup>th</sup> Street and no additional streets are proposed.

### ***Water***

A public water main will be extended from off-site near the southeast corner of the Meadow Lanes mobile home park. Once brought to the site, the public water main will

encircle the proposed building site providing service to future proposed hydrants. Extensions of the main will serve the two other commercial lots.

### ***Sewer***

The site has sanitary sewer lines running through it currently. Manholes will be installed and public sanitary sewer mains will provide service to the three lots. One existing sanitary sewer line has a poorly described easement which will be vacated and a new one established at the time of the final plat approval.

### ***Sidewalks and Trails***

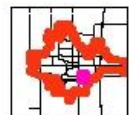
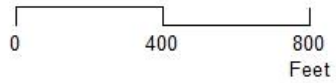
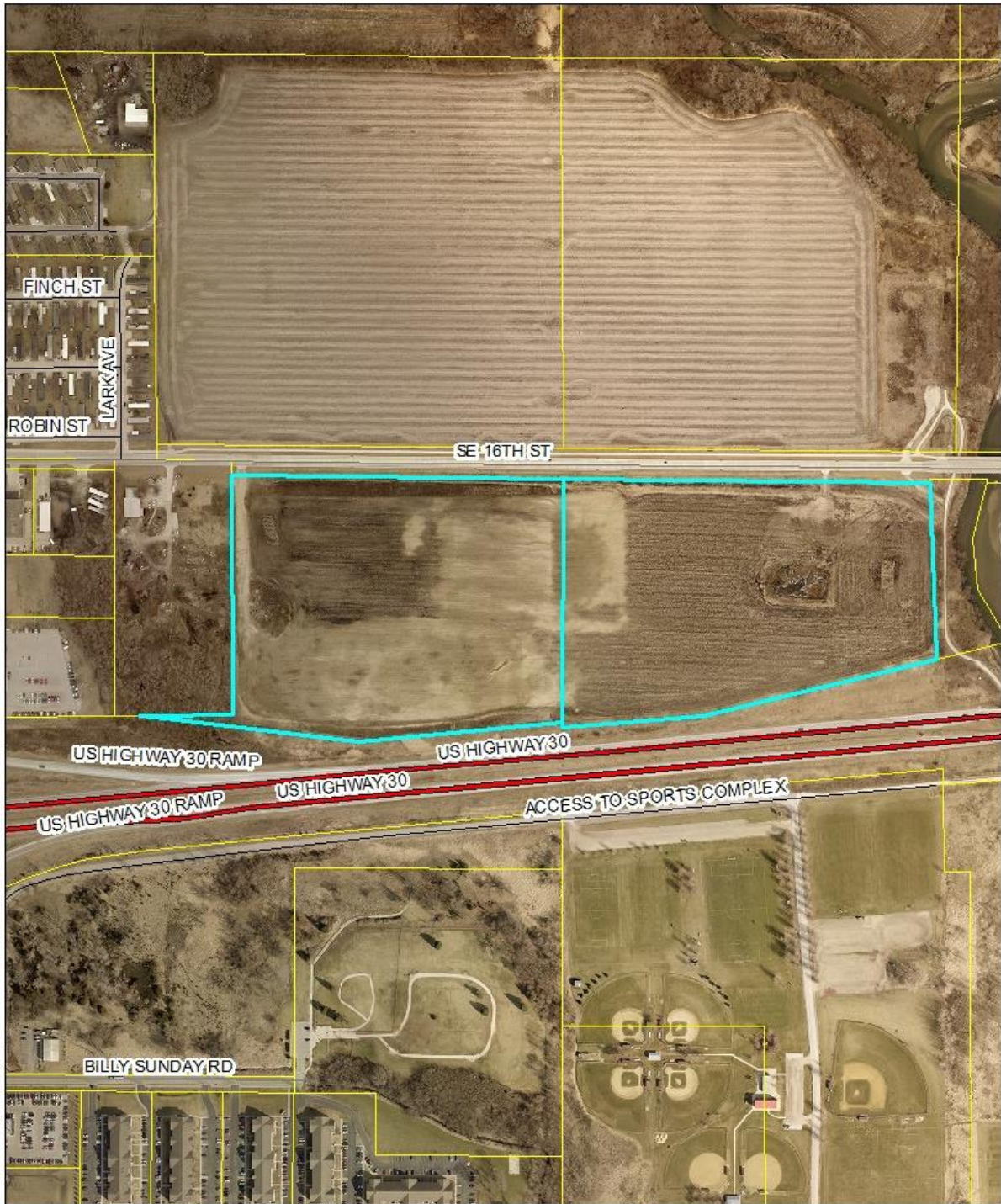
A five-foot sidewalk is required along the frontage of the lot. But because of the width of the drainage ditch on the south side of SE 16<sup>th</sup> Street, the sidewalk will be along the back of the curb of the street rather than the preferred location of along the front property line. Because of the location adjacent to the curb, city standards require a 7-foot sidewalk width.

The sidewalk is deflected back to the property line at the two entrances into the Menards site. The sidewalk is deflected to a lesser extent at the two gravel entrances to the east. The sidewalk will continue to connect with the Skunk River Trail on the west bank of the river.

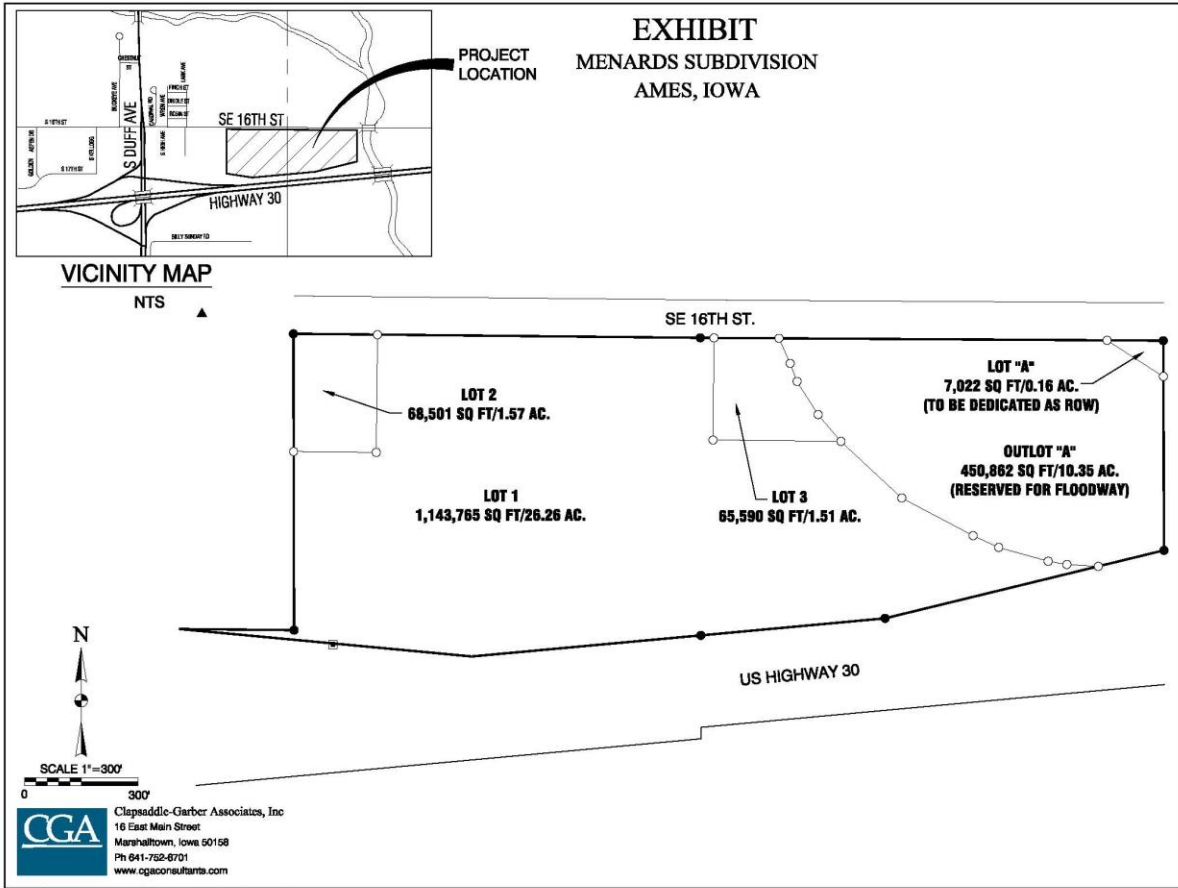
### ***Storm Water Management***

Storm water is managed with three retention ponds—two smaller ones on the west portion of Lot 1 and one larger one on the east portion of that lot. Public Works staff has reviewed the storm water management plan and finds that it meets the capacity requirements of the City's ordinances. Further storm water information will be needed prior to approval of the minor site development plan but, for purposes of this preliminary plat, the proposed grading and detention plans can be approved.

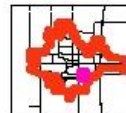
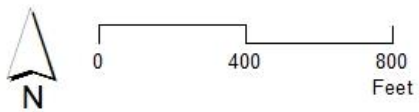
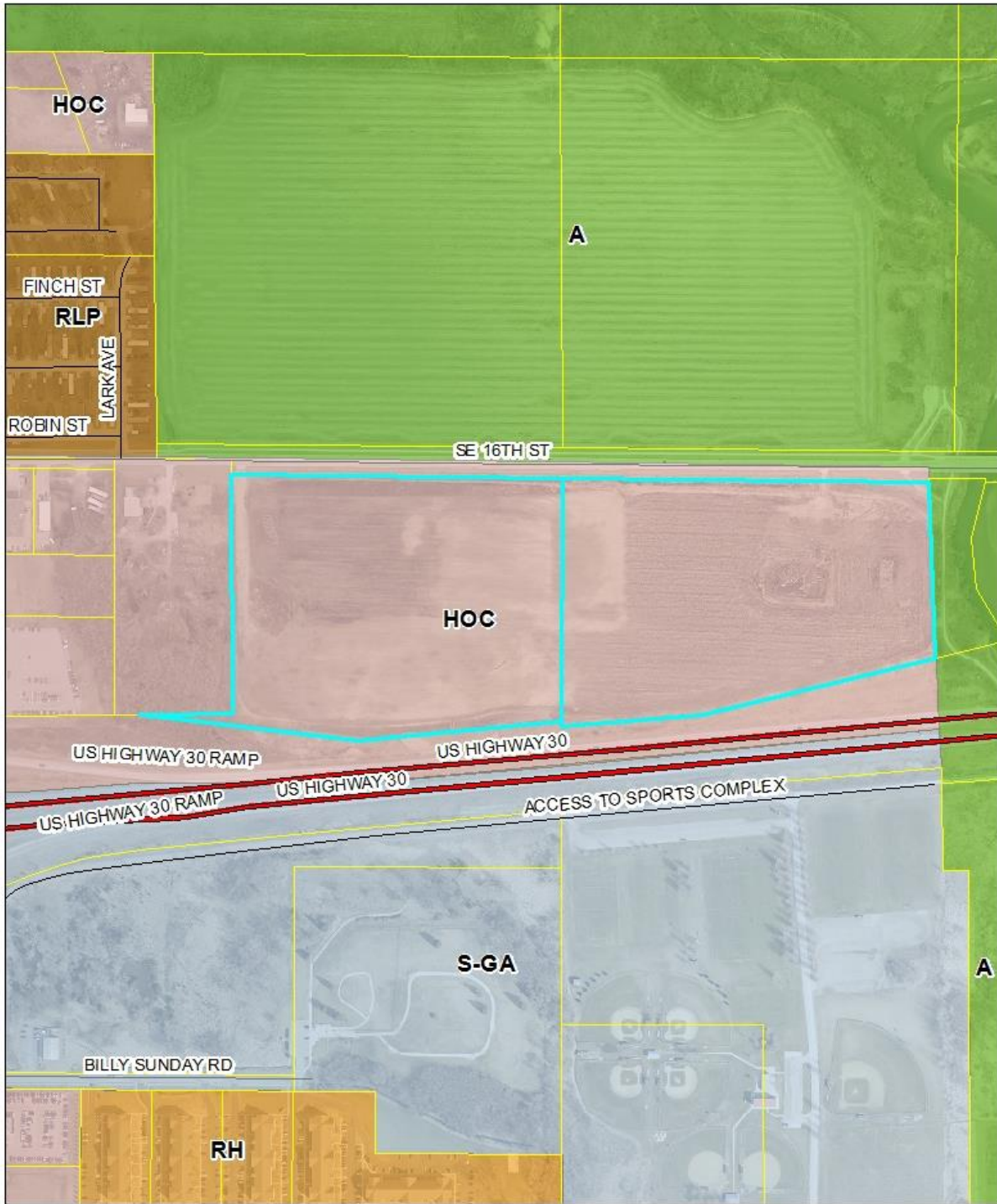
# ATTACHMENT A: LOCATION MAP



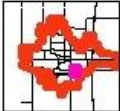
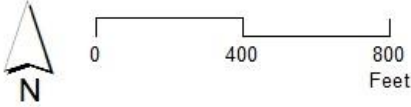
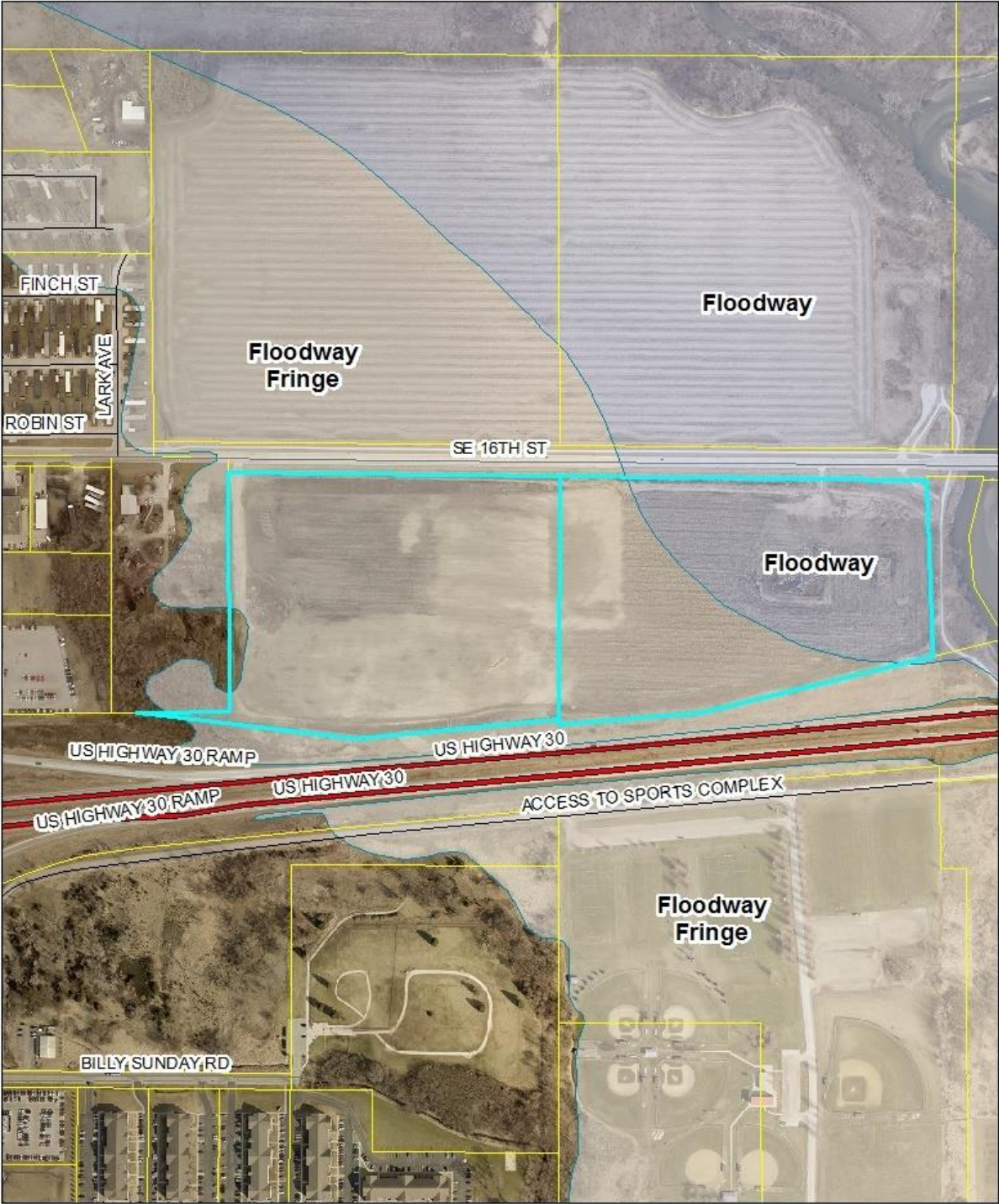
# ATTACHMENT B: PRELIMINARY PLAT LOT LAYOUT



# ATTACHMENT C: ZONING



ATTACHMENT D: FLOOD PLAIN





## ATTACHMENT E: APPLICABLE SUBDIVISION LAW

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(5):

- (5) *City Council Review of Preliminary Plat: All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.*

Ames Municipal Code Section 23.302(6):

- (6) *City Council Action on Preliminary Plat:*
- a. *Based upon such examination, the City Council shall determine whether the Preliminary 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. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.*
  - b. *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

Ames Municipal Code Chapter 23, Subdivisions, Division IV, establishes requirements for public improvements and contains design standards.

# PRELIMINARY PLAT MENARDS SUBDIVISION

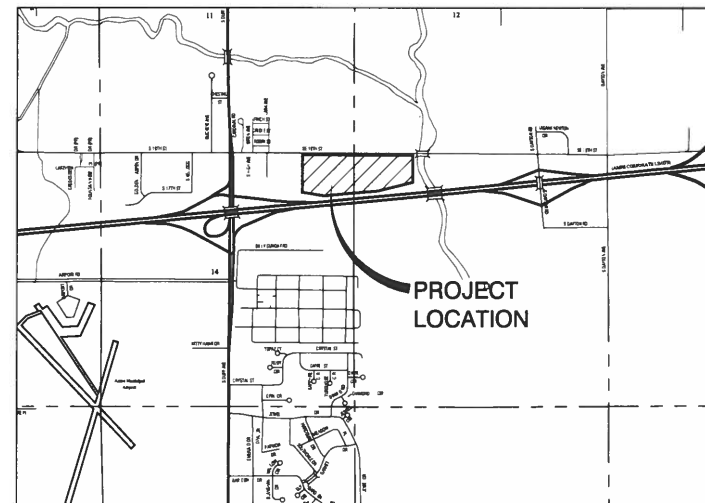
PART OF NE 1/4 OF SECTION 14, T83N, R24W AND PART OF NW 1/4 OF SECTION 13, T83N, R24W  
CITY OF AMES, STORY COUNTY, IOWA

## LEGEND

EXISTING	PROPOSED	
		EVERGREEN TREE
		DECIDUOUS TREE
		SHRUBS (BUSHES)
		TREE LINE
		SIGN (TYPE AS NOTED)
		FENCE
		SILT FENCE
		CONTOUR LINE
		WATERLINE
		WATER VALVE
		FIRE HYDRANT
		SANITARY SEWER LINE
		STORM SEWER LINE
		MANHOLE
		CLEANOUT
		INTAKE
		BEEHIVE INTAKE
		GAS LINE
		GAS VALVE
		OVERHEAD ELECTRICAL LINE
		BURIED ELECTRICAL LINE
		POWER POLE
		STREET LIGHT
		ELECTRICAL BOX/TRANSFORMER
		TELEPHONE LINE
		TELEPHONE PEDESTAL

## LEGAL DESCRIPTION

PARCEL "C" IN THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., AMES, STORY COUNTY, IOWA, AS SHOWN ON THE "PLAT OF SURVEY" FILED IN THE OFFICE OF THE COUNTY RECORDER, STORY COUNTY, IOWA, ON MARCH 12, 1993, IN BOOK 11, PAGE 140; AND PARCEL "D" IN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., AMES, STORY COUNTY, IOWA, ON MARCH 12, 1993 IN BOOK 11, PAGE 140; EXCEPT THE NORTH 50 FEET OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 14, EXCEPT THE WEST 242.02 FEET THEREOF, AND THE NORTH 50 FEET OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13, EXCEPT THE EAST 83.47 FEET THEREOF. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



VICINITY MAP  
NTS

## ENGINEER

CLAPSADDLE-GARBER ASSOCIATES  
ADAM DATERS  
16 E. MAIN STREET  
MARSHALLTOWN, IA 50158  
adaters@cgaconsultants.com  
641-752-6701

## LAND SURVEYOR

CLAPSADDLE-GARBER ASSOCIATES  
JEREMY HARRIS  
16 E. MAIN STREET  
MARSHALLTOWN, IA 50158  
jharris@cgaconsultants.com  
641-752-6701

## PROPRIETOR

HICKORY PARK INC  
PO BOX 765  
AMES, IOWA 50010

## DEVELOPER

THERON J BERG  
REAL ESTATE MANAGER  
MENARD, INC.

## SITE DATA

AREA = 39.65 ACRES

## ZONING

DISTRICT "HOC" - HIGHWAY-ORIENTED COMMERCIAL DISTRICT

FRONT YARD SETBACK: 20'

SIDE YARD SETBACK: 5'

REAR YARD SETBACK: 10'

MAX. HEIGHT: 85' OR 7 STORIES

LOT AREA: NO MINIMUM

## FLOOD ZONE

(ZONE AE) THE 1% ANNUAL CHANCE FLOOD  
(100-YEAR FLOOD), ALSO KNOWN AS THE  
BASE FLOOD.

PANEL# 19169C 0163F

EFFECTIVE DATE OCTOBER 16, 2014

## JURISDICTION

CITY OF AMES, IOWA

## ADDRESS

530 AND 900 SE 16TH STREET  
AMES, IOWA

## LEGEND

EXISTING	PROPOSED	
		WATER LINE
		SANITARY SEWER LINE
		STORM SEWER LINE
		INTAKE
		GAS LINE
		BURIED ELECTRICAL LINE
		PHASE LINE
		FIRE HYDRANT
		PROPERTY LINE
		BOUNDARY LINE

## SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAT
- PRELIMINARY PLAT

THIS PRELIMINARY PLAT PERIMETER BOUNDARY WAS PREPARED  
UNDER MY DIRECT SUPERVISION  
(NOT TO BE A RECORDED DOCUMENT)

Jeremy A Harris, PLS

3-1-18

Date

TO THE BEST OF MY KNOWLEDGE, THIS PRELIMINARY PLAT CONFORMS TO  
THE PRELIMINARY PLAT REQUIREMENTS OF THE CITY OF AMES, IOWA  
(NOT TO BE USED FOR CONSTRUCTION)

Adam C Daters, PE

3-1-18

Date

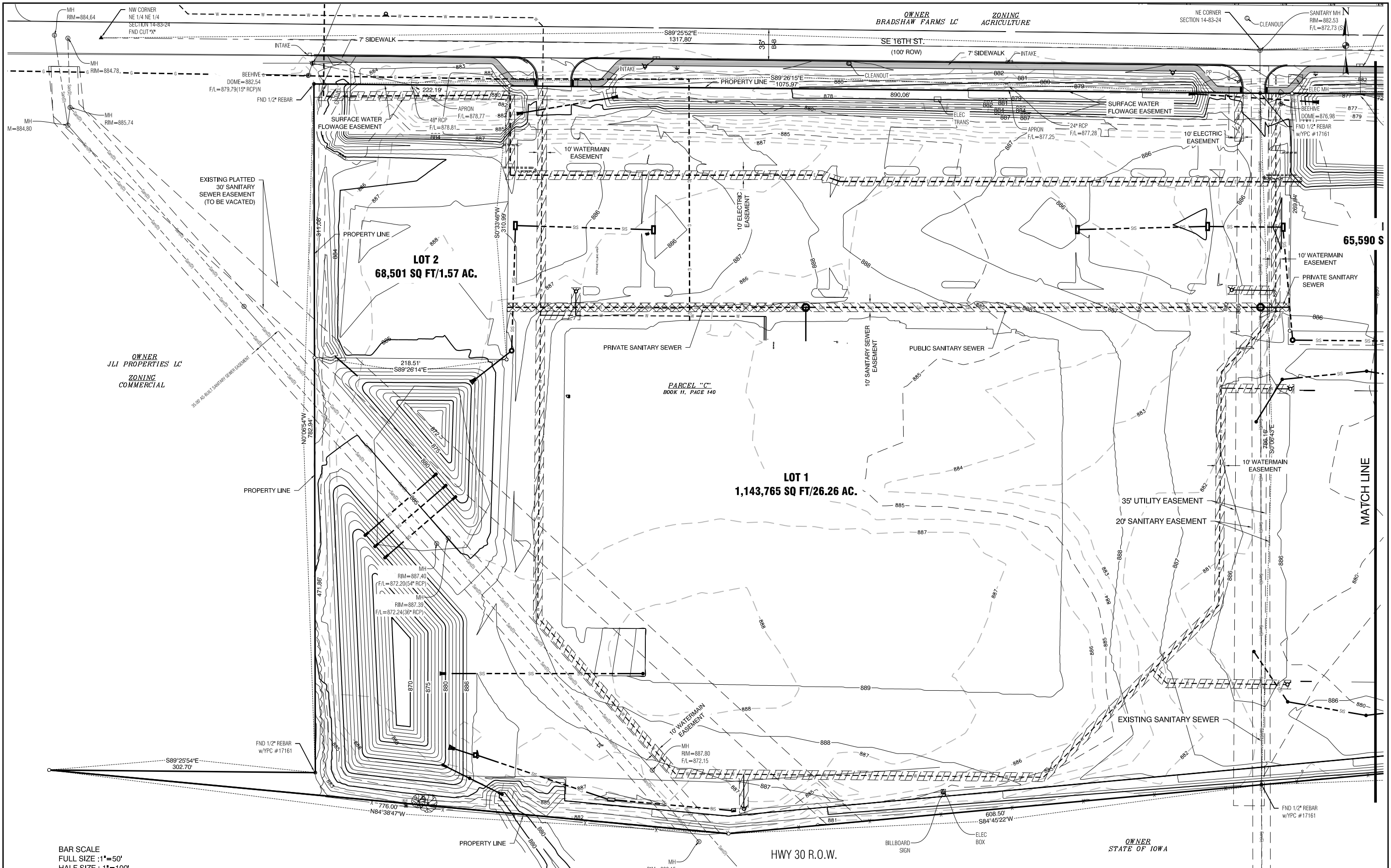
NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	2/27/18				

**CGA** Clapsaddle-Garber Associates, Inc.  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgaconsultants.com

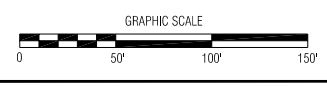
DESIGNED: _____	DATE: _____
DRAWN: CAQ	DATE: 1-31-2018
CHECKED: ACD	DATE: _____
APPROVED: _____	DATE: _____

**MENARDS SUBDIVISION**  
AMES, IOWA

**COVER SHEET**



BAR SCALE  
 FULL SIZE : 1"=50'  
 HALF SIZE : 1"=100'



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	2/27/18				

**CGA** Clapsaddle-Garber Associates, Inc.  
 16 East Main Street  
 Marshalltown, Iowa 50158  
 Ph 641-752-4701  
 www.cgaconsultants.com

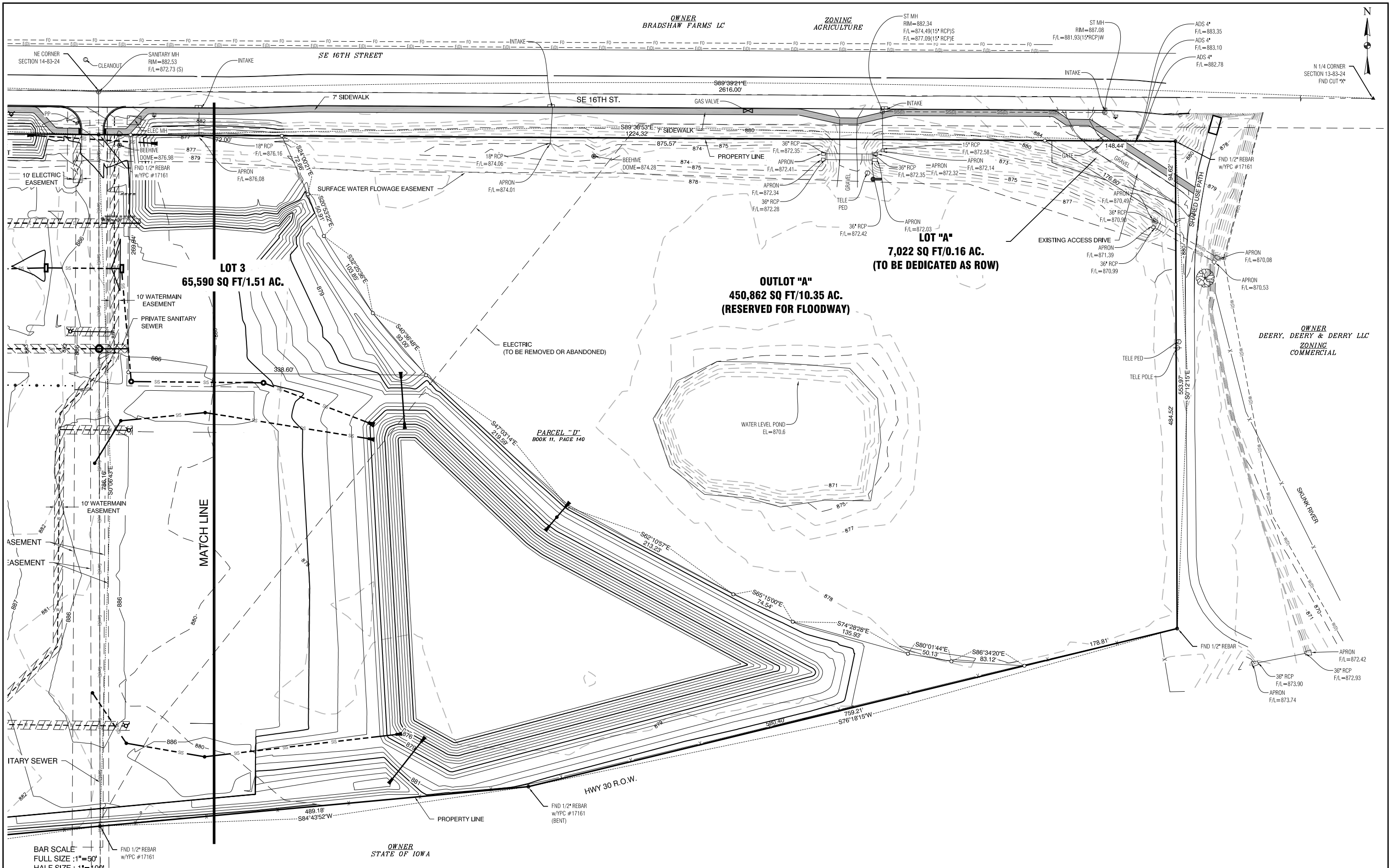
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**MENARDS SUBDIVISION**  
 AMES, IOWA

**PRELIMINARY PLAT**

PROJECT NO. 5654.05  
 SHEET NO. 2 OF 3

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BAR SCALE  
 FULL SIZE : 1"=50'  
 HALF SIZE : 1"=100'



NO.	REVISION	BY	DATE	NO.	REVISION	BY	DATE
1	CITY COMMENTS	CAQ	2/27/18				

**CGA**  
 Clapsaddle-Garber Associates, Inc.  
 16 East Main Street  
 Marshalltown, Iowa 50158  
 Ph 641-752-6701  
 www.cgaconsultants.com

DESIGNED: --- DATE: ---  
 DRAWN: CAQ DATE: ---  
 CHECKED: ACD DATE: ---  
 APPROVED: --- DATE: ---

**MENARDS SUBDIVISION**  
 AMES, IOWA

**PRELIMINARY PLAT**

PROJECT NO. 5654.05  
 SHEET NO. 3 OF 3

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