

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR SUNSET RIDGE SUBDIVISION EIGHTH ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the *Ames Municipal Code*. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, a "final plat application" may then be submitted 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. The final plat must be found to conform to the ordinances of the City and any conditions placed upon the preliminary plat approval.

The Hunziker Development Group, LLC, is requesting approval of a major final plat for Sunset Ridge Subdivision Eighth Addition. The Sunset Ridge Subdivision is located north of Lincoln Way along the western corporate limits of the city (*See Attachment A – Location Map*).

The proposed subdivision is the replatting of "Outlot LL" in Sunset Ridge Subdivision Sixth Addition and is approximately 8.04 acres in size. Twenty-one (21) lots are proposed in the subdivision for single-family detached dwellings and "Lot A" for the extension of public right-of-way for Westfield Drive, Springbrook Drive, and Springbrook Circle (*See Attachment B – Final Plat of Sunset Ridge Subdivision Eighth Addition*).

The Public Works Department confirms that existing public utilities, including water, sanitary sewer, and storm water have been installed in the proposed subdivision, and approved in compliance with the approved preliminary plat. Easements are provided with the final plat, as required for public utility mains that will serve multiple lots and fire hydrants. The extension of streets, including Westfield Drive and Springbrook Drive, will connect with existing streets, and will not require additional temporary access and turnaround areas on the end of the streets during the construction phase of the development.

An "Agreement for Public Improvements", and an Agreement for Sidewalk and Street Trees" have been prepared for City Council approval with the Final Plat. The "Agreement for Public Improvements" identifies the need for financial security for the completion of remaining street paving, curb and gutter, pedestrian ramps, sidewalks, street trees, street lights, and COSESCO for erosion control. Financial security, in the form of a Letter of Credit, has been submitted to the City in the amount of \$307,479.28, which covers the cost of the remaining improvements, in the event that the developer does not install the required

improvements. The financial security will be returned to the developer as improvements are installed and approved.

Staff also notes that the width of sidewalk in the proposed subdivision is required to be a minimum of four (4) feet wide, not five (5) feet, which is the current subdivision standard. The Subdivision Code includes an exception for any final plat for which a preliminary plat has been approved prior to January 1, 2015. The most recent preliminary plat for Sunset Ridge Subdivision was approved in 2012.

ALTERNATIVES:

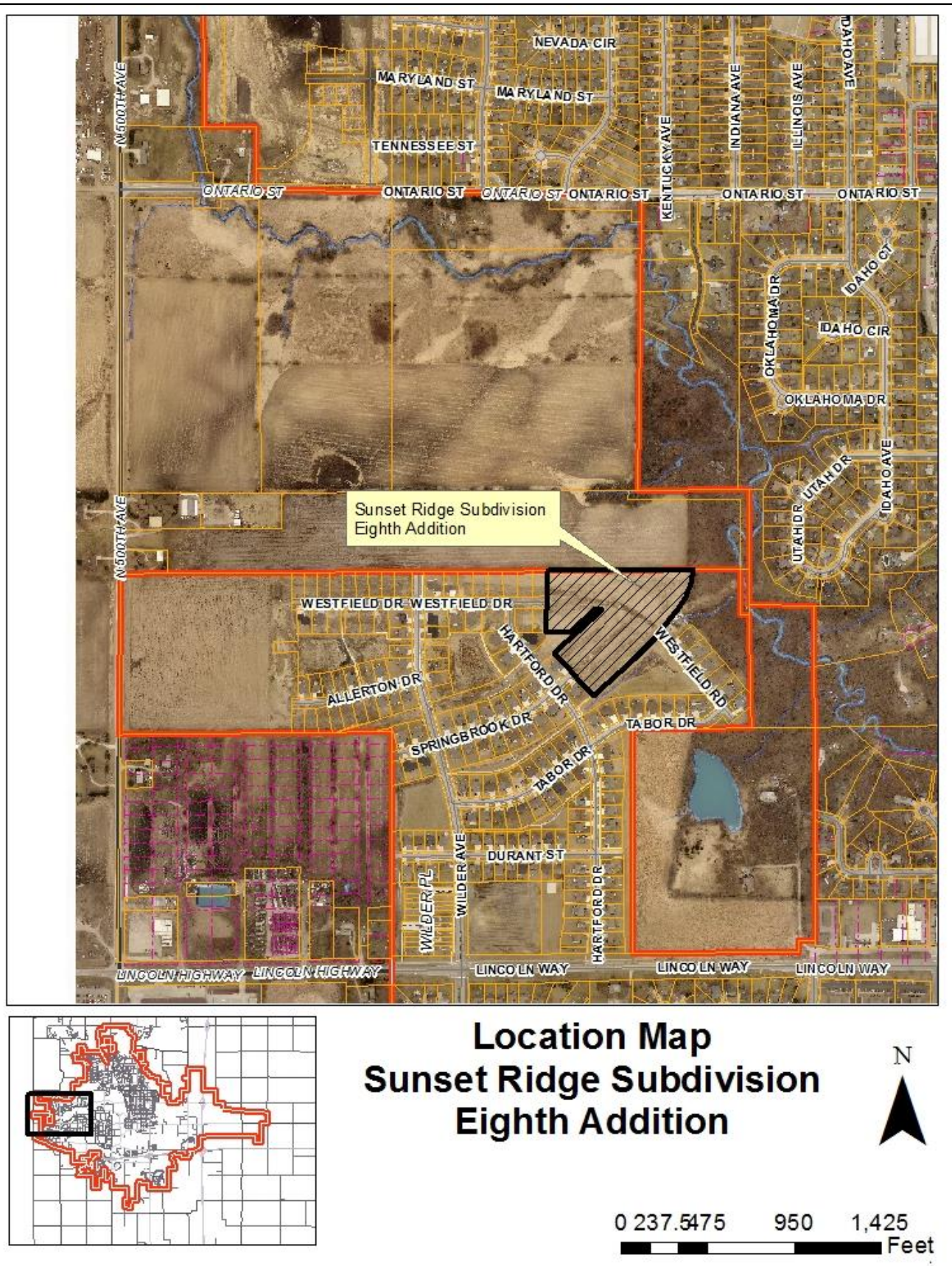
1. The City Council can approve the final plat of Sunset Ridge Subdivision Eighth Addition based upon the findings that the final plat conforms to relevant and applicable design standards, ordinances, policies, plans with a Public Improvement Agreement and financial security.
2. The City Council can deny the final plat for Sunset Ridge Subdivision Eighth 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.

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 Chapter 23 of the *Ames Municipal Code*.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Sunset Ridge Subdivision Eighth Addition.

Attachment A - Location Map



Attachment B – Final Plat of Sunset Ridge Subdivision Eighth Addition



Attachment C – Applicable Laws & 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)