

COUNCIL ACTION FORM

**SUBJECT: AMENDED AND RESTATED EASEMENTS FOR BAKER SUBDIVISION
(321 State Avenue)**

BACKGROUND:

The City of Ames is the property owner of a 10.86-acre site located at 321 State Avenue. The property is located on the west side of State Avenue and east of Wilmoth Avenue. The property is currently zoned Residential Low Density (RL) (Attachment A).

The Final Plat approved by City Council at their May 26, 2020 City Council meeting consists of 27 buildable lots: 26 single-family home lots and 1 lot for a future development. There are also three Outlots for purposes of open space, stormwater management, and a future bike trail. (Attachment B) The layout includes the construction of one new public street named Latimer Lane. In conjunction with this approval the City Council approved and reserved certain public utility easements upon the property.

A distributed geothermal well system is being installed to serve the subdivision for heating and cooling as an alternative to natural gas. Ames Electric will own and operate the public portions of the system. Subsequent to Final Plat approval, the Ames Electric Services Department requested additional easements to facilitate the installation and maintenance of geothermal energy for the subdivision. An additional 5' of width is needed along the north side of lots 18, 19 and 20 to accommodate the necessary geothermal well structures. An electrical and geothermal easement is being added to the amended and restated easements to accommodate this need. The changes to these lots will not materially affect the usable area of the rear yard of these lots. (Attachment C)

ALTERNATIVES:

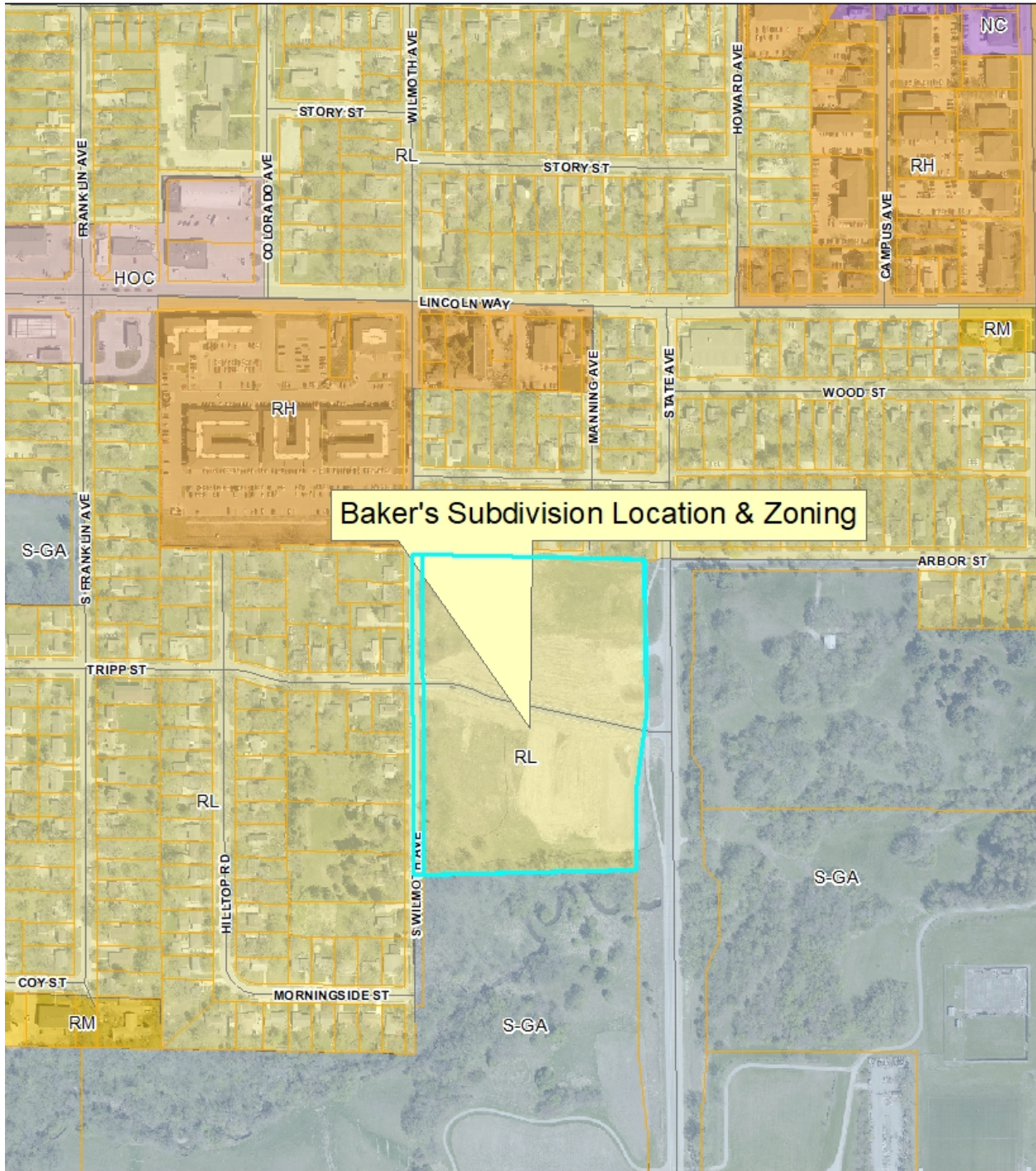
1. Approve the amended and restated easements for Baker Subdivision.
2. Deny the amended and restated easements for Baker Subdivision.
3. Refer this request back to staff for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The installation of the distributed geothermal well system will provide residents of Baker Subdivision with the ability to heat and cool their homes. The additional 5' of easement width will provide the space needed to accomplish the installation of the geothermal wells. Planning & Housing staff have worked with the Electric Services Department to ensure that the attached easement is adequate to serve the needs for the geothermal well project.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1 as described above.

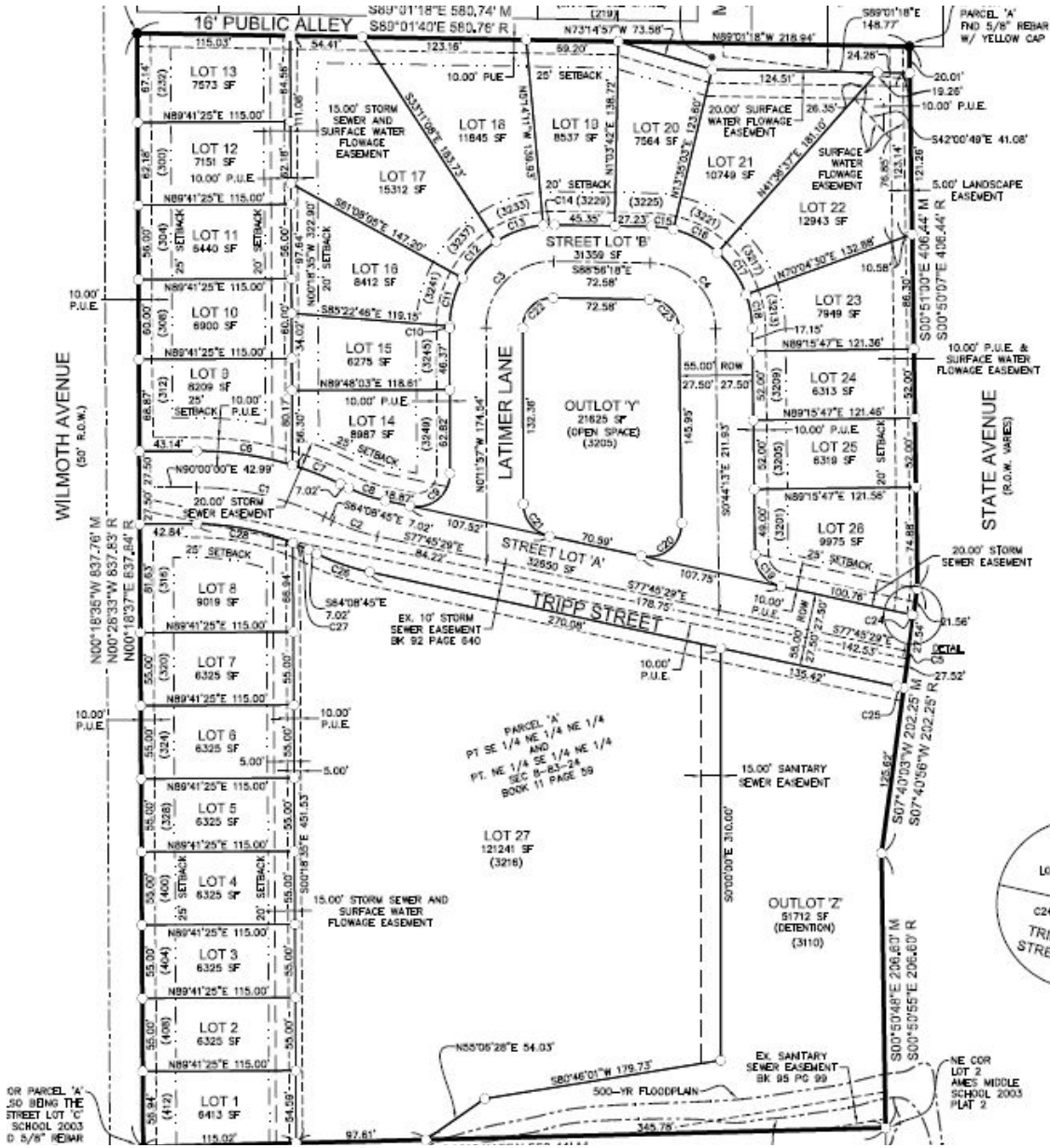
Attachment A- Location & Zoning



**Baker's Subdivision
Location & Zoning**



Attachment B-Baker Subdivision Approved Final Plat



OWNER / DEVELOPER

CITY OF AMES
 CONTACT: JUSTIN MOORE
 515 CLARK AVENUE
 AMES, IA 50010
 PHONE: (515) 239-5289

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
 3405 SE CROSSROADS DRIVE, SUITE C
 GRIMES, IOWA 50111

PLAT DESCRIPTION

PARCEL 'A' IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF AMES, STORY COUNTY, IOWA AS SHOWN ON THE RETRACTION PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 2013-00001277 AND CONTAINING 10.86 ACRES (473,100 SQUARE FEET).

DATE OF SURVEY

MAY 6, 2020

ZONING

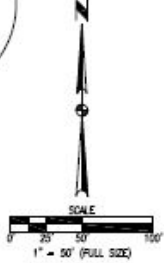
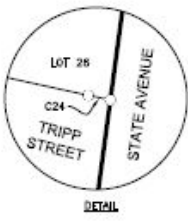
RL - RESIDENTIAL LOW DENSITY ZONE

BULK REGULATIONS

FRONT YARD: 25'
 REAR YARD: 20'
 SIDE YARD: 6'

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
4. STREET LOT 'A', CONTAINING 62,650 SF, IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
5. STREET LOT 'B', CONTAINING 31,359 SF, IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.



Attachment C- New Easement Exhibit

EXHIBIT A

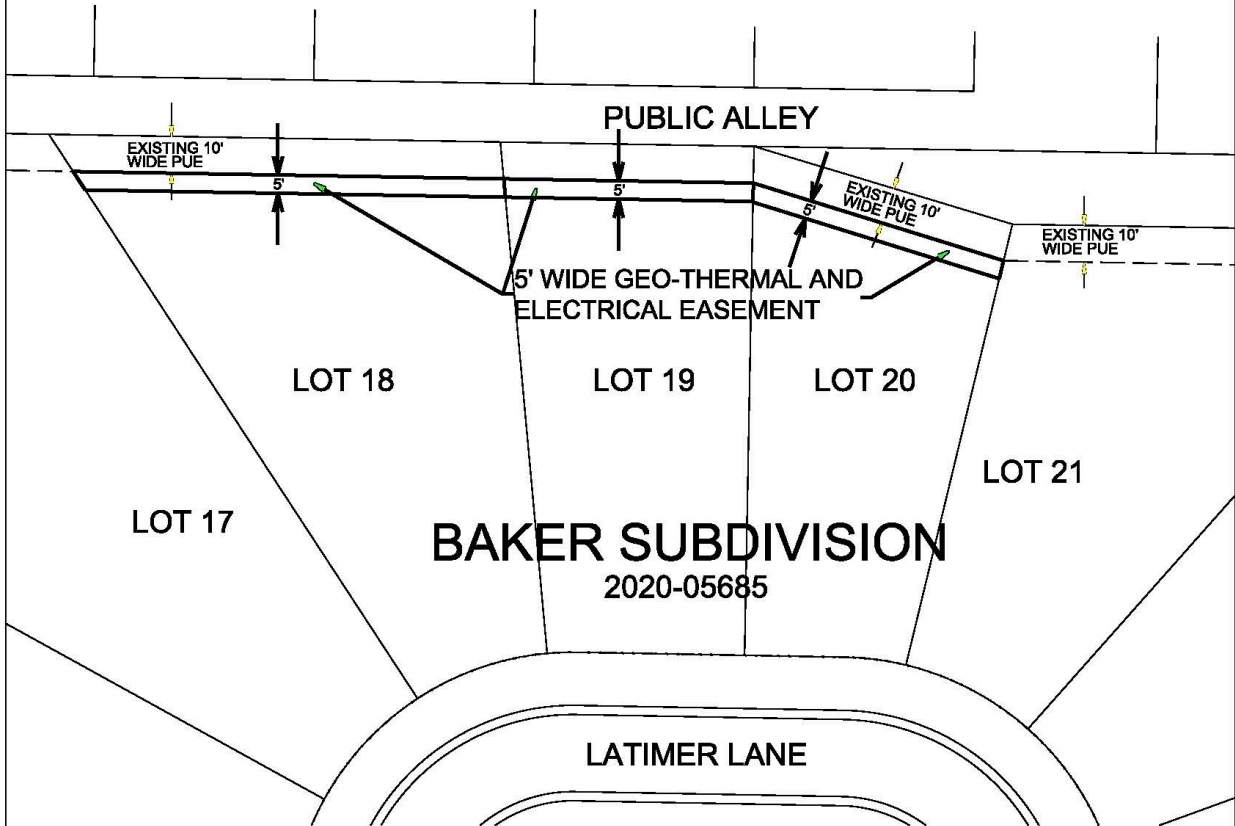


EXHIBIT A

A FIVE (5) WIDE STRIP OF LAND DEDICATED TO GEO-THERMAL AND ELECTRICAL FACILITIES LOCATED IN BAKER SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

THE SOUTH FIVE (5) FEET OF THE NORTH FIFTEEN (15) FEET OF LOTS 18, 19, AND 20 IN BAKER SUBDIVISION, CITY OF AMES, IOWA. SAID EASEMENT RUNS PARALLEL WITH THE NORTH LOT LINES OF SAID LOTS AND TERMINI ON SAID LOTS SIDE LINES.

