

COUNCIL ACTION FORM

SUBJECT: MINOR SUBDIVISION FINAL PLAT FOR COMPASS SUBDIVISION

BACKGROUND:

Douglas P. Ragaller, Regional President of Northwest Bank, is requesting approval of a Final Plat for Compass Subdivision, a minor subdivision that would divide Parcel 'S' into two new lots (*see Attachment B – Proposed Final Plat*). A minor subdivision includes three, or fewer, lots and does not require additional public improvements. A minor subdivision does not require a Preliminary Plat and may be approved by the City Council as a Final Plat, only, subject to the applicant completing the necessary requirements. Following City Council approval, the Final Plat must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Parcel 'S' is bounded by S. Kellogg Avenue, S. 16th Street, and S. Duff Avenue and is addressed as 100 S. 16th Street. It contains approximately 2.51 acres. A Minor Site Development Plans was approved by the Planning & Housing Department for the Northwest Bank facility on June 23, 2021, and construction is currently underway. The division of Parcel 'S' will result in the bank facility being located within Lot 2. Lot 2 includes approximately 1.73 acres and is addressed as 100 S. 16th Street. Lot 1 is currently vacant. Lot 1 includes approximately 0.78 acres and is addressed as 200 S. 16th Street.

Each lot includes one access point and is required to have shared access for the benefit of each lot to S. 16th Street and to S. Kellogg Avenue. The cross-access easement is depicted on the Plat. Lot 1 has frontage on S. Kellogg Avenue and S. 16th Street. Access for Lot 1 will be primarily from S. Kellogg Avenue. Lot 2 has frontage on S 16th Street and S. Duff Avenue. Access for Lot 2 will be primarily from S. 16th Street. No access is allowed from S. Duff Avenue, nor are any additional access points permitted along the other streets.

The proposed subdivision is located within the "HOC" (Highway-Oriented Commercial) zoning district. The proposed subdivision alters the development requirements, as each of the lots must meet zoning requirements for the occupancy and use of its site. As a result, both Lot 1 and Lot 2 were evaluated to determine that each lot as proposed is in full compliance with the requirements of the Zoning Ordinance and the Highway Oriented Commercial District as well as the Subdivision Ordinance. The proposed plat appears to allow for development of the sites in conformance with zoning standards. Adjustments to the Site Plan for the bank are necessary to demonstrate compliance with the newly proposed lot configurations. Since Lot 2 is still under construction and Lot 1 is vacant, any required changes can easily be accommodated prior to Lot 2 receiving a certificate of occupancy.

Public utilities serve both parcels. The owner is required to construct sidewalks as part of the platting procedure; however, street trees are not required for commercially zoned subdivisions. Sidewalks were required as part of the approved plans for Northwest Bank. A 5' sidewalk is included along the S. Kellogg Avenue frontage. The sidewalk along the south side of South 16th Street is to be constructed as part of the South 16th Street improvement project that is a City of Ames Capital Improvement Plan project for reconstructing the intersection. No sidewalk is planned for the S. Duff frontage due to it being highway right-of-way. The applicant has provided required security in the amount of \$4,680 for the Kellogg sidewalk.

ALTERNATIVES:

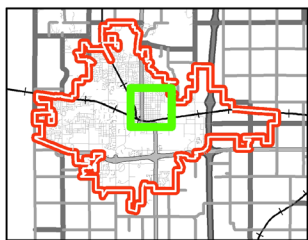
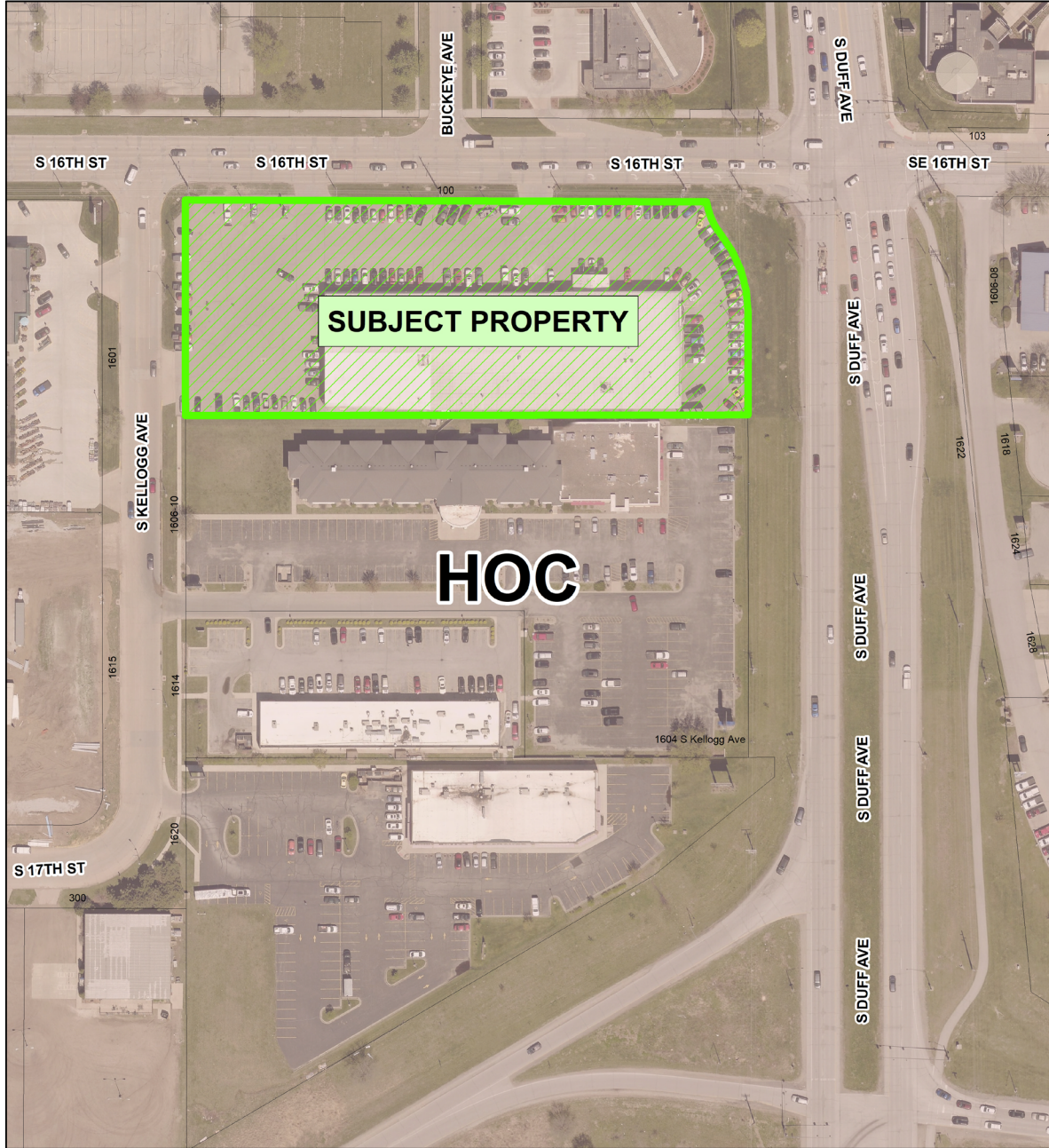
1. The City Council can approve the final plat, with the cross-access easement, for Compass Subdivision, based upon the findings and conclusions stated above.
2. The City Council can deny the final plat for Compass Subdivision, if the City Council finds that the proposed subdivision does not comply with 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:

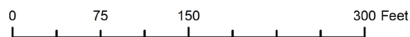
The proposed final plat for Compass Subdivision is consistent with the City's existing subdivision and zoning regulations. The provision of the cross-access easement ensures the site meets access limitations upon recording of the final plat and cross-access easement.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 and its related conditions.

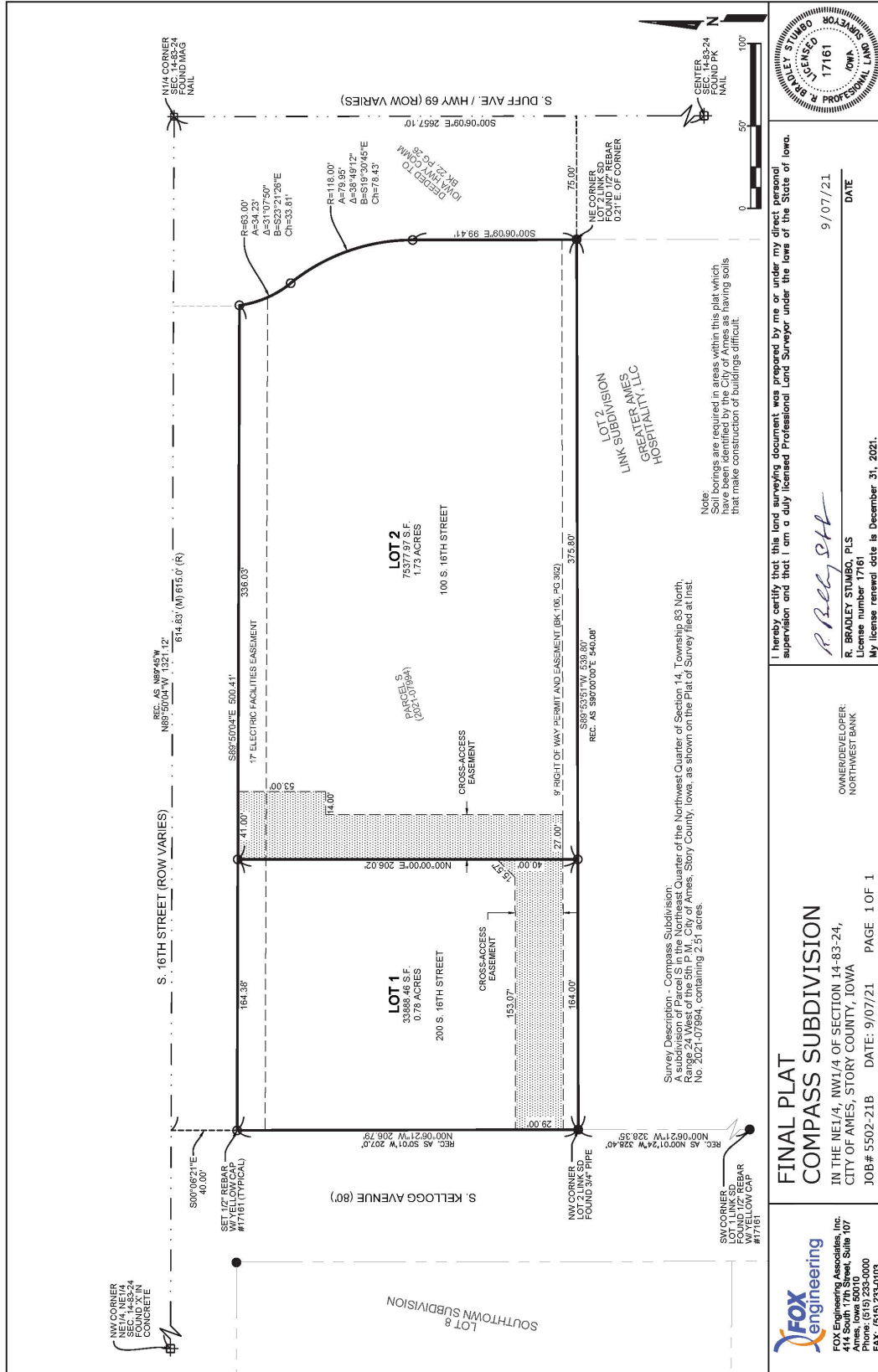
Attachment A Zoning & Location Map



Compass Subdivision Zoning & Location Map



Attachment B Proposed Final Plat of Compass Subdivision



I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo
R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2021.

DATE: 9/07/21

FINAL PLAT
COMPASS SUBDIVISION
IN THE NE1/4, NW1/4 OF SECTION 14-83-24,
CITY OF AMES, STORY COUNTY, IOWA
JOB# 5502-21B DATE: 9/07/21 PAGE 1 OF 1

OWNER/DEVELOPER:
NORTHWEST BANK

FOX Engineering
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Phone: (515) 233-0000
Fax: (515) 233-0103

Attachment C Applicable Laws

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.