

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR QUARRY ESTATES SUBDIVISION, FIFTH 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, 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. The Final Plat must be found to conform to the ordinances of the City and any conditions placed upon the Preliminary Plat approval.

Quarry Estates LLC, represented by Kurt Friedrich, has submitted a final major subdivision plat for Quarry Estates Subdivision, Fifth Addition. The Quarry Estates development lies north of Ada Hayden Heritage Park as shown on the location map in Attachments A & B. The most recent final plat, Fourth Addition, was approved in September of 2019. A major amendment with a new Preliminary Plat for this addition was approved in March 2021. The amendment allowed for two additional lots to be created within the overall Quarry Estates subdivision.

The Fifth Addition includes 24 single-family detached lots and 4 outlots, three outlots (Outlot A, B, C) for open space as well as utility and conservation easements. (Attachment C). An 8.14-acre outlot to the south is reserved for future platting. The Fifth Addition includes the construction of the remainder of Ada Hayden Road from McFarland Avenue west to Hyde Avenue. A shared use path will be constructed along the north side of Ada Hayden Road. All of the proposed 24 single family lots in the fifth addition gain access from Ada Hayden Road. A turn lane along Hyde Avenue has been installed in anticipation of the Ada Hayden Road connection as required for traffic safety.

Many of the required improvements in the fifth addition including streets foundation, sanitary sewer, public water, and storm sewer system, have been completed and inspected. Financial security in the amount of \$309,564 has been provided for the remaining public improvements. The financial security includes the costs of installing all the remaining sidewalks, street pavement, conservation management, storm sewer and streetlights within this phase. The City Council is being asked to accept the signed Improvement Agreement with financial security for those improvements. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City Council.

A Conservation Management Plan update is a requirement of the Subdivision Code for this Addition. The Conservation Management Plan (CMP), prepared by Inger Lamb of Prairie Landscapes of Iowa, details the installation, long-term maintenance, public outreach and education, and lawn care coordination of the prairie and woodland areas. An updated CMP reflecting the Fifth Addition was required and has been accepted by the Municipal Engineer..

The approval of the preliminary plat placed some very specific requirements on the final plat. One condition is that the developer provide a north bound and south bound turn lane on Hyde Avenue. This requirement for a turn lane must be fulfilled in conjunction with this phase when the connection to Hyde Avenue is made. The developer is also required to comply with a Pre-Annexation Development Agreement that requires payment of costs for sewer and water connection districts for each lot in the Addition. The developer has paid these fees at this time in order to proceed with platting of the fifth phase of the development.

ALTERNATIVES:

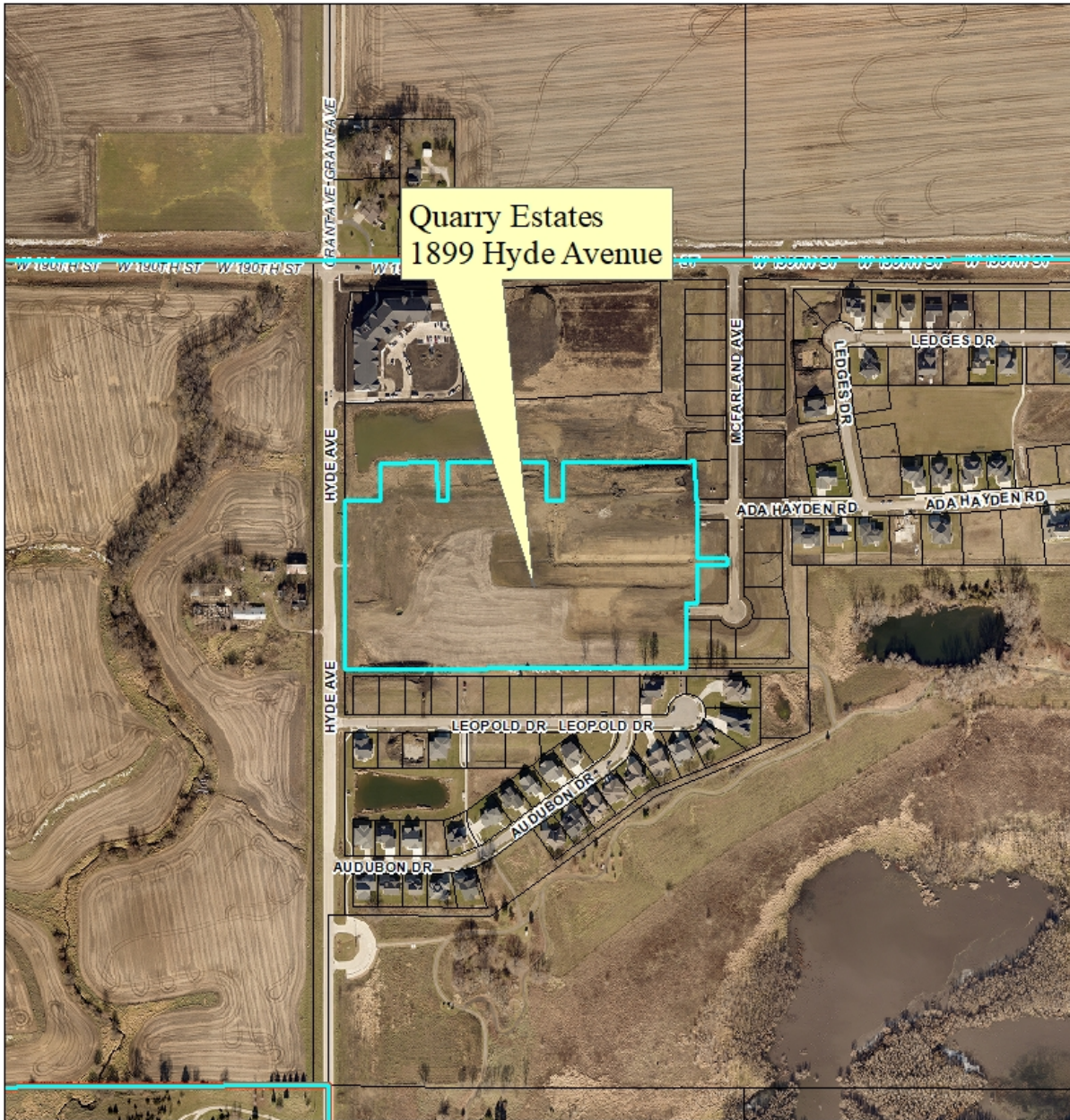
1. The City Council can approve the Final Plat of Quarry Estates Subdivision, Fifth Addition, based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a Public Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for Quarry Estates Subdivision, Fifth 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.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final major subdivision plat and determined that the proposal is consistent with the master plan and preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code and other agreements

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 to approve the final plat for Quarry Estates Subdivision, Fifth Addition.

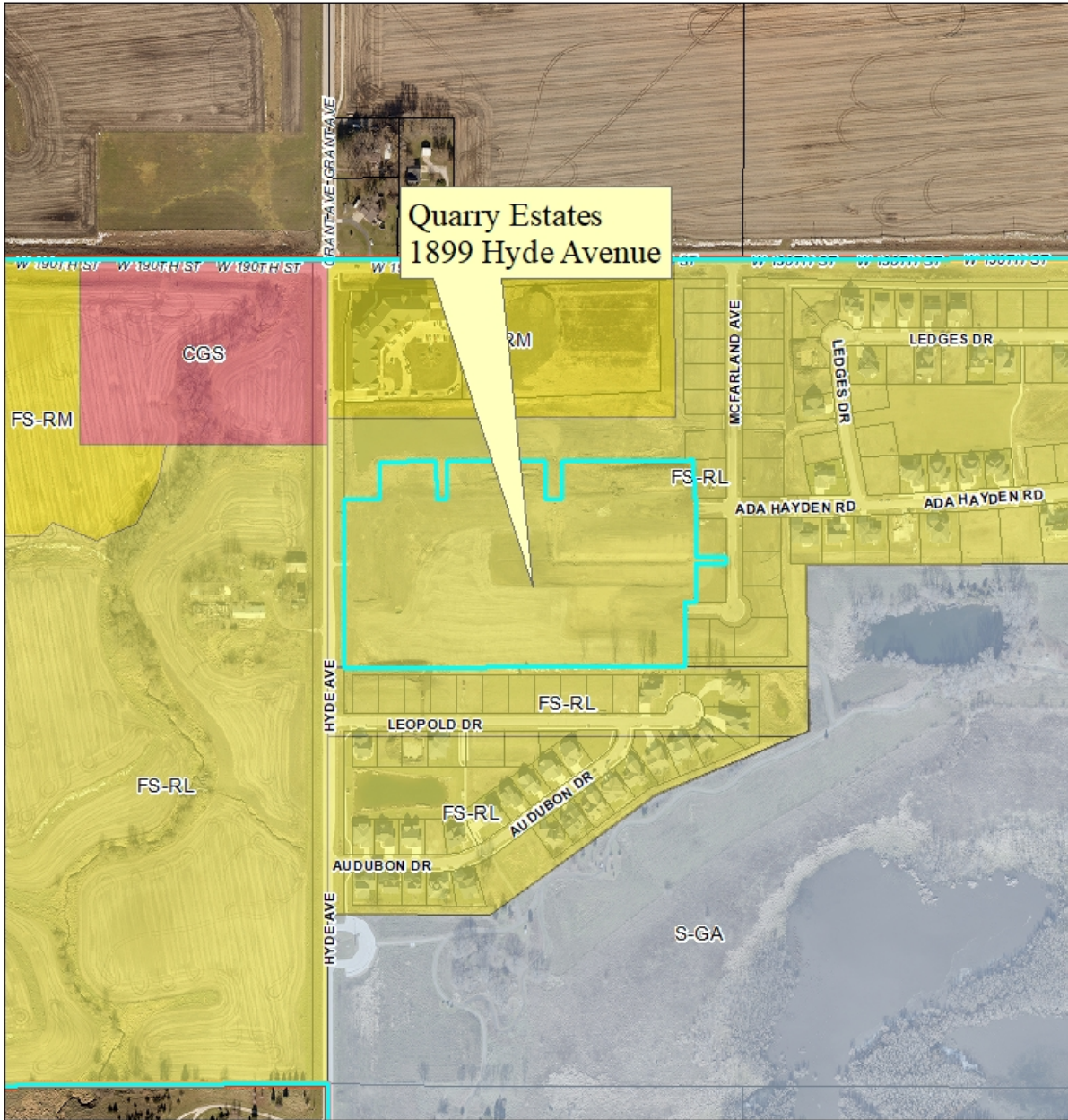
Attachment A



Location Map
1899 Hyde Avenue



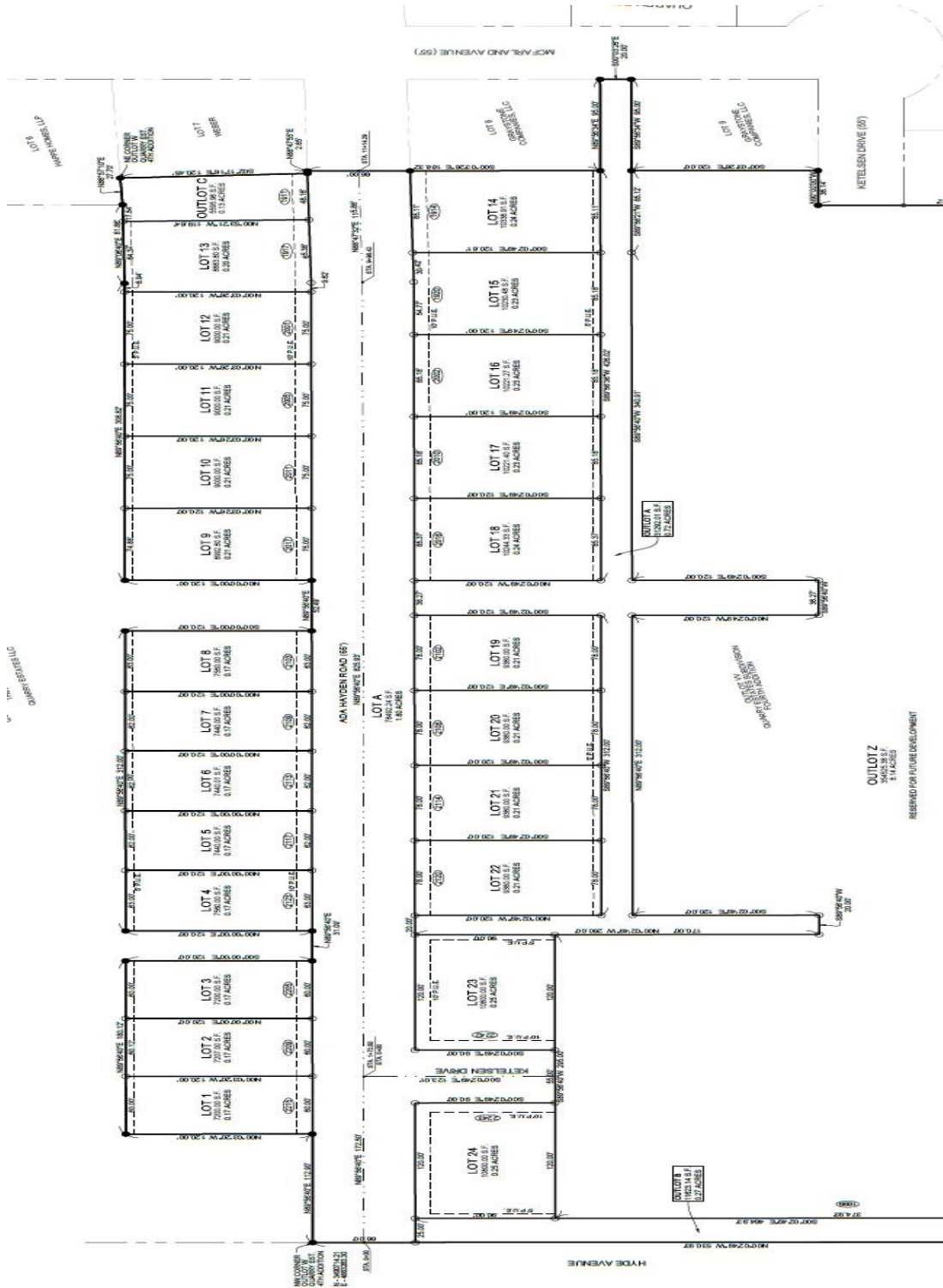
Attachment B



Quarry Estates Zoning Map
1899 Hyde Avenue



Attachment C- Quarry Estates Fifth Addition



Attachment D

Applicable Laws and 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)