

ITEM #: 15
DATE: 10-24-23
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: ANSLEY SUBDIVISION, FIRST ADDITION FINAL PLAT AND PUBLIC IMPROVEMENT AGREEMENTS

BACKGROUND:

Ansley Land, LLC, and Burgason Enterprises, LLC, (Steve and Anne Burgason) are requesting approval of a Major Subdivision Final Plat and Public Improvements Agreement for the Ansley Subdivision First Addition. The Ansley Subdivision is located on the east side of Cedar Lane, generally south of Cottonwood Road, and on the west side of the Story County Tedesco Connector Trail (See Attachment A—Location Map).

As this is the first addition, it consists of four existing tracts of land that encompass all future additions and total approximately 58 acres. When all additions are completed, the Ansley Subdivision will contain 122 residential lots and one commercial lot. Of the residential lots, 117 will contain single-family, detached homes and the remaining five will each contain a series of townhomes. It will also contain six common greenspaces and two stormwater ponds.

FINAL PLAT:

The first addition includes 15 residential lots totaling 3.3 acres in the western middle portion of the site. It also includes four lots for interior subdivision streets (1.5 acres total), five outlots for private alleys (.2 acres), and 1.8 acres dedicated as right-of-way along the length of Cedar Lane adjacent the subdivision.

Regarding interior streets, this phase includes Middleton Road, the middle of the three street connections to Cedar Lane that will be provided after full development of the subdivision. It also includes construction of the portion of Ansley Avenue that will connect to the future Lunetta Drive that is part of Domani development to the north. Due to the length of the street stubs (less than 150 feet) or access to alleyways, temporary turnaround areas on the end of the streets are not required.

The remaining land (51.2 acres) is to be platted as outlots. One outlot, Outlot F, is five acres and contains an existing pond that will be enlarged for stormwater retention as part of the first addition's construction. This outlot will be replatted as part of future phases into a larger, common greenspace. The remaining outlots (46.2 acres) are to be reserved and replatted with future additions into residential lots, street lots, etc. The final plat can be found in Attachment B.

A rezoning with Master Plan was approved on May 10, 2022, which rezoned the property from Agricultural (A) to Floating Suburban – Residential Low Density (FS-RL) with a Planned Unit Development Overlay (PUD) (see Master Plan—Attachment C). The preliminary plat was approved on November 8, 2022. It included a waiver of the construction of Cedar Lane and utilities south of the southernmost interior subdivision road that will connect to Cedar Lane through the development of future phases.

The City Council approved the preliminary plat with one condition, which was the dedication of Cedar Lane right-of-way and necessary easements for water and sewer extensions at the time of Final Plat. **This condition has been satisfied with the dedication of Cedar Lane with the final plat.**

Per the master plan, the first addition will include all single-family homes. As the Ansley Subdivision is within a PUD, certain deviations from zoning standards are allowed. Notably, with the first phase several lots have reduced front setbacks as they will take access from adjacent alleys. The width of the alleys varies. To allow for adequate maneuvering and ensure parking in front of alley-loaded garages doesn't overhang the alleyway, where the alley is 16 feet wide garage faces must be setback from the edge of the alley eight feet, or more than 20 feet. Where the alley is 20 feet wide garage faces must be set back from the property line at least five feet.

Private streets and alleys are permitted if they are designed and constructed to meet Iowa Statewide Urban Design and Specifications (SUDAS) standards and the City's supplemental design standard requirements regarding pavement profile, base, and drainage. **A certificate from a professional engineer verifying the private streets and alleys meet these requirements is required after construction.** Private streets and alleys also require a legally binding instrument establishing responsibilities for maintenance, upkeep, and snow removal and a permanent easement for shared access and emergency vehicle access. **An easement establishing access rights and maintenance provisions has been submitted.**

The developer initially planned to split the subdivision into 11 phases (see Phasing Plan—Attachment D). This first addition, however, is roughly half of the planned first phase and does not include the northern connection of Ansley Avenue to Cedar Lane. Platting of additions can occur in smaller portions than the overall phasing boundary of the PUD, if approved by City Council. **It is not anticipated that dividing the first addition into parts will adversely affect the development, nor will it impede future extensions of streets and utilities. The extension of Ansley Avenue to Cedar Lane will occur with future additions.**

PUBLIC IMPROVEMENT AGREEMENTS:

Several of the required improvements for the first addition (water and sanitary sewer) have been completed. Two agreements have been prepared for Council approval with the Final Plat: 1) an Agreement for Public Improvements for the remaining improvements, and 2) an Agreement for Sidewalk and Street Trees (**Note: the Sidewalk and Street**

Tree agreement does not need City Council approval, it can be signed off by the Public Works Director) . Private improvements are not included within either of the agreements.

The Agreement for Public Improvements identifies the need for financial security for the completion of certain improvements and utilities related to the proposed plat. Financial security has been submitted to the City in the amount of \$1,076,555.75, which covers the cost of the remaining improvements, in the event the developer does not install the required improvements. The form of the security (cash) is acceptable.

Sidewalks and street trees must be installed prior to the issuance of a Certificate of Occupancy for an individual lot; however, within three years after final plat approval, all sidewalks within the addition must be installed. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.

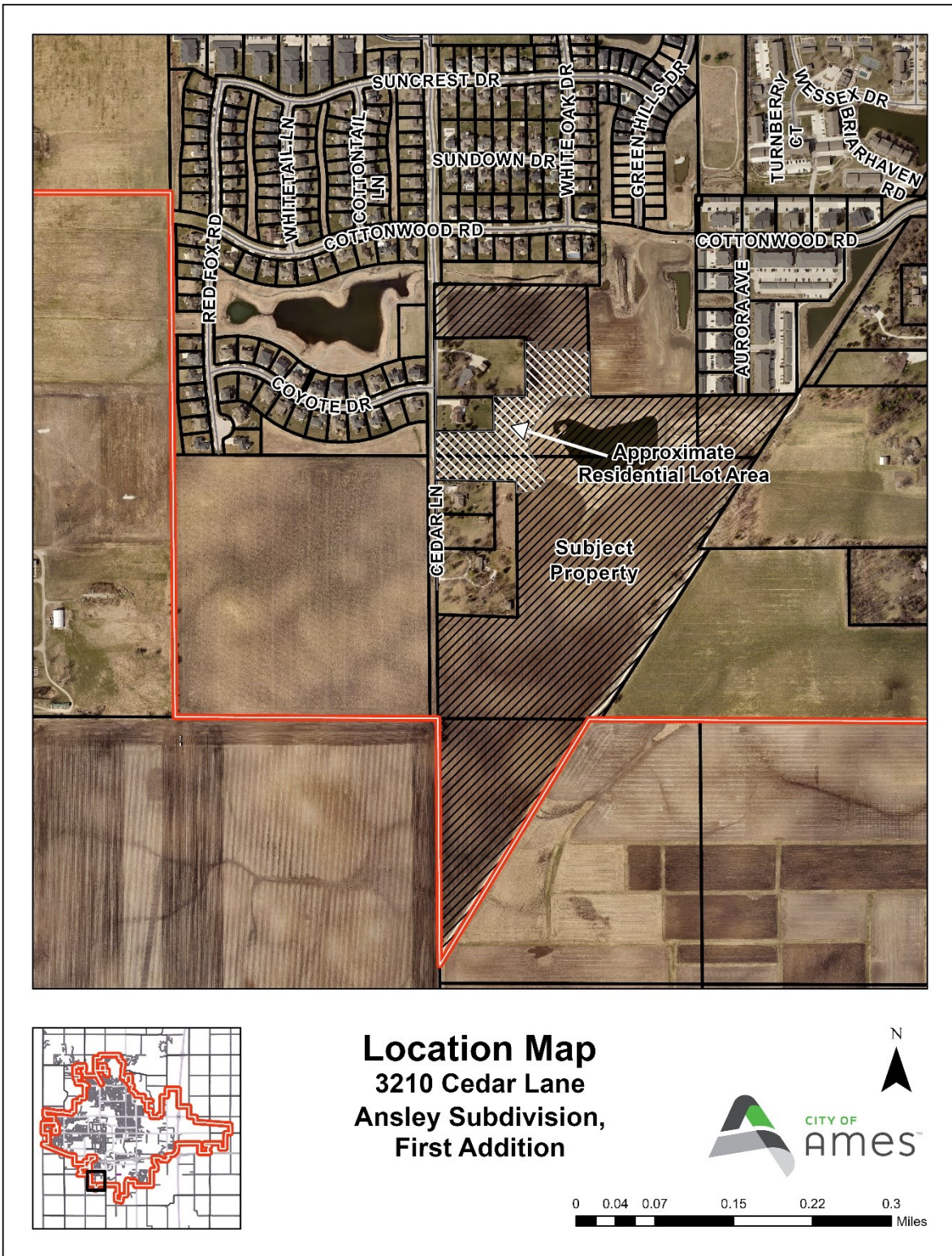
ALTERNATIVES:

1. Based upon the findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans, the City Council can approve the Final Plat of the Ansley Subdivision, First Addition, and accept the Public Improvements Agreement for completion of public improvements.
2. Deny the Final Plat of the Ansley Subdivision, First Addition, by finding 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. Refer this request back to staff or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

After reviewing the proposed Final Plat of the Ansley Subdivision, First Addition, staff finds that it complies with all relevant and applicable design and improvement standards of the Subdivision Regulations and to other adopted City plans, ordinances, and standards. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

Attachment A Location Map

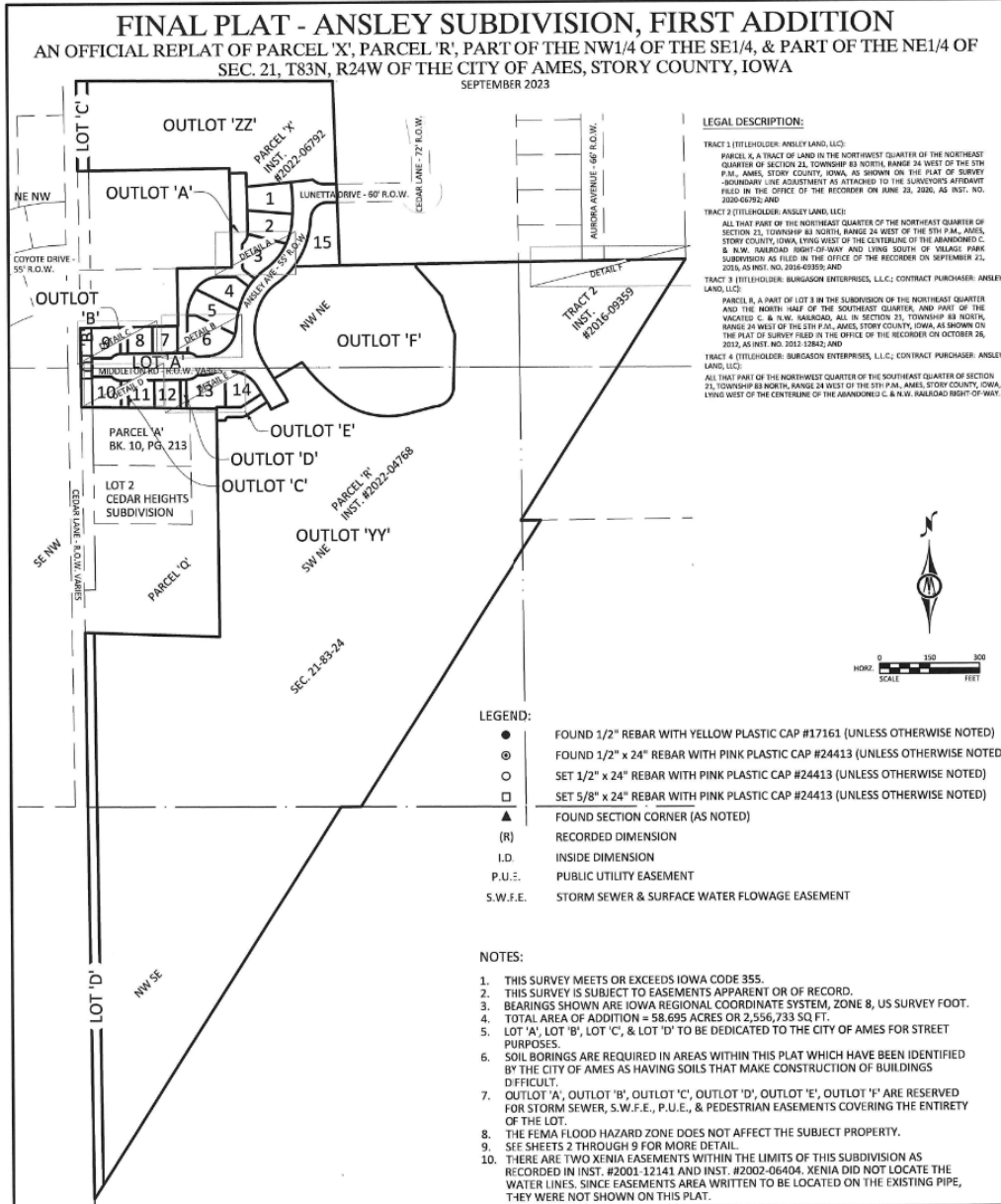


Attachment B

Final Plat, Ansley Subdivision, First Addition

INDEX LEGEND	
LOCATION	PARCEL 'X', PARCEL 'R', PART OF THE NW1/4 OF THE SE1/4, & PART OF THE NE1/4 OF OF SEC. 21, T83N, R24W, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	ANSLEY LAND, LLC & BURGASON ENTERPRISES, LLC. 3314 CEDAR LN. AMES IA 50014-8301
PROPRIETOR:	ANSLEY LAND, LLC & BURGASON ENTERPRISES, LLC. 3314 CEDAR LN. AMES IA 50014-8301
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DR., AMES, IA 50010 (515) 233-6100

FOR RECORDER USE ONLY



<p>I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.</p> <p style="text-align: right;"><i>Luke D. Ahrens</i></p> <p>LUKE D. AHRENS P.L.S. LICENSE NUMBER 24413 DATE: 10-8-19 MY LICENSE RENEWAL DATE IS: 12/31/2023 PAGES ON SHEETS COVERED BY THIS SEAL: 1 PAGES 1 THROUGH 10</p>	<p>FINAL PLAT - ANSLEY SUBDIVISION, FIRST ADDITION PARCEL 'X', PARCEL 'R', PART OF THE NW1/4 OF THE SE1/4, & PART OF THE NE1/4 OF SEC. 21, T83N, R24W OF THE CITY OF AMES, STORY COUNTY, IOWA</p> <p>BOLTON & MENK</p> <p>1519 BALTIMORE DRIVE AMES, IA 50010 (515) 233-6100</p>	<p>SHEET 1 OF 10</p>
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	37.87'	50.00'	43° 23' 56"	36.97'	N68° 51' 21"W
C2	74.62'	50.00'	85° 30' 46"	67.89'	S46° 41' 19"W
C3	95.55'	530.50'	10° 19' 11"	95.42'	N2° 13' 05"W
C4	97.76'	192.50'	29° 05' 53"	96.72'	N39° 30' 55"E
C5	63.89'	192.50'	19° 01' 02"	63.60'	N15° 27' 27"E
C6	44.70'	210.50'	12° 10' 04"	44.62'	N47° 58' 49"E
C7	135.63'	247.50'	31° 23' 52"	133.94'	S21° 38' 52"W
C8	20.61'	585.50'	2° 01' 00"	20.61'	S4° 56' 25"W
C9	27.84'	530.50'	3° 00' 26"	27.84'	N4° 26' 43"E
C10	27.16'	40.00'	38° 54' 10"	26.64'	N24° 27' 16"E
C11	7.85'	10.00'	45° 00' 00"	7.65'	N21° 24' 21"E
C12	72.21'	247.50'	16° 43' 03"	71.96'	S45° 42' 20"W
C13	80.18'	155.50'	29° 32' 32"	79.29'	S39° 17' 35"W
C14	4.26'	40.00'	6° 05' 50"	4.25'	N1° 57' 16"E
C15	30.03'	210.50'	8° 10' 21"	30.00'	N37° 48' 36"E
C16	33.81'	210.50'	9° 12' 06"	33.77'	N29° 07' 23"E
C17	43.13'	242.50'	10° 11' 28"	43.08'	N19° 25' 36"E
C18	51.19'	242.50'	12° 05' 39"	51.09'	N8° 17' 02"E
C19	23.05'	90.00'	14° 40' 17"	22.98'	N9° 34' 23"E
C20	104.95'	90.00'	66° 48' 43"	99.10'	N50° 18' 53"E
C21	80.69'	83.51'	55° 21' 19"	77.58'	N62° 07' 15"E
C22	5.58'	83.51'	3° 49' 47"	5.58'	N32° 31' 42"E
C23	64.14'	135.00'	27° 13' 16"	63.54'	N15° 03' 08"E
C24	8.91'	10.00'	51° 01' 25"	8.61'	N26° 36' 21"W
C25	3.09'	4.00'	44° 15' 57"	3.01'	N67° 15' 58"E
C26	30.26'	40.00'	43° 21' 03"	29.55'	N66° 48' 31"E
C27	28.58'	40.00'	40° 55' 59"	27.97'	S66° 50' 51"E
C28	3.13'	4.00'	44° 49' 30"	3.05'	S68° 46' 25"E
C29	36.69'	422.50'	4° 58' 33"	36.68'	N86° 12' 31"E
C30	3.09'	4.00'	44° 17' 55"	3.02'	S68° 27' 06"E
C31	30.30'	40.00'	43° 24' 11"	29.58'	S68° 01' 57"E
C32	0.61'	40.00'	0° 52' 01"	0.61'	N89° 49' 57"E

ACRES + ADDRESSES		
LOT	ADDRESS	ACRES (SQFT.) / SECTION 21
1	3419 Ansley Avenue	11,253 NW NE
2	3425 Ansley Avenue	10,535 NW NE
3	3501 Ansley Avenue	10,782 NW NE
4	3511 Ansley Avenue	9,173 NW NE
5	3515 Ansley Avenue	10,923 NW NE
6	2307 Middleton Road	12,347 NW NE
7	2403 Middleton Road	5,972 NW NE
8	2407 Middleton Road	5,956 NW NE
9	2415 Middleton Road	7,657 NW NE
10	2414 Middleton Road	7,811 SW NE
11	2406 Middleton Road	6,535 SW NE
12	2402 Middleton Road	6,703 SW NE
13	2308 Middleton Road	11,648 SW NE
14	2304 Middleton Road	8,727 SW NE
15	3424 Ansley Avenue	17,632 NW NE
LOT 'A'	Dedicated Street ROW	59,077 NW NE, 20,202 SW NE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C33	30.94'	40.00'	44° 19' 09"	30.18'	N67° 14' 22"E
C34	82.66'	477.50'	9° 55' 08"	82.56'	N83° 48' 53"E
C35	108.74'	90.00'	69° 13' 34"	102.25'	S66° 32' 18"E
C36	5.95'	10.00'	34° 07' 07"	5.87'	S73° 56' 07"W
C37	25.36'	272.50'	5° 19' 57"	25.35'	S27° 41' 29"E
C38	23.82'	40.00'	34° 07' 07"	23.47'	S73° 56' 07"W
C39	39.44'	327.50'	6° 53' 59"	39.41'	S28° 28' 30"E
C40	15.98'	10.00'	91° 33' 13"	14.33'	S45° 13' 04"W
C41	4.90'	135.00'	2° 04' 50"	4.90'	N0° 24' 05"E
C42	3.06'	4.00'	43° 48' 41"	2.98'	N66° 59' 08"E
C43	0.05'	477.34'	0° 00' 23"	0.05'	N78° 51' 07"E
C44	2.29'	40.00'	3° 17' 13"	2.29'	S88° 57' 27"E
C45	0.64'	40.00'	0° 54' 54"	0.64'	N88° 56' 30"E
C46	7.45'	272.50'	1° 34' 02"	7.45'	S31° 08' 29"E

LOT 'B'	Dedicated Street ROW	3,987 NW NE, 3,869 SW NE
LOT 'C'	Dedicated Street ROW	8,957 NW NE
LOT 'D'	Dedicated Street ROW	31,762 NW SE, 14,336 SW NE
OUTLOT 'A'	3507 Lilac Alley	28,247 NW NE
OUTLOT 'B'	2411 Middleton Road (Alley 'E')	1,744 NW NE
OUTLOT 'C'	2410 Middleton Road (Alley 'G')	1,812 SW NE
OUTLOT 'D'	2314 Middleton Road (Alley 'H')	1,571 SW NE
OUTLOT 'E'	3609 Barn Alley	4,973 SW NE
OUTLOT 'F'	3500 Ansley Avenue (Pond A)	50,598 SW NE, 164,296 NW NE
OUTLOT 'YY'	3699 Ansley Avenue	414,596 NW SE, 1,128,056 SW NE, 68,692 SE NE, 72,087 NW NE, 125,648 NE NE
OUTLOT 'ZZ'	3298 Cedar Lane	208,398 NW NE

LINE TABLE		
LINE #	LENGTH	BEARING
L1	36.00'	S89° 26' 41"W
L2	30.37'	S89° 26' 41"W
L3	65.89'	S84° 16' 59"W
L4	70.26'	N1° 05' 39"W
L5	67.54'	N1° 05' 39"W
L6	4.75'	N43° 54' 21"E
L7	41.14'	N52° 07' 04"W
L8	48.89'	S52° 07' 04"E
L9	50.84'	N89° 15' 12"E
L10	13.80'	N30° 36' 49"E
L11	24.43'	N89° 21' 40"E
L12	2.00'	N89° 11' 20"E
L13	74.88'	N89° 11' 20"E
L14	75.00'	N89° 11' 20"E
L15	22.00'	N89° 11' 20"E
L16	86.30'	N89° 11' 20"E
L17	79.85'	N0° 38' 20"W
L18	79.57'	N0° 34' 48"W

LINE TABLE		
LINE #	LENGTH	BEARING
L19	79.30'	N0° 36' 33"W
L20	79.22'	N0° 36' 32"W
L21	91.40'	N0° 37' 12"W
L22	120.55'	S0° 37' 12"E
L23	56.70'	N89° 23' 56"E
L24	21.36'	N89° 23' 56"E
L25	74.96'	N89° 23' 56"E
L26	74.96'	N89° 23' 56"E
L27	27.71'	N89° 23' 56"E
L28	56.16'	N89° 23' 56"E
L29	82.08'	S0° 36' 32"E
L30	82.69'	S0° 36' 35"E
L31	21.39'	N89° 23' 56"E
L32	77.98'	N89° 23' 56"E
L33	84.86'	S0° 38' 20"E
L34	77.98'	N89° 23' 56"E
L35	87.04'	S0° 38' 20"E
L36	87.54'	S0° 38' 20"E

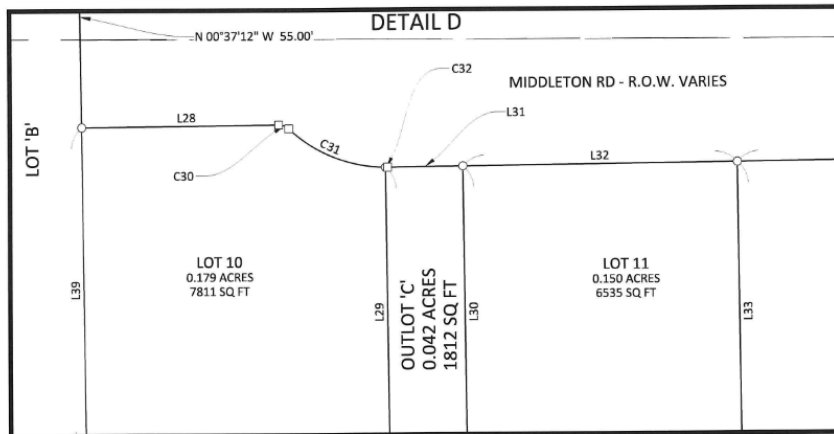
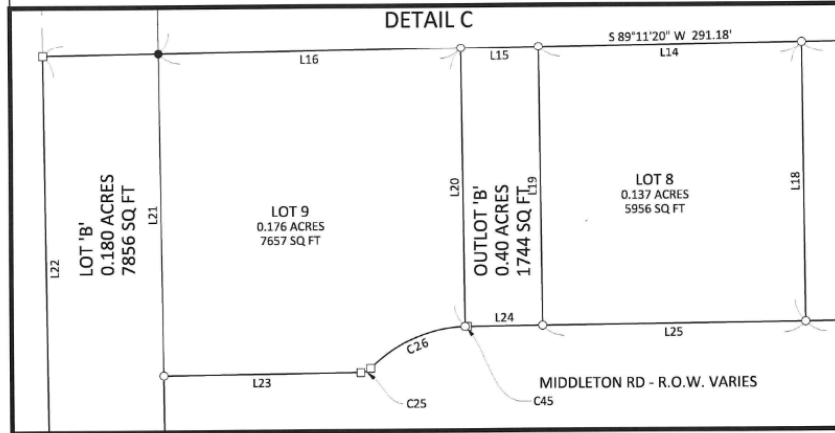
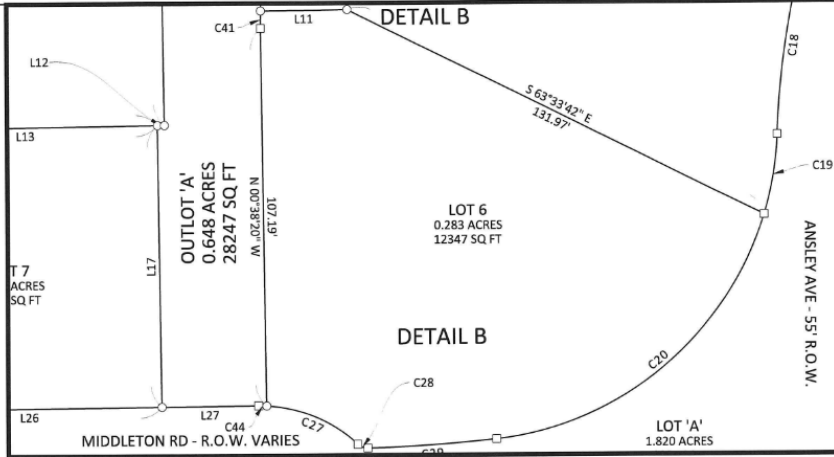
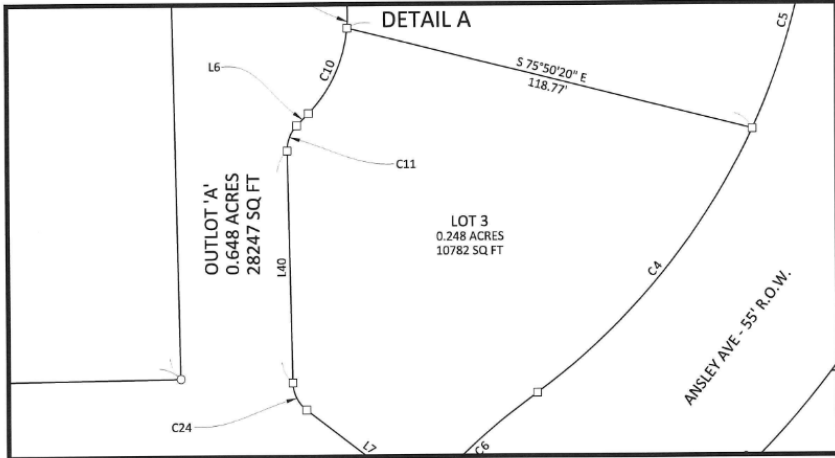
LINE TABLE		
LINE #	LENGTH	BEARING
L37	18.00'	N89° 23' 56"E
L38	3.70'	N89° 23' 56"E
L39	92.18'	N0° 37' 12"W
L40	65.79'	N1° 05' 39"W
L41	5.00'	S0° 59' 40"W
L42	26.87'	N89° 00' 20"W
L43	35.99'	N0° 33' 32"W
L44	42.46'	N89° 00' 20"W
L45	72.19'	S56° 52' 33"W
L46	29.81'	S31° 55' 29"E
L47	22.56'	S31° 55' 29"E
L48	71.46'	S56° 52' 33"W
L49	55.00'	S64° 58' 30"W
L50	41.61'	S31° 55' 29"E
L51	32.37'	N89° 00' 20"W
L52	26.00'	S89° 26' 28"W
L53	66.03'	N89° 16' 14"E
L54	55.01'	S1° 48' 23"E

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 PARCEL 'X', PARCEL 'R', PART OF THE NW1/4 OF THE SE1/4, & PART OF THE NE1/4 OF SEC. 21, T83N,
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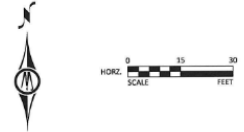


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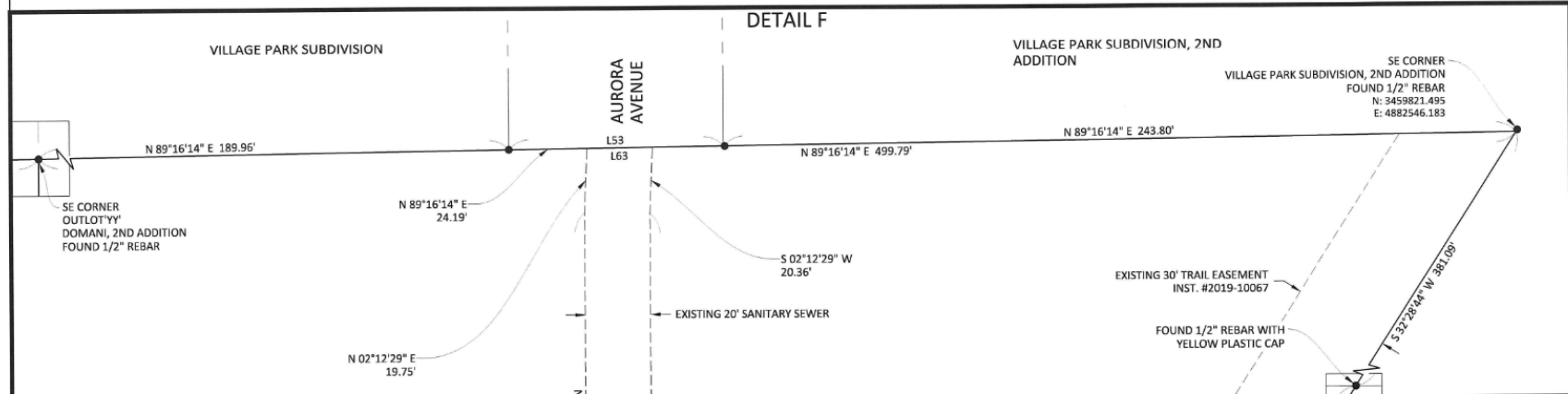
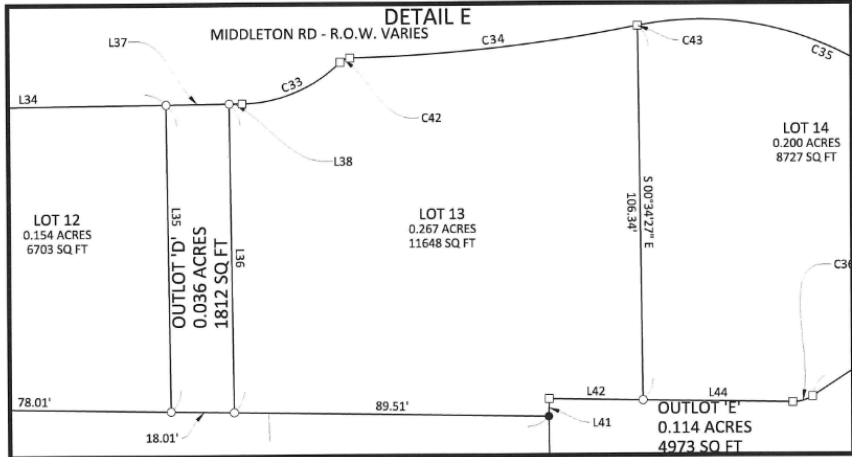
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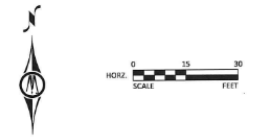
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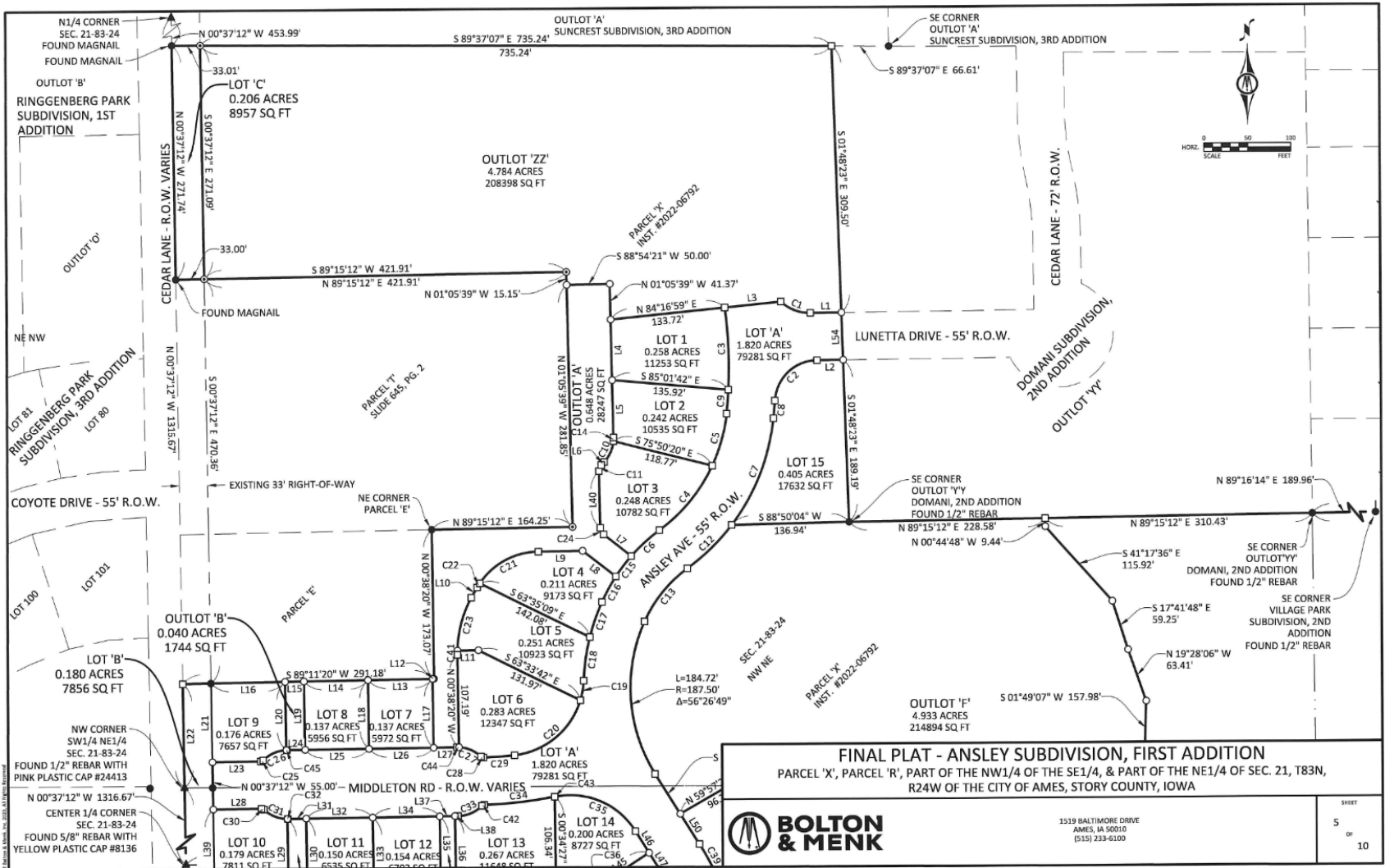
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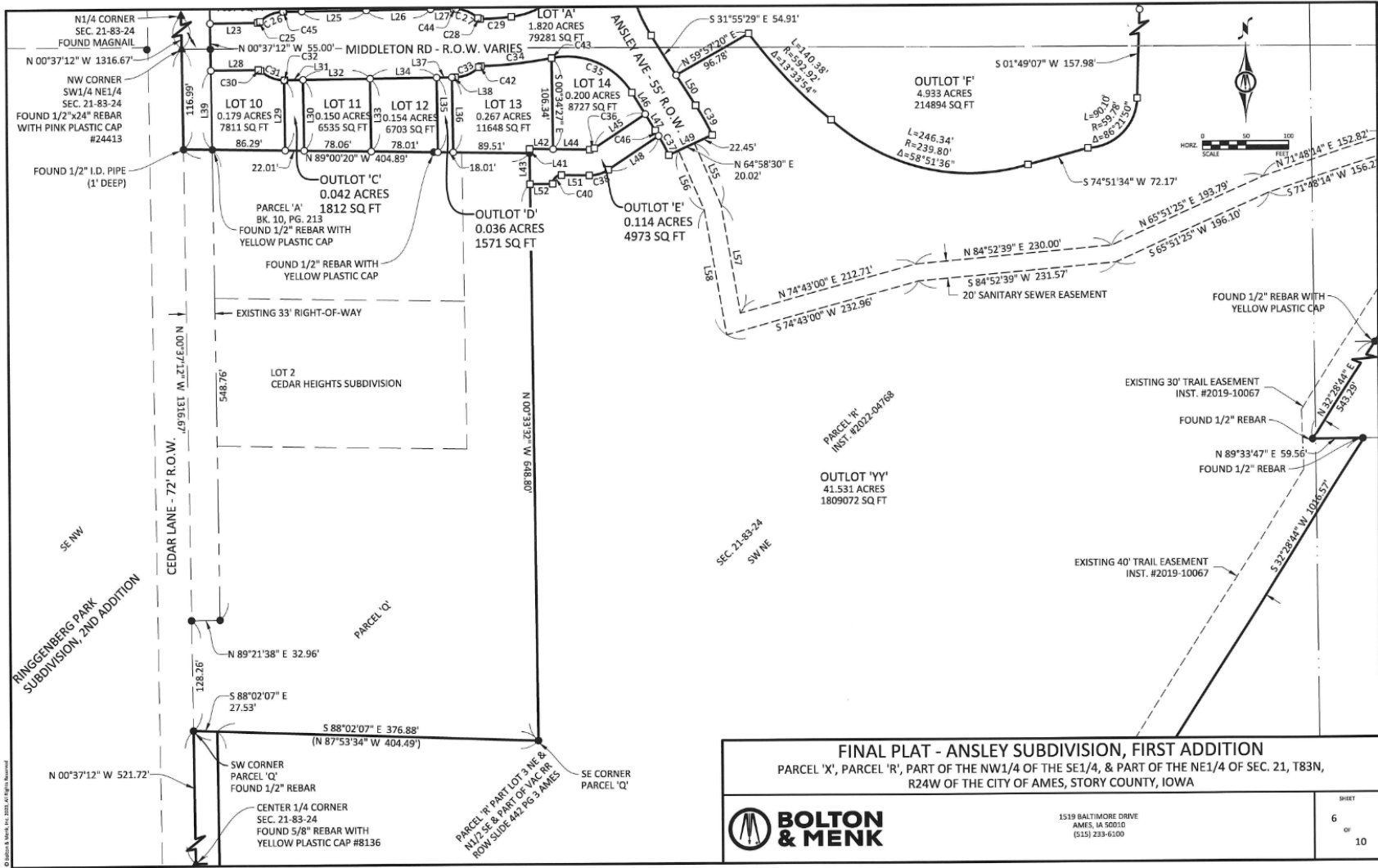
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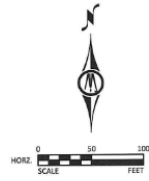
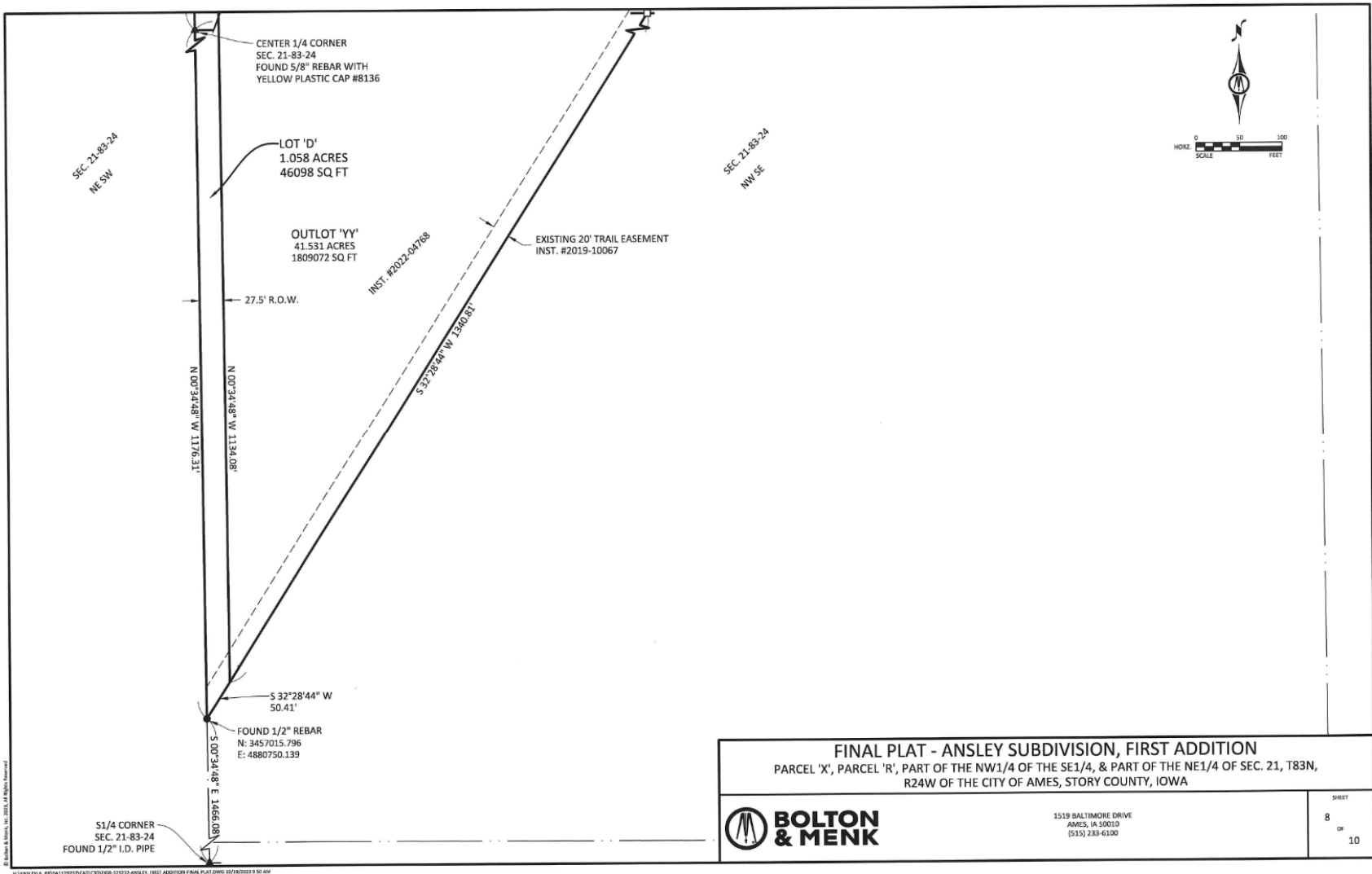
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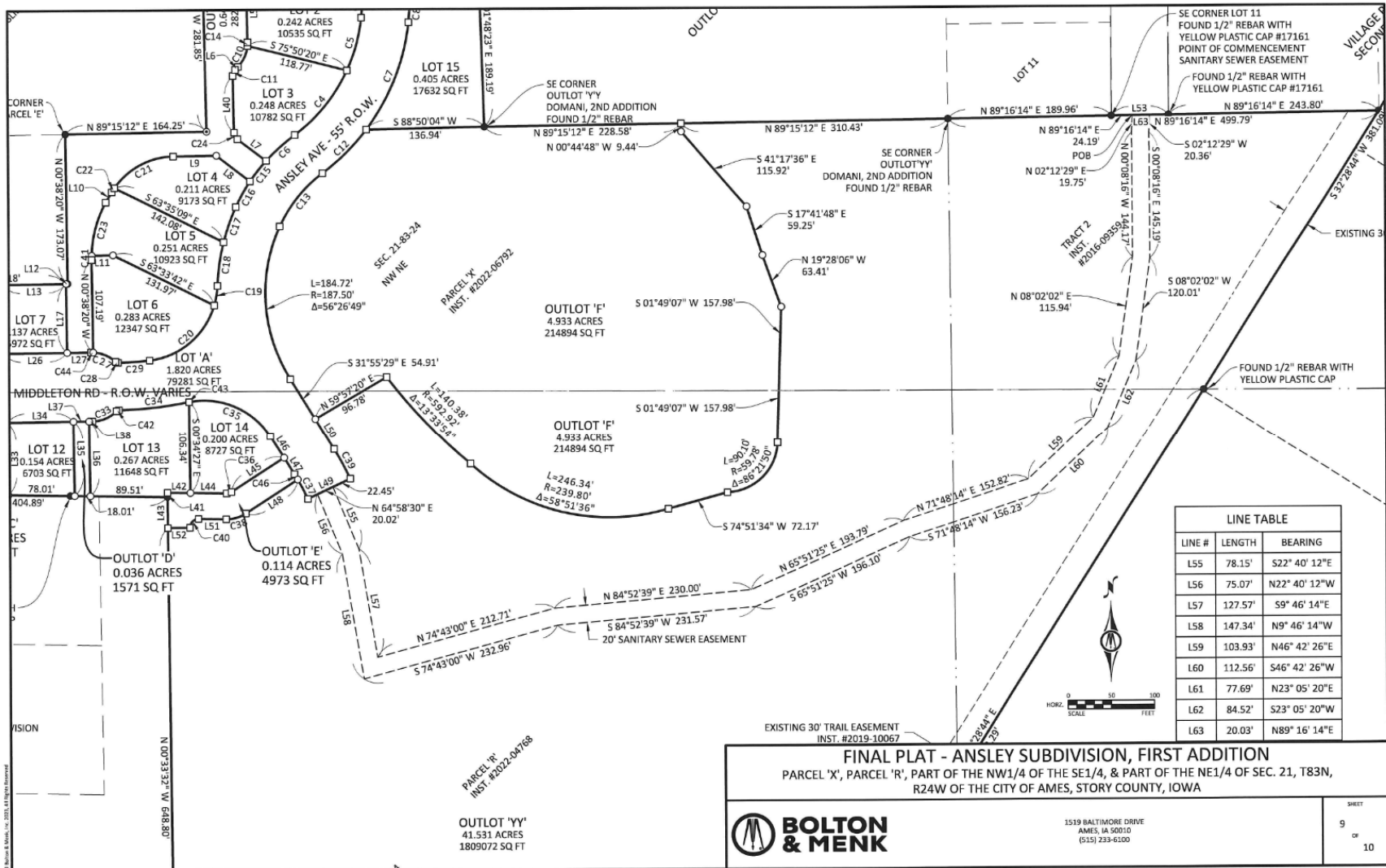


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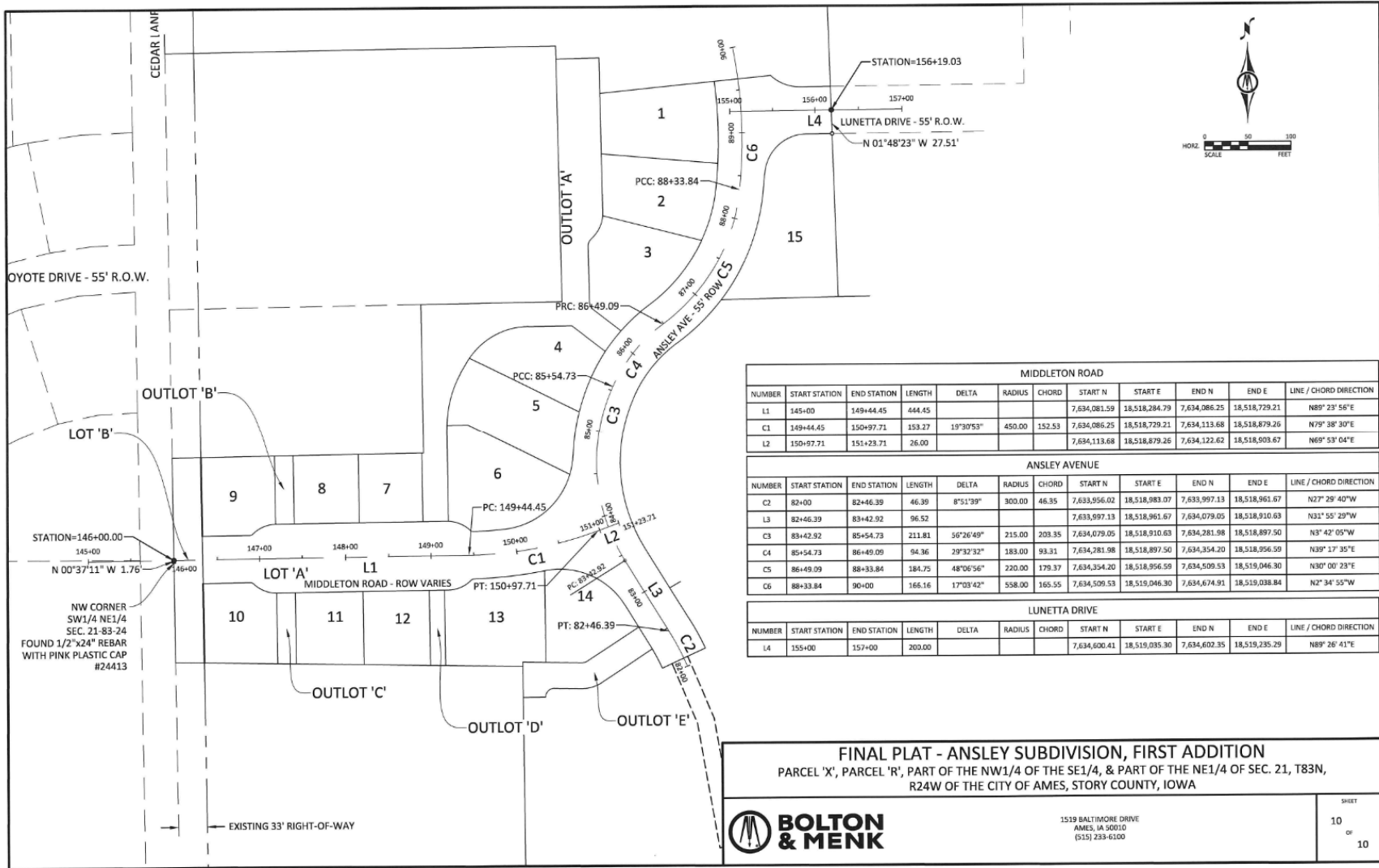
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MIDDLETON ROAD

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L1	145+00	149+44.45	444.45				7,634,081.59	18,518,284.79	7,634,086.25	18,518,729.21	N89° 23' 56" E
C1	149+44.45	150+97.71	153.27	19°30'53"	450.00	152.53	7,634,086.25	18,518,729.21	7,634,113.68	18,518,879.26	N79° 38' 30" E
L2	150+97.71	151+23.71	26.00				7,634,113.68	18,518,879.26	7,634,122.62	18,518,903.67	N69° 53' 04" E


ANSLEY AVENUE

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
C2	82+00	82+46.39	46.39	8°51'39"	300.00	46.35	7,633,956.02	18,518,983.07	7,633,997.13	18,518,961.67	N27° 29' 40" W
L3	82+46.39	83+42.92	96.52				7,633,997.13	18,518,961.67	7,634,079.05	18,518,910.63	N31° 55' 29" W
C3	83+42.92	85+54.73	211.81	56°26'49"	215.00	203.35	7,634,079.05	18,518,910.63	7,634,281.98	18,518,897.50	N3° 42' 05" W
C4	85+54.73	86+49.09	94.36	29°32'32"	183.00	93.31	7,634,281.98	18,518,897.50	7,634,354.20	18,518,956.59	N39° 17' 35" E
C5	86+49.09	88+33.84	184.75	48°06'56"	220.00	179.37	7,634,354.20	18,518,956.59	7,634,509.53	18,519,046.30	N30° 00' 23" E
C6	88+33.84	90+00	166.16	17°03'42"	558.00	165.55	7,634,509.53	18,519,046.30	7,634,674.91	18,519,038.84	N2° 34' 55" W

LUNETTA DRIVE

NUMBER	START STATION	END STATION	LENGTH	DELTA	RADIUS	CHORD	START N	START E	END N	END E	LINE / CHORD DIRECTION
L4	155+00	157+00	200.00				7,634,600.41	18,519,035.30	7,634,602.35	18,519,235.29	N89° 26' 41" E

FINAL PLAT - ANSLEY SUBDIVISION, FIRST ADDITION
 PARCEL 'X', PARCEL 'R', PART OF THE NW1/4 OF THE SE1/4, & PART OF THE NE1/4 OF SEC. 21, T83N, R24W OF THE CITY OF AMES, STORY COUNTY, IOWA


BOLTON & MENK
 1519 BALTIMORE DRIVE
 AMES, IA 50010
 (515) 233-6100

SHEET
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 OF
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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:

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.