

COUNCIL ACTION FORM

SUBJECT: GRAND ASPEN SUBDIVISION THIRD ADDITION MAJOR FINAL PLAT

BACKGROUND:

Scott Randall, Randall Corporation is requesting approval of a 2-lot residential subdivision for Grand Aspen Subdivision Third Addition, which is a replat of Outlot 'A', Grand Aspen Subdivision Second Addition. The property is owned by Scott E. and Jane S. Randall. The plat includes 17.68 acres of land and is located directly east of the property occupied by the Ames Christian School at 715 and 919 South 16th Street. The proposed Final Plat is consistent with the Preliminary Plat and financial security has been provided for the following:

- Construction of a bicycle path from the west side of Lot 1 of Grand Aspen Subdivision to the west side of Outlot B of Aspen Ridge Subdivision. In accordance with the Developer Agreement for this subdivision, approved by the City Council on June 23, 2009, this public improvement is to be constructed by the Developer by September 1, 2009.
- Construction of a street lane in the South 16th Street right-of-way along the entire frontage of Lot 1 of Grand Aspen Subdivision Third Addition, which is to be installed by September 1, 2009.
- Construction of a street lane from the east side of Outlot B of Aspen Ridge Subdivision, to the east side of Lot 1 of Grand Aspen Subdivision Third Addition, which is to be installed at such time as when that portion of Outlot B of Grand Aspen Subdivision Third Addition, or Outlot B of Aspen Ridge Subdivision, is platted into one or more lots with numeric designation and not as an outlot, or at such time as the City Council approves the funding agreement for the extension of Grand Avenue to South 16th Street, whichever occurs first.

Along with the Final Plat, the following documents have been submitted:

- Council Acceptance Resolution;
- Consent and Dedication documents signed by the property owners and the mortgagee;
- Attorney's Opinion verifying ownership and that the property is free of encumbrances;
- Certificate of the County Treasurer certifying the property is free of taxes and assessments;
- New easements for public utilities;
- Agreement for Street Trees; and,

- Public Improvements Agreement for construction of a bicycle path and street lane, as discussed above, secured with Letters of Credit in the amounts of \$108,610 for construction of the bicycle path and a segment of the new street lane, and \$180,670 for the remaining segment of the new street lane.

Staff has determined that the Preliminary Plat conditions for approval and the requirements of the Municipal Code have all been satisfied. Therefore, staff concludes that the proposed Final Plat complies with the Preliminary Plat approved on June 23, 2009, to relevant and applicable design standards of Ames Municipal Code Chapter 23, Subdivisions, to other City ordinances and standards, and to the City's Land Use Policy Plan.

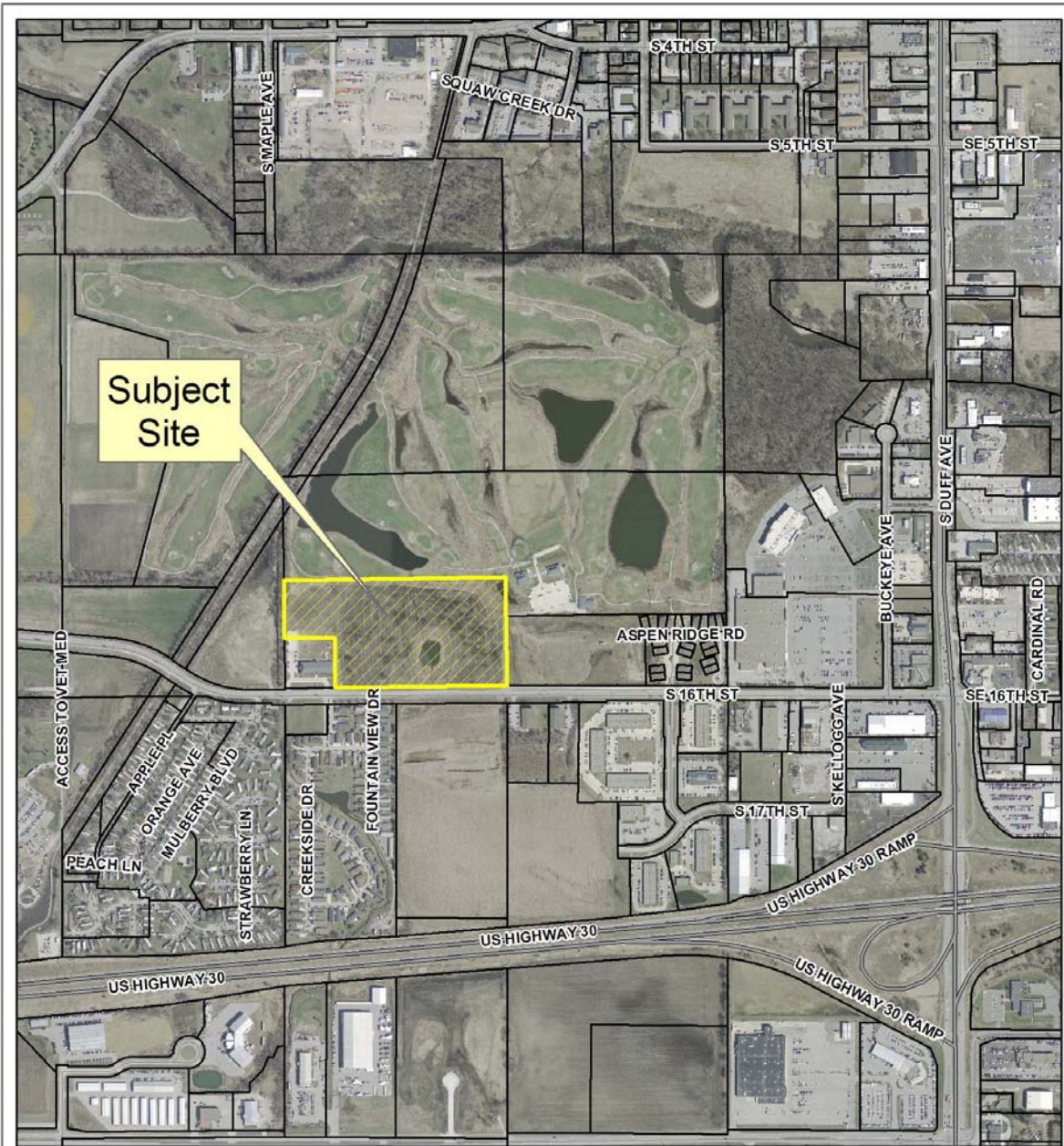
ALTERNATIVES:

1. The City Council can:
 - a) Approve the Final Plat of Grand Aspen Subdivision Third Addition,
 - b) Accept the Easement Grants to the City,
 - c) Approve the Agreement for Street Trees, and
 - d) Approve the Public Improvements Agreement.
2. If the City Council finds that the conditions of approval for the Final Plat have not been adequately satisfied, the City Council can deny approval of the Final Plat of Grand Aspen Subdivision Third Addition.
3. The City Council can refer this back to staff and/or the property owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The proposed Final Plat for Grand Aspen Subdivision Third Addition is consistent with the requirements of a major subdivision and the stipulations for approval of the Preliminary Plat.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1. Approval of the resolution will allow the Final Plat for Grand Aspen Subdivision, Third Addition and accompanying documents to be recorded in the office of the County Recorder.



Subject Site

**Location Map
Grand Aspen 3rd Add. Final Plat**

