

**COUNCIL ACTION FORM**

**SUBJECT: MINOR SUBDIVISION FINAL PLAT FOR SAFLY SUBDIVISION**

**BACKGROUND:**

Jody McCaskey is requesting approval of a final plat for Safly Subdivision within the two mile fringe area. The proposed subdivision is located at 1512 X Avenue, approximately two miles southwest of Ames in rural Boone County. A location map is found in Attachment 1.

At the March 1, 2011, meeting the City Council approved Mr. McCaskey's request for a waiver of the design and improvement standards (Division IV) of the Ames's Subdivision Regulations (Chapter 23). That approval contained the conditions that an application for a final plat and the signed covenants be submitted within six months of approval of the waiver.

Since the City Council waived the design and improvement standards, the City retains only its interest in ensuring the terms of the Ames Urban Fringe Plan are met. The proposed subdivision is located in an area designated as Agriculture/Farm Services. The Plan describes Agriculture/Farm Service as follows:

*The designation encompasses large areas of highly valuable farmland, with farming and agricultural production as the primary activity. This designation also includes areas where the landowner has chosen not to use the land for agricultural production. The vegetative cover of this land may be native (either original or re-established) or introduced, but not part of the Natural Areas land use designation.*

Policy 4 specifically addresses residential development within this area.

*AFS Policy 4: Limit non-agricultural residences in the Agriculture and Farm Service designation to homes existing at the time of this Plan or remaining scattered building sites where farmstead homes once existed or homes on very large parcels of ground typical of the agricultural setting. Otherwise, subdivision for the creation of new residential development lots is not supported within the Agriculture and Farm Service designation.*

Since the proposed lot is the site of a farmstead, the division of the quarter-quarter section is consistent with the Plan. The remaining 33.5-acre lot will remain in agricultural production as noted by its Outlot designation and the note that states this lot is "reserved for agricultural purposes." Therefore, the proposed subdivision is consistent with the Ames Urban Fringe Plan.

The applicant has signed and submitted the standard three covenants which bind the current and future owners to: request annexation when the City asks them to, pay for any buyout of rural water upon annexation, and agree not to contest any assessment necessary for the installation of public improvements installed by the City.

**ALTERNATIVES:**

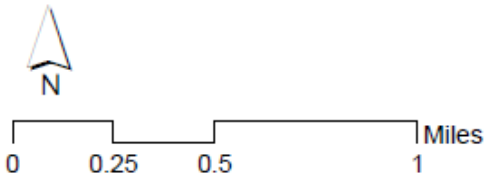
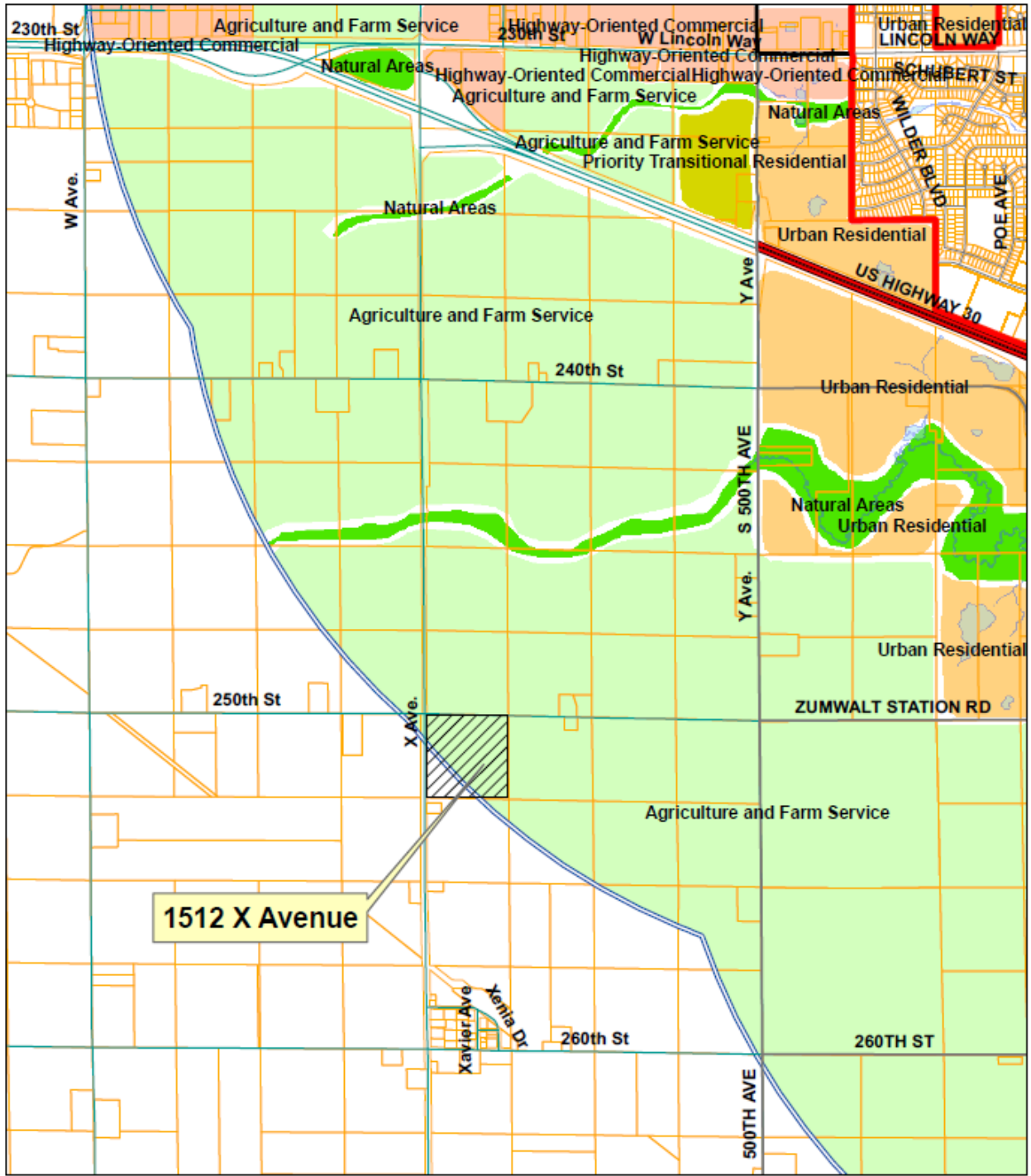
1. The City Council can approve the Minor Final Plat known as Safly Subdivision.
2. The City Council can deny the Minor Final Plat known as Safly Subdivision, based on its own determinations.
2. The City Council can refer this back to staff and/or the property owner for additional information.

**MANAGER'S RECOMMENDED ACTION:**

The proposed Minor Final Plat for Safly Subdivision is consistent with the Ames Urban Fringe Plan. The proposed plat will allow an existing single family home to be sold separately from the remainder of the 40-acre parcel with the stipulation that the remainder remain as agricultural land. The terms that the City Council applied in granting the waiver from the subdivision standards earlier this month have been met.

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 Safly Subdivision and accompanying documents to be recorded in the office of the County Recorder.

# ATTACHMENT 1: GENERAL LOCATION



# ATTACHMENT 2: FINAL PLAT

