

COUNCIL ACTION FORM

SUBJECT: MINOR FINAL PLAT FOR MATTHEW'S SUMMIT SUBDIVISION

BACKGROUND:

Mark Gannon is requesting approval of a final plat for Matthew's Summit Subdivision, which is within the City's two mile fringe area and includes approximately 8.24 acres. It is located southwest of the intersection of Riverside Road and Stagecoach Road, presently addressed as 3805 Stagecoach Road in rural Story County. Five residential lots for the construction of single-family homes are proposed, ranging in size from one acre to 3.27 acres; and Lot "A", including 0.47 acres, will be dedicated to Story County as right-of-way for Stagecoach Road. (See "Attachment A" for a copy of the proposed final plat.)

On August 9, 2011, the City Council approved Mr. Gannon's request for a waiver of the design and improvement standards (Division IV) of the Ames's Subdivision Regulations and the requirement for approval of a Preliminary Plat. **That approval contained the conditions that an application for a final plat and the signed covenants, for Lots 1 and 2, be submitted within six months of approval of the waiver. The applicant has signed and submitted the standard three covenants which bind the current and future owners to (1) request annexation when the City asks them to, (2) pay for any buyout of rural water upon annexation, and (3) agree not to contest any assessment necessary for the installation of public improvements installed by the City.**

Since the City Council waived the design and improvement standards, the City retains only its interest in that ensuring the terms of the Ames Urban Fringe Plan are met. The proposed subdivision is located in an area that straddles two different land use designations of the Urban Fringe Plan. The Plan shows that frontage along East Riverside Road is Rural Transitional Residential while Stagecoach Road is Rural Residential. Lots 1 and 2 are designated as Rural Transitional Residential, and Lots 3, 4, and 5 are in the area designated as Rural Residential. An excerpt of the Urban Fringe Plan map is shown on "Attachment B." **The terms of the 28-E agreement between the City of Ames, Story County and Gilbert have given subdivision jurisdiction in some areas of the plan (including Rural Residential) to Story County, while the City of Ames and Story County retain joint jurisdiction in other areas (including Rural Transitional Residential).**

The Plan describes "Rural Transitional Residential (RTR)" as follows:

"Areas designated Rural Transitional Residential are located in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan planning horizon. Rural Transitional Residential development is designed to transition seamlessly into adjacent rural residential and agricultural land uses,

providing buffers where necessary to separate residences from particularly intense or noxious agricultural activities. Residential densities within this designation are between rural densities and urban densities.”

Policy 1 specifically addresses the density of residential development in the RTR portion of the proposed subdivision:

“This land use designation includes all single-family and two-family residential land uses/developments that involve average net densities between one unit per acre and 3.75 units per acres.”

Lots 1 and 2, lying within the Rural Transitional Residential area, meet the density standard described above.

The Plan describes “Rural Residential (RR)” as follows:

“Residential land uses within Rural Residential designated areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale.”

Policy 1 specifically addresses the density of residential development in the RR portion of the proposed subdivision:

“This land use designation includes all single-family residential land uses/developments that involve maximum average net densities of one unit per acre.”

Lots 3, 4 and 5, lying within the Rural Residential area, meet the density standard described above.

The City Council is to ascertain whether the final plat conforms to relevant and applicable design and improvement standards in the adopted subdivision regulations, to other City ordinances and standards, to the City’s Land Use Policy Plan and to the City’s other adopted plans, in accordance with Section 23.303(4) of the *Municipal Code*.

On August 9, 2011, the City Council waived the design and improvement standards for Matthew’s Summit Subdivision and the requirement for approval of a Preliminary Plat. It can be concluded, based on this finding, that the final plat conforms to the City’s adopted subdivision design and improvement standards.

The applicant has proposed a rural residential subdivision that includes two lots in the Rural Transitional Residential area of the urban fringe, each containing 1.00 acre, and three lots in the Rural Residential area, with lot sizes of 1.00 acre, 1.50 acres and 3.27 acres. Each lot is proposed for construction of one single-family home (one unit). **It can be concluded, based upon these findings, that the density requirements in the adopted Urban**

Fringe Plan for the Rural Transitional Residential area and the Rural Residential area are met by the proposed subdivision.

ALTERNATIVES:

1. The City Council can approve the Minor Final Plat known as Matthew's Summit Subdivision, based upon the findings and conclusions as described in the staff analysis.
2. The City Council can deny the Minor Final Plat known as Matthew's Summit Subdivision if it determines that the proposed subdivision does not conform to adopted standards and regulations.
3. The City Council can refer this back to staff and/or the property owner for additional information.

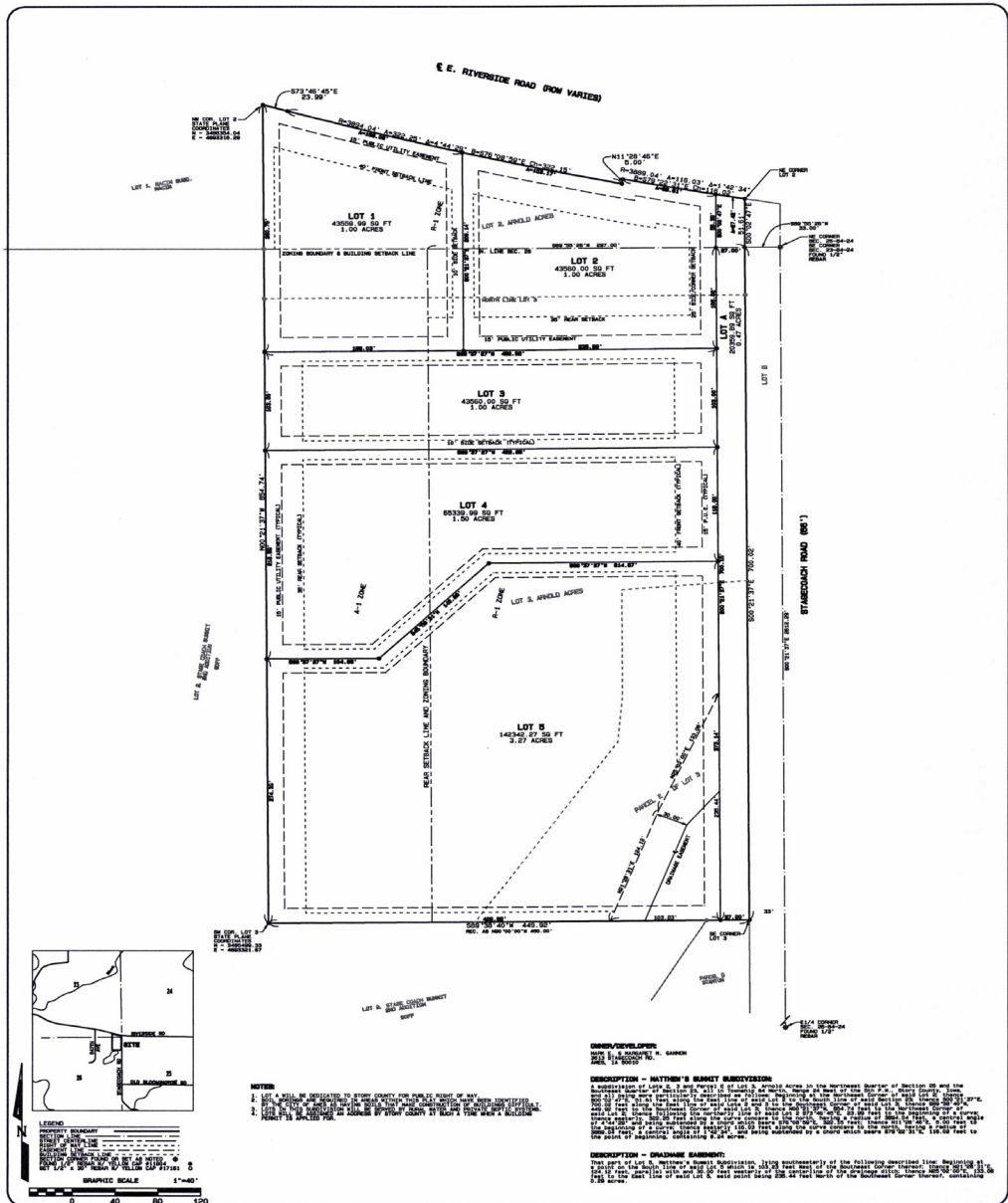
MANAGER'S RECOMMENDED ACTION:

The proposed Minor Final Plat for Matthew's Summit Subdivision is consistent with the Ames Urban Fringe Plan. Upon approval of the Final Plat by Story County, the plat will be recorded to enable the construction of a single-family home on each of the five lots. The terms that the City Council applied in granting the waiver from the subdivision standards 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 Matthew's Summit Subdivision and accompanying documents to be recorded in the office of the Story County Recorder.

ATTACHMENT A FINAL PLAT OF MATTHEW'S SUMMIT SUBDIVISION



STUMBO & ASSOCIATES
LAND SURVEYING, INC.
510 S. 17th STREET, SUITE 102 AMES, IOWA, 50010
PHONE 515-233-3604 FAX 515-233-4402

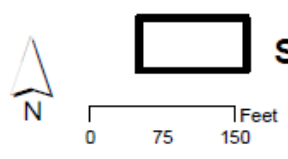
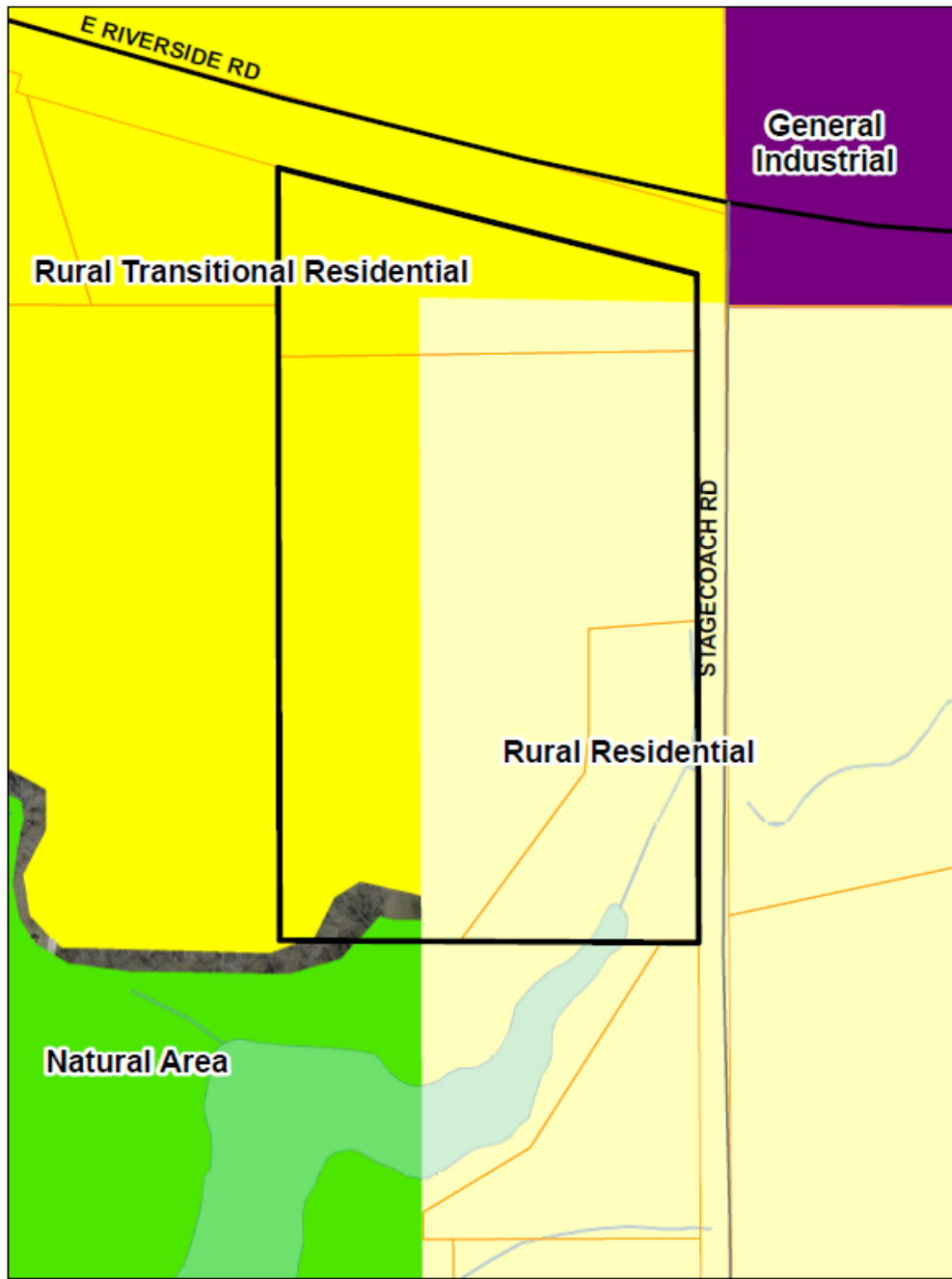
FINAL PLAT
MATTHEW'S SUMMIT SUBDIVISION
A SUBDIVISION OF LOTS 2, 3 AND PARCEL E OF LOT 3,
ARNOLD ACRES, STORY COUNTY, IOWA
JOB #16345 DATE: 7/21/11 PAGE: 1 of 1

DESCRIPTION - MATTHEW'S SUMMIT SUBDIVISION:
This plat is a subdivision of the land described in the plat of the Arnold Acres, Story County, Iowa, and is a subdivision of Lots 2, 3 and Parcel E of Lot 3, Arnold Acres, Story County, Iowa, as shown on the plat of the Arnold Acres, Story County, Iowa, recorded in Book 10, Page 100, of the records of Story County, Iowa. The total area of the land described in this plat is 10.27 acres, more or less. The land is divided into six lots, as shown on this plat. The area of each lot is as follows: Lot 1, 1.00 acres; Lot 2, 1.00 acres; Lot 3, 1.00 acres; Lot 4, 1.00 acres; Lot 5, 1.00 acres; and Lot 6, 3.27 acres. The boundaries of each lot are as shown on this plat. The plat is subject to the provisions of the plat of the Arnold Acres, Story County, Iowa, recorded in Book 10, Page 100, of the records of Story County, Iowa.

DESCRIPTION - ORIGINAL BOUNDARIES:
The original boundaries of the land described in this plat are as shown on the plat of the Arnold Acres, Story County, Iowa, recorded in Book 10, Page 100, of the records of Story County, Iowa. The original boundaries are as follows: the north boundary is the north boundary of the Arnold Acres, Story County, Iowa; the east boundary is the east boundary of the Arnold Acres, Story County, Iowa; the south boundary is the south boundary of the Arnold Acres, Story County, Iowa; and the west boundary is the west boundary of the Arnold Acres, Story County, Iowa.

R. Stumbo 7/22/11
STATE OF IOWA
COUNTY OF STORY
77161

**ATTACHMENT B
URBAN FRINGE PLAN DESIGNATIONS**



Subject Parcel

