

**COUNCIL ACTION FORM**

**SUBJECT:** MARY GREELEY SUBDIVISION MINOR FINAL PLAT

**BACKGROUND:**

Mary Greeley Medical Center is requesting approval of a Final Plat for a minor subdivision of the property located at 2322 East 13<sup>th</sup> Street (See *Attachment A*). The Final Plat divides Parcel "C" into three lots for development in the "G-1" (General Industrial) zoning district (See *Attachment B*).

The City Council is asked to determine compliance with the applicable law found in "*Attachment C*." Staff's analysis of the proposed subdivision plat demonstrates compliance with existing zoning and subdivision standards.

Based upon this analysis, the City Council may conclude that the Final Plat conforms to relevant and applicable design and improvement standards of the *Ames Municipal Code* Chapter 23 (Subdivisions), to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.

The addendum and attachments to this report provide additional background information.

**ALTERNATIVES:**

1. The City Council can approve the Final Plat for Mary Greeley Subdivision.
2. The City Council can deny the Final Plat for Mary Greeley Subdivision if it finds that it does not comply with the applicable ordinances, standards or plans.
3. The City Council can refer this request back to staff or the applicant for additional information to be returned not later than the City Council meeting of March 26, 2013.

**MANAGER'S RECOMMENDATION:**

The proposed Final Plat for Mary Greeley Subdivision is consistent with the City's existing subdivision and zoning regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Final Plat for Mary Greeley Subdivision.

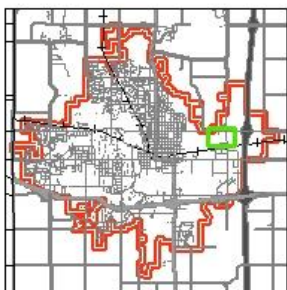
## ADDENDUM

### INTRODUCTION:

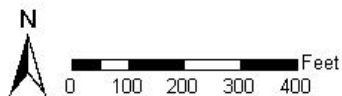
The applicant proposes to subdivide the existing Parcel "C" into three lots. "Attachment B" shows the subject site with the division of property, as requested by the owner. A total of 5.33 acres are included in the plat. Lot 1 includes 1.67 acres and is the site of the Kidney Dialysis Center for Mary Greeley Medical Center. Lot 2 includes 1.96 acres of vacant land area, and Lot 3 includes 1.70 acres for development. Land included in the proposed subdivision is designated as "General Industrial" on the Future Land Use Map of the Land Use Policy Plan, and is zoned as "GI" (General Industrial).

**Full utilities exist to serve this site, so no public improvements are needed at this time.** A cross access easement is being provided for vehicular traffic between Lots 1 and 3.

# Attachment A General Location



**Location Map  
2922 E13th Street**



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## **Attachment C Applicable Law**

The laws applicable to this case file are as follows:

*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.