

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR SOUTH FORK SUBDIVISION FIFTH ADDITION

BACKGROUND:

On June 11, 2013, the City Council approved a revised preliminary plat for South Fork Subdivision. Pinnacle Properties Ames LLC has submitted a final subdivision plat, consistent with that preliminary plat, to allow further residential development.

This proposed final plat of this Fifth Addition (attached) includes 18 residential lots, an extension of Sunflower Drive, a portion of a public alley, and an outlot reserved for future development. Overall, the plat comprises approximately 9.36 acres. All required improvements have been completed except as noted by the Public Works Director in the attached letter. The City Council is asked to accept those improvements that are completed. The City Council is also asked to accept the letter of credit for those remaining improvements and the agreement for the future installation of sidewalks and street trees.

An agreement between the City and the developer also requires this development, being a final plat of lots lying east of (but not adjacent to) Dotson Drive, to provide improvements to the intersection of Franklin Avenue and Lincoln Way. The developer has submitted letters of credit totaling \$455,100 for his share of the costs. This project is in the CIP for the next fiscal year.

ALTERNATIVES:

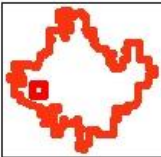
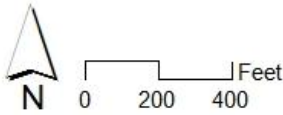
1. The City Council can approve the final plat for South Fork Subdivision Fifth Addition by finding that all requirements of *Municipal Code* §23.302(10)(b) are met.
2. The City Council can deny the Final Plat for South Fork Subdivision Fifth Addition.

MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by the City Council and that the plat conforms to the adopted ordinances and policies of the City of Ames as required by Code.

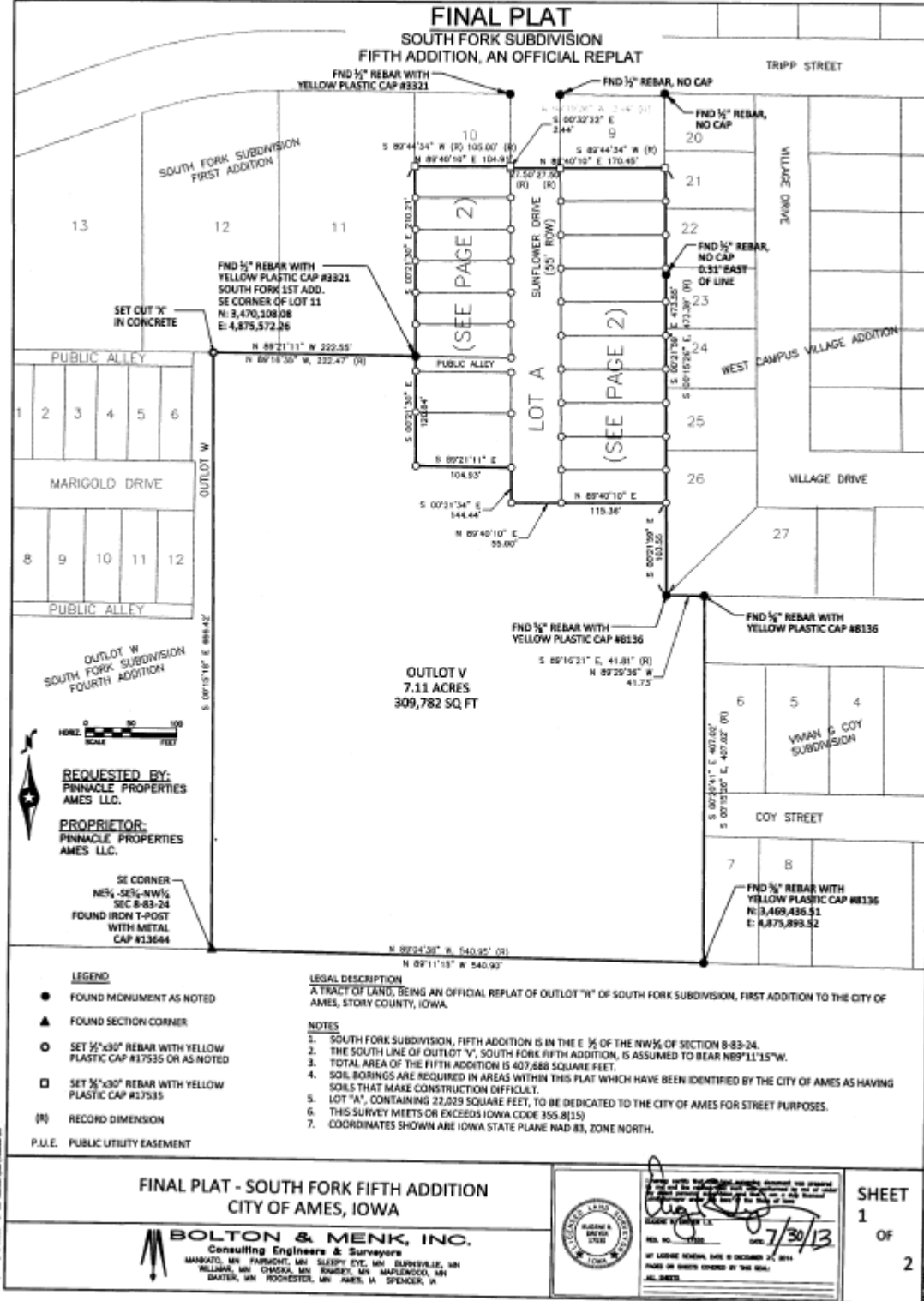
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, approving the final plat for South Fork Subdivision Fifth Addition.

Location Map

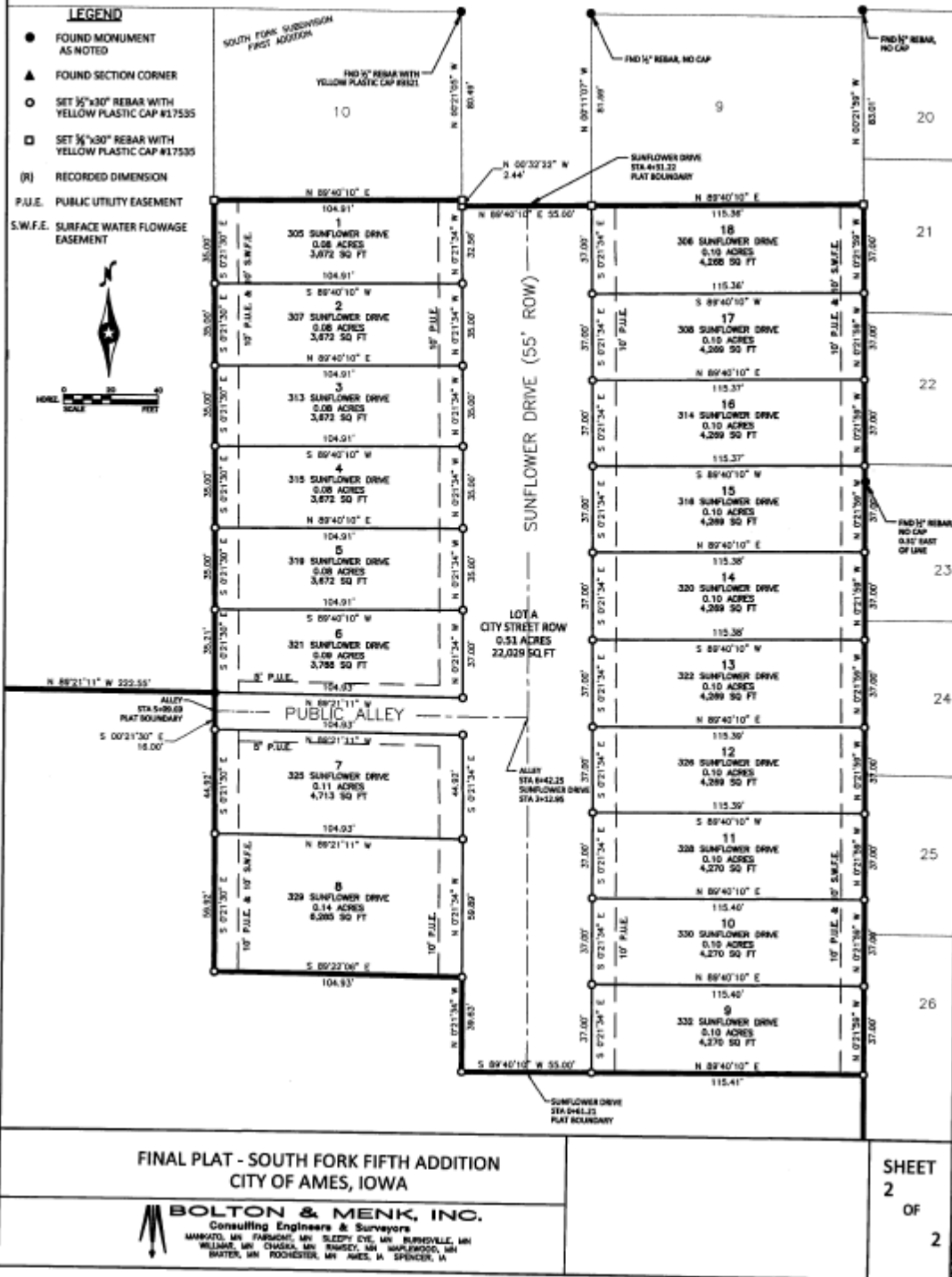


South Fork Subdivision Fifth Addition

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FOND PO BOX 668 STREET AMES, IA (515) 235-6100



FINAL PLAT **SOUTH FORK SUBDIVISION** **FIFTH ADDITION, AN OFFICIAL REPLAT**





Public Works Department
515 Clark Avenue, Ames, Iowa 50010
Phone 515-239-5160 ♦ Fax 515-239-5404

September 16, 2013

Honorable Mayor and Council Members
City of Ames
Ames, Iowa 50010

Ladies and Gentlemen:

I hereby certify that the utilities, base asphalt paving, and alley construction required as a condition for approval of the final plat of **South Fork, 5th Addition** have been completed in an acceptable manner by **Ames Trenching & Excavating of Ames, IA and Manatts, Inc. of Ames, IA**. The above-mentioned improvements have been inspected by the Engineering Division of the Public Works Department of the City of Ames, Iowa and found to meet City specifications and standards.

As a result of this certification, it is recommended that the financial security for public improvements on file with the City for this subdivision be set at **\$23,410**. The remaining work covered by this financial security includes the asphalt surfacing, street lighting, pedestrian ramps, erosion control, and temporary rock along Marigold Drive.

Sincerely,

John C. Joiner, P.E.
Director

JJ/jc

cc: Finance, Contractor, Construction Supervisor, PW Senior Clerk, Planning & Housing,
Subdivision file

Public Works Department
Engineering

515.239.5160 *main* 515 Clark Ave. P.O. Box 811
515.239.5404 *fax* Ames, IA 50010
www.CityofAmes.org

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:

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. 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.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)