

**COUNCIL ACTION FORM**

**SUBJECT: MAJOR FINAL PLAT FOR DOTSON DRIVE SUBDIVISION**

**BACKGROUND:**

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. This "Subdivision Code" includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The creation of new lots is classified as either a major or minor subdivision, with a major subdivision requiring a two step platting process to finalize the creation of new lots. The "Preliminary Plat" is first approved by the City Council, and identifies the layout of the subdivision and any necessary or required public improvements. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Hunziker Christy Shirk Builders, Inc. is requesting approval of a major final plat for Dotson Drive Subdivision. The Dotson Drive Subdivision lies north of Mortensen Road on the west side of Dotson Drive as shown on Attachment A – *Location Map*.

The final Plat includes 15 lots for single-family detached homes and three additional outlots for open space. Seven of the lots along the north portion of the site will have access onto Dotson Drive while the remaining eight lots will be accessed from a newly developed public loop street, Dotson Place. There is a broad size range in the single family lot areas from .2 acres to 1.27 acres in size. All lots meet minimum size requirements and frontage requirements for the FS-RL zoning district. Additionally, there will be a path connection from Dotson Drive to Cochrane Parkway along Lot 2.

Three outlots in the proposed subdivision total 1.12 acres. Outlots A and B, which include 1.02 acres, will function as open space, utility easement areas and part of the storm water system. On the Final Plat, Outlots A and B include public utility, storm water detention, and surface water flowage easements over each entire outlot. Outlot C is a parcel of land included in this development from the previously platted Southfork Subdivision and is part of the existing Conservation Easement Area. The outlots and open area created by the loop street will be retained under the control of the homeowners association and will not become a city responsibility for maintenance.

Public improvements, including streets, sidewalks, sanitary sewer, water, storm sewer system, street lights, trails, subdrains and seeding for storm water detention basins are required as part of this major subdivision. New sewer and water connections were installed with the extension of Dotson Drive and required as part of the Minor Final plat for Ames Middle School Plat 3. Financial security, in the amount of \$249,577 has been

provided to cover the cost of completing the remaining public improvements. All public improvements, including sidewalks 5 feet wide, must be installed within three years of final plat approval. Street trees can still be deferred until occupancy of each home.

The financial security allows the City to complete the improvements, including the sidewalks, after three years if necessary. The City Council is being asked to accept the signed Improvement Agreement with financial security for those improvements. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.

Public Works Department has reviewed a submitted Storm Water Management Plan for this subdivision and has determined that the development will require a partial waiver of the requirements of the adopted Post Construction Storm Water Ordinance. The Public Works Department approved on May 18, 2016 a partial waiver of the requirements of 5B by utilizing soil quality restoration and on-site detention practices. It is understood that the balance of the run-off requirements from Municipal Code, Section 5B will be accounted for by utilizing the off-site storm water management “bank” at the Scenic Valley Subdivision site for the balance of the required water volumes.

**After reviewing the proposed Final Plat, staff finds that it complies with the approved Master Plan, Preliminary Plat, and all other relevant design and improvement standards required by the Municipal Code.**

**ALTERNATIVES:**

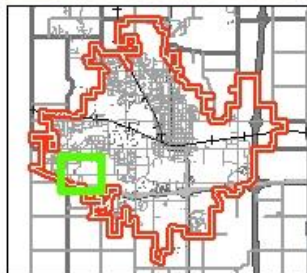
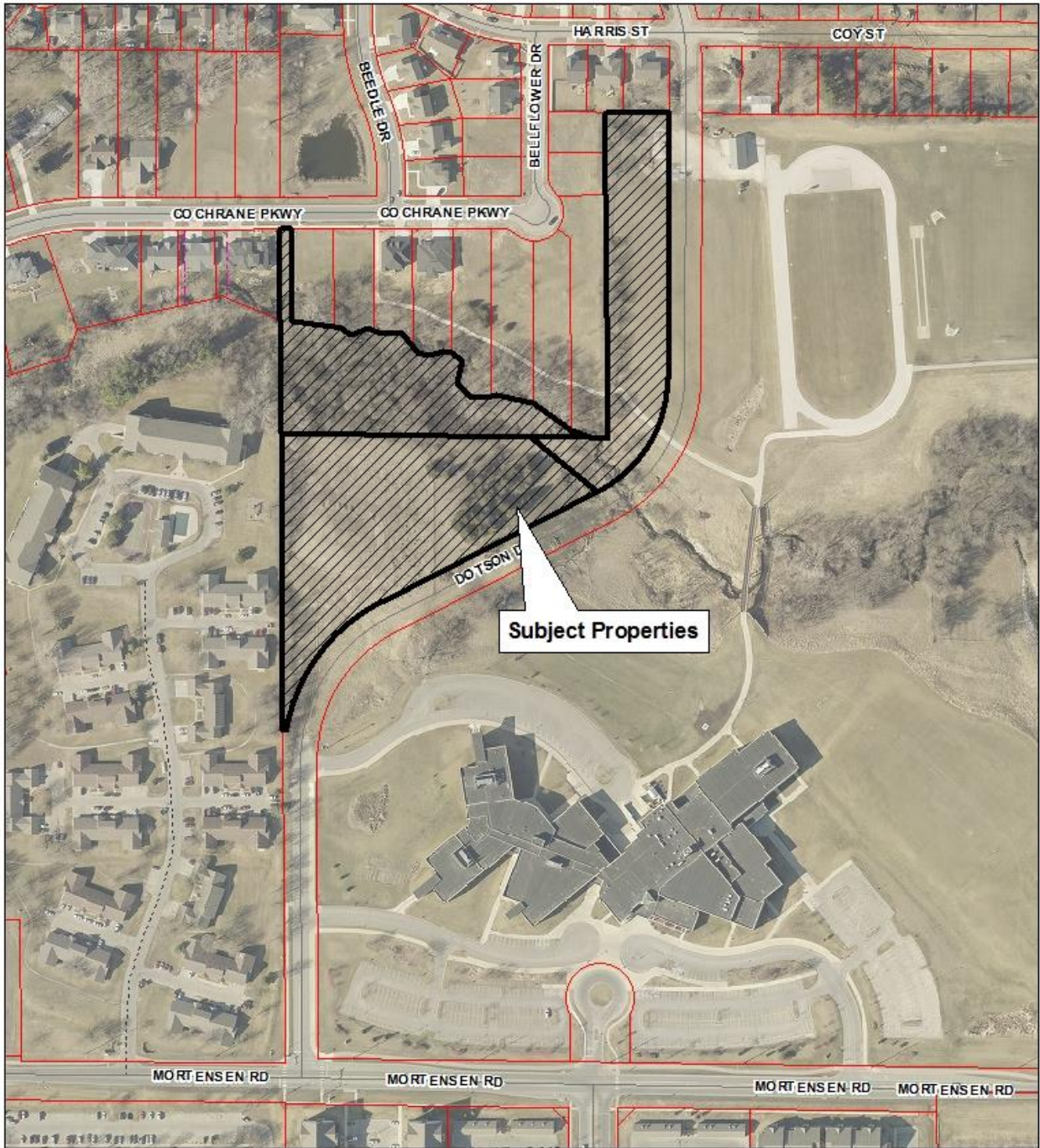
1. The City Council can approve the Final Plat of Dotson Drive Subdivision based upon the staff’s findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with an Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for Dotson Drive Subdivision, if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information.

**MANAGER’S RECOMMENDEDATION:**

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

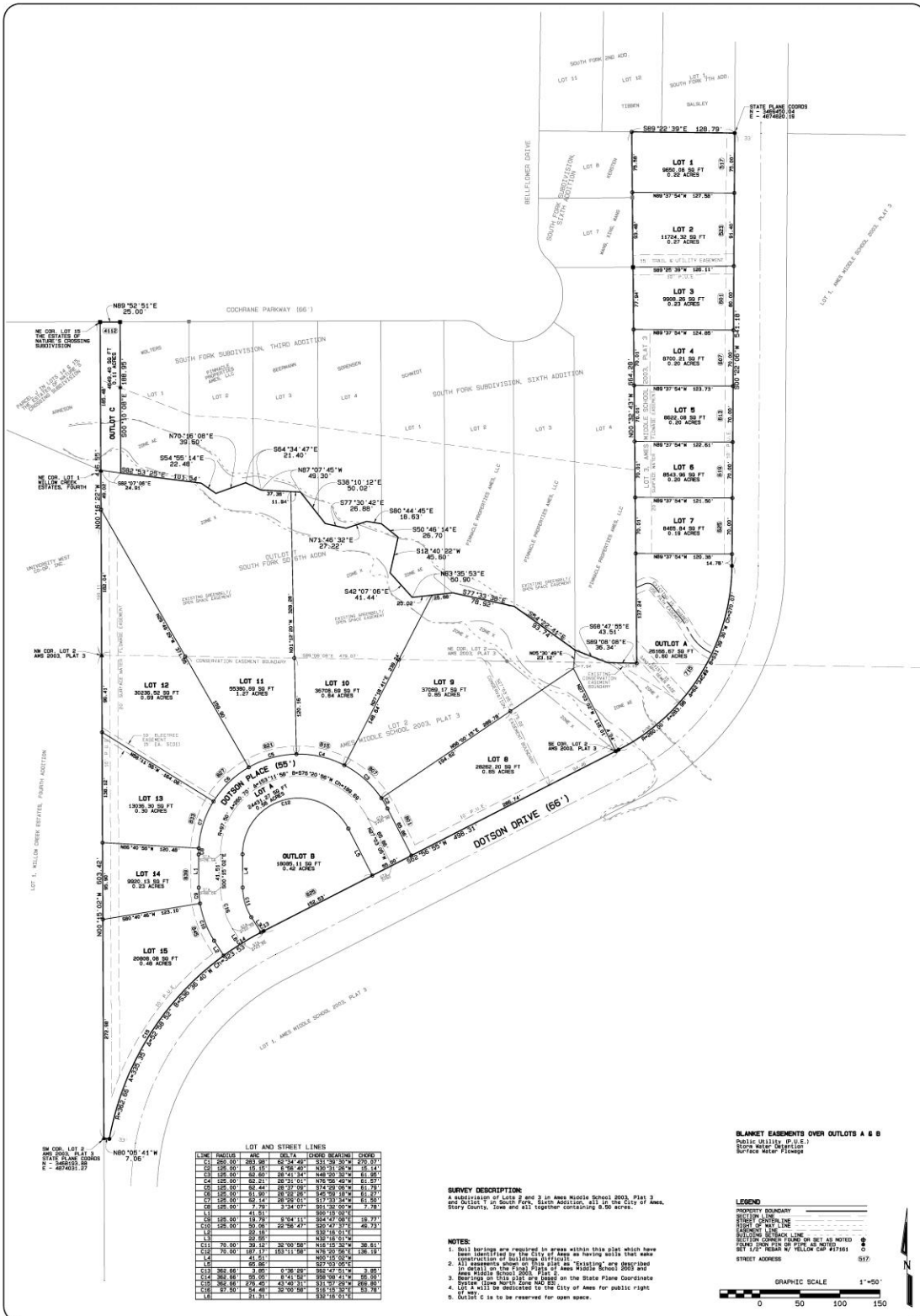
**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Dotson Drive Subdivision.**

# ATTACHMENT 1: LOCATION MAP



**Location Map  
Dotson Drive Subdivision**

# ATTACHMENT 2: DOTSON DRIVE SUBDIVISION



**STUMBO & ASSOCIATES**  
**LAND SURVEYING**  
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50010  
 PHONE 515-293-3684 FAX 515-293-4403

**FINAL PLAT**  
**DOTSON DRIVE**  
**DEVELOPMENT SUBDIVISION**  
 A SUBD. OF LOTS 2 & 3, AMES MIDDLE SCHOOL, 2003, PLAT 3  
 & OUTLOT 1, SOUTH FORK, SIXTH ADDITION, AMES, IOWA  
 JOB #16845FP DATE: 5/17/16 PAGE: 1 of 1

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
 My license number is 17161 and expires on December 31, 2017.  
 Date: \_\_\_\_\_  
 My license number is 17161 and expires on December 31, 2017.

## 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)*