

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR SUNSET RIDGE SUBDIVISION, 7th ADDITION

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 Land Development, LLC is requesting approval of a major final plat for Sunset Ridge Subdivision, 7th Addition. Sunset Ridge Subdivision, 7th Addition is located at 125 Wilder Avenue on the west end of Lincoln Way, west of Wilder Avenue and as shown on *Attachment A – Location Map*.

The Final Plat includes 20 lots for development of single family attached dwellings. Wilder Avenue is the single main access from Lincoln Way for the development. The development includes Outlot B (.80 acres) for a private street connection to each of the 20 home lots to access the rear loaded garages. Outlot B also includes a blanket easement for public utility and sidewalks. Outlot A (.77 acres) is included on the plat and identified as public open space to meet some of the minimum 40% open space required for the approved PRD, as well as blanket easement for storm sewer, storm water detention and surface water flowage. The outlots will be retained under the control of the homeowners association and will not become a city responsibility for maintenance.

New sewer and water connections have been installed based on the layout of the approved PRD and Major Site Development Plan for the sites. The public sidewalk has been installed along Lincoln Way and along the west side of the proposed development with connection to the single family homes of Sunset Ridge. The shared use path along Wilder Avenue has been proposed as part of the Preliminary Plan and will require security for this final plat. With the installation of the public water and sewer mains and the use of private streets for the development, little public improvement is necessary for the development. Financial security, in the amount of \$13,748, for the COSESCO erosion control and the public shared use path along Wilder Avenue has been provided

to cover the cost of completing the remaining public improvements. All public improvements, including sidewalks and shared use paths, must be installed within three years of final plat approval.

Chapter 23 of the Municipal Code, would typically require street trees for residential subdivisions along both sides of the street at a spacing of 30-50 feet on center to allow for the growth of the tree canopy. The applicant is meeting this minimum required, however with the existence of the median in the ROW for Wilder Avenue, a question was raised about the viability of the existing median trees with the proposed new streets trees along Wilder Avenue. Therefore, staff feels it is acceptable for the street tree plan approved with the Preliminary Plat in this situation to be adjusted in terms of number, tree type and spacing within the right-of-way along Wilder Avenue as is permitted by the spacing standards within Chapter 23. Final planting arrangements will be determined by staff based on the health of the existing trees in the median and maximizing street trees along Wilder. Street trees can still be deferred until occupancy of each home based on the sidewalk and street tree agreement.

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.

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

ALTERNATIVES:

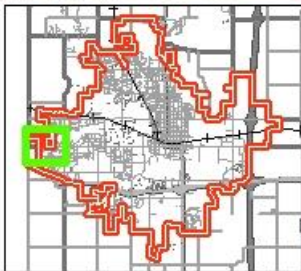
1. The City Council can approve the Final Plat of Sunset Ridge Subdivision, 7th Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with an Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for Sunset Ridge Subdivision, 7th Addition, 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 RECOMMENDATION:

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

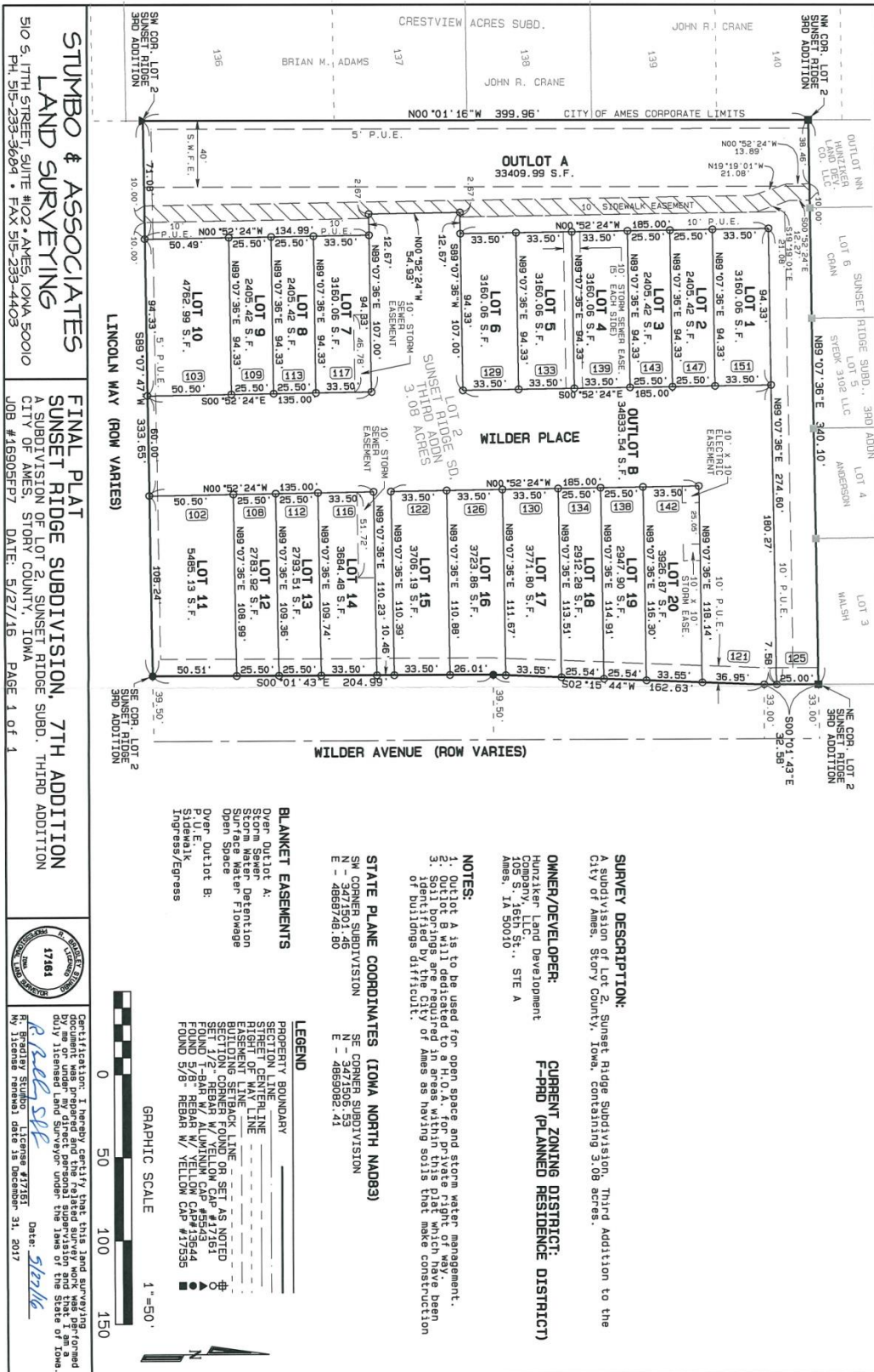
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Sunset Ridge Subdivision, 7th Addition

ATTACHMENT 1: LOCATION MAP



**Location Map
125 Wilder Avenue**

ATTACHMENT 2: SUNSET RIDGE SUBDIVISION, 7TH ADDITION



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)