

COUNCIL ACTION FORM

SUBJECT: SCENIC VALLEY SUBDIVISION, SECOND ADDITION MAJOR FINAL PLAT

BACKGROUND:

The Hunziker Development Company has submitted a final subdivision plat for Scenic Valley Subdivision, Second Addition. The First Addition was approved in October, 2014. The subdivision is zoned as FS-RL (Suburban Low Density), which allows exclusively for single-family residential development. The Scenic Valley development lies west of George Washington Carver Avenue and east of Squaw Creek.

The proposed final plat (attached) includes 20 residential lots for single family attached homes along the south end of Aldrin Avenue and 8 lots for single family detached along the north end of Aldrin Avenue. It plats about 6.59 acres and includes the completion of the cul-de-sac at the south end of Aldrin Avenue and a further extension of Aldrin Avenue to the north. This northern extension of Aldrin Avenue will temporarily terminate in a dead end but has the required fire truck turnaround in anticipation of a future extension. Aldrin Avenue will eventually extend north to connect with a cross street (Barcelos Street). The next addition in this subdivision is likely to trigger the requirement for a second road (Barcelos Street) to be constructed that connects to GW Carver.

The applicant has provided an agreement for the installation of street trees and sidewalks. The agreement requires the financial security for the sidewalks which must be installed the earlier of three years or prior to issuance of a certificate of occupancy for a house on the lot. The street trees are deferred until occupancy with no financial security required.

The developer has provided a letter of credit in the amount of \$44,857.90 for the completion of the improvements including sidewalks, which the City Council is asked to accept, along with those improvements already completed.

The approval of the preliminary plat included two conditions. The first is that, “prior to final plat approval, the street light and street planting plan for the attached single-family home portion of Aldrin Avenue south of Weston Drive “be prepared and presented to the Planning and Housing Department for review and approval to ensure appropriate space is reserved for off-street parking coordinated with driveway placement.” The staff has reviewed the plan and finds it acceptable. There will be approximately 11 on-street parking spaces along Aldrin upon its completion.

The second condition is that an “easement document or similar restriction...be prepared for City staff review that contains specific language regarding the protection of trees and slopes as described in the master plan.” Such language was incorporated into the easement language for the First Addition, but is not relevant for this Second Addition as

the trees and steep slopes that precipitated that easement language are not in this Second Addition.

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

ALTERNATIVES:

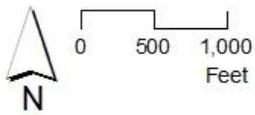
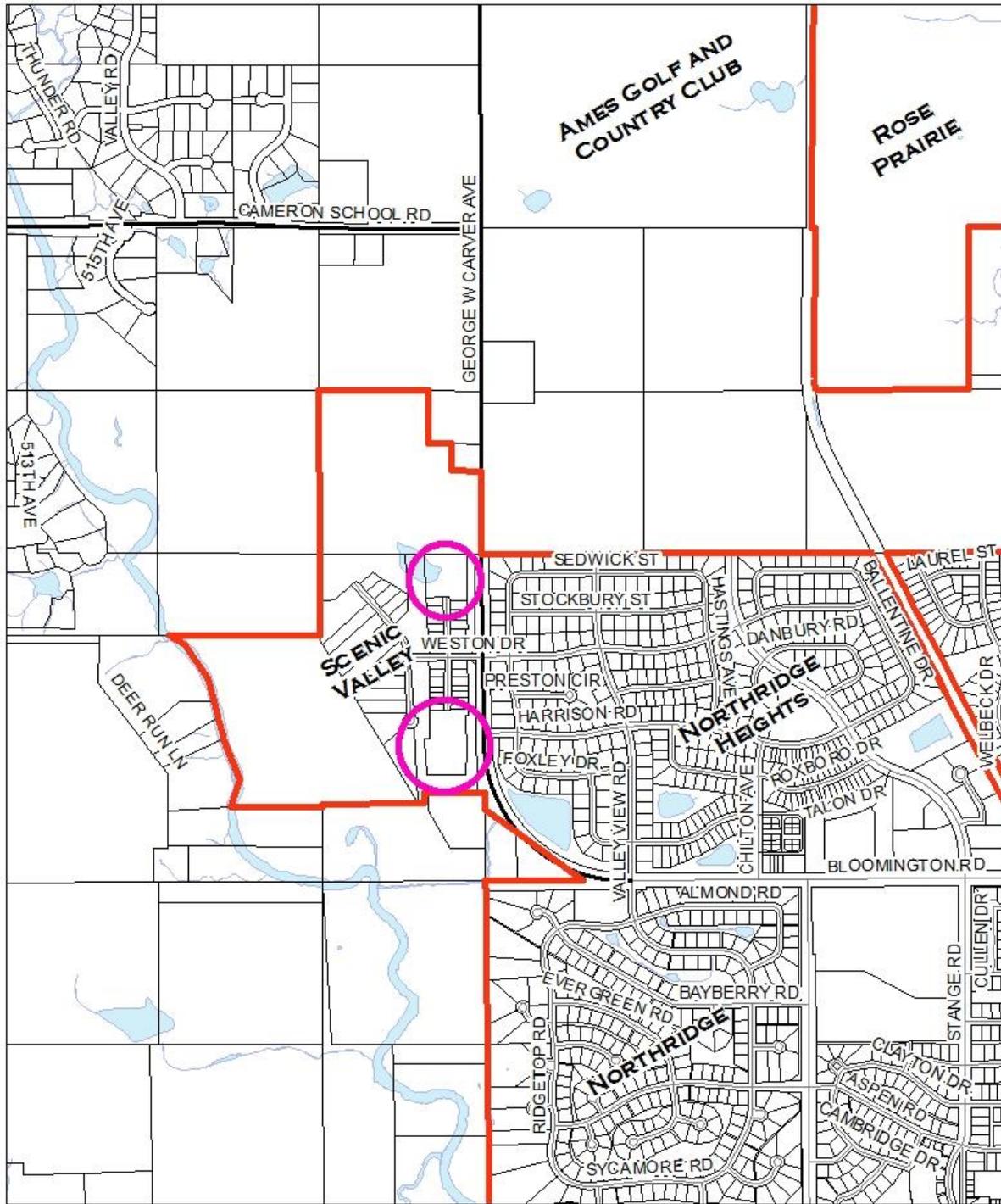
1. The City Council can approve the following two items:
 - a. Approve the Final Plat of Scenic Valley Subdivision, Second Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans.
 - b. Accept the completed improvements along with the Improvement Agreement and financial security in lieu of the installation of the remaining required improvements.
2. The City Council can deny the Final Plat for Scenic Valley Subdivision, Second 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.

CITY MANAGER'S RECOMMENDED ACTION:

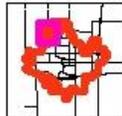
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

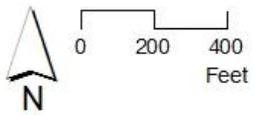
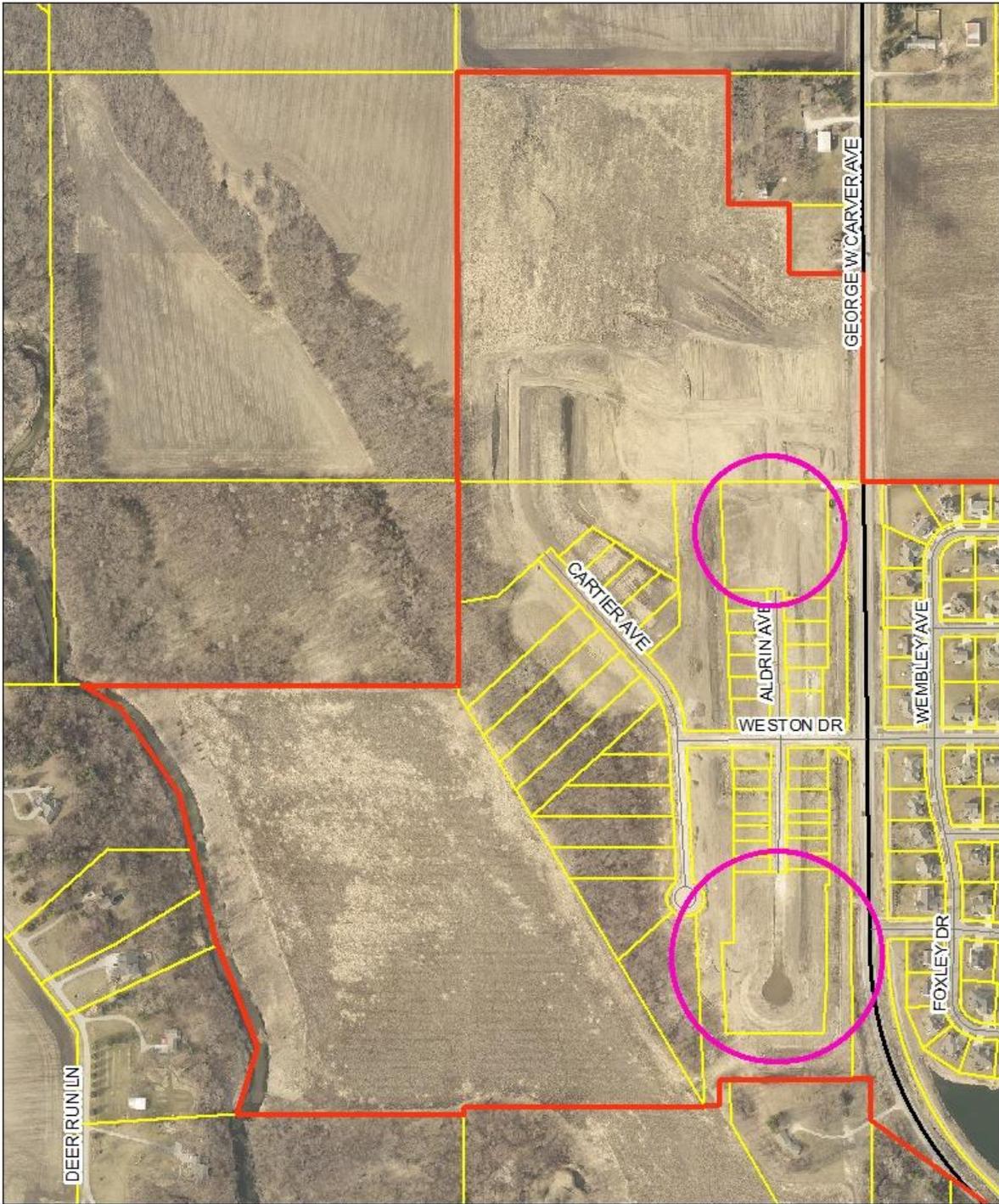
General Location Map (proposed new lots in pink circles)



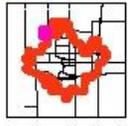
Legend
 Ames City Limits



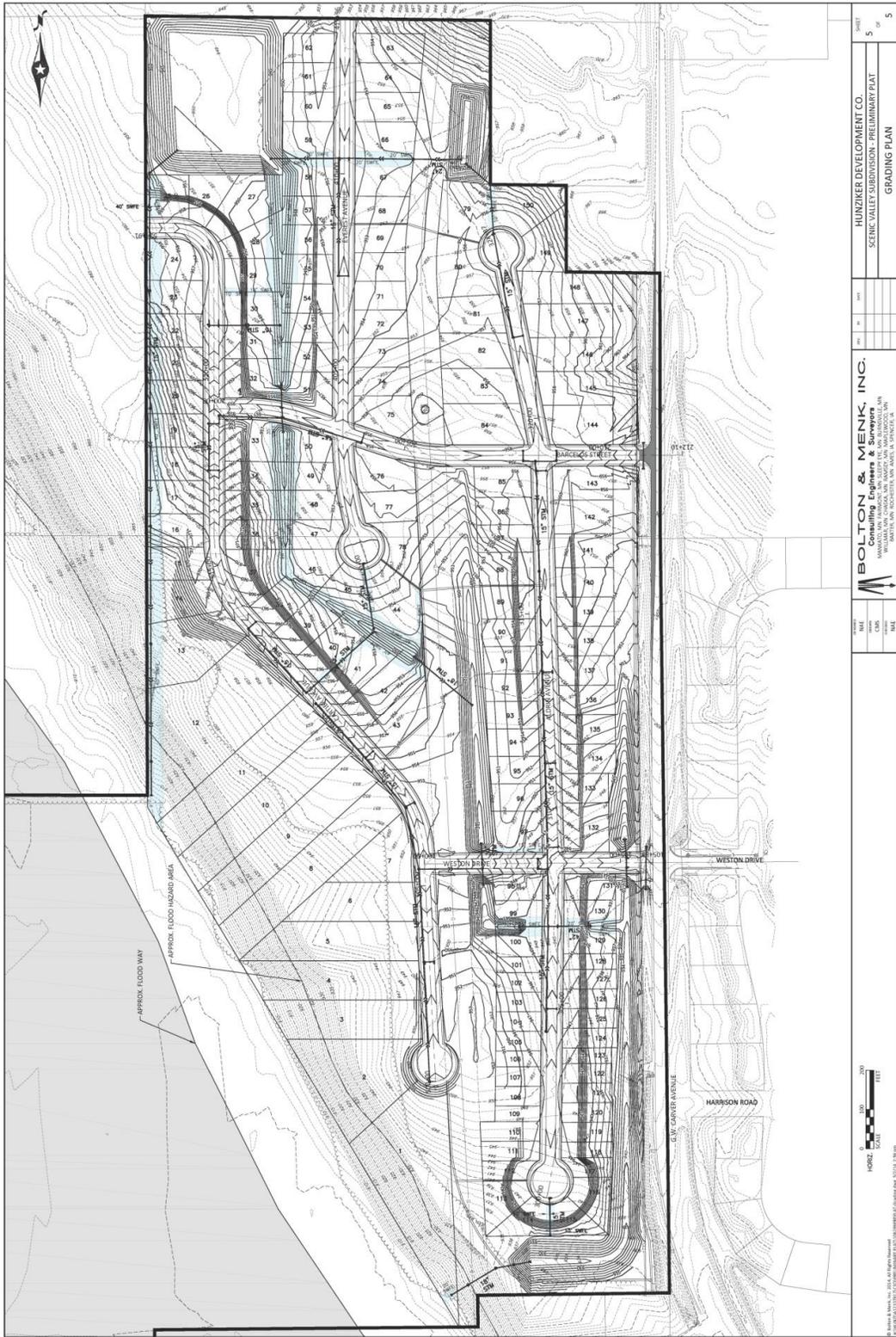
Scenic Valley (proposed lots in pink circles)



Legend
[Red Outline] Ames City Limits

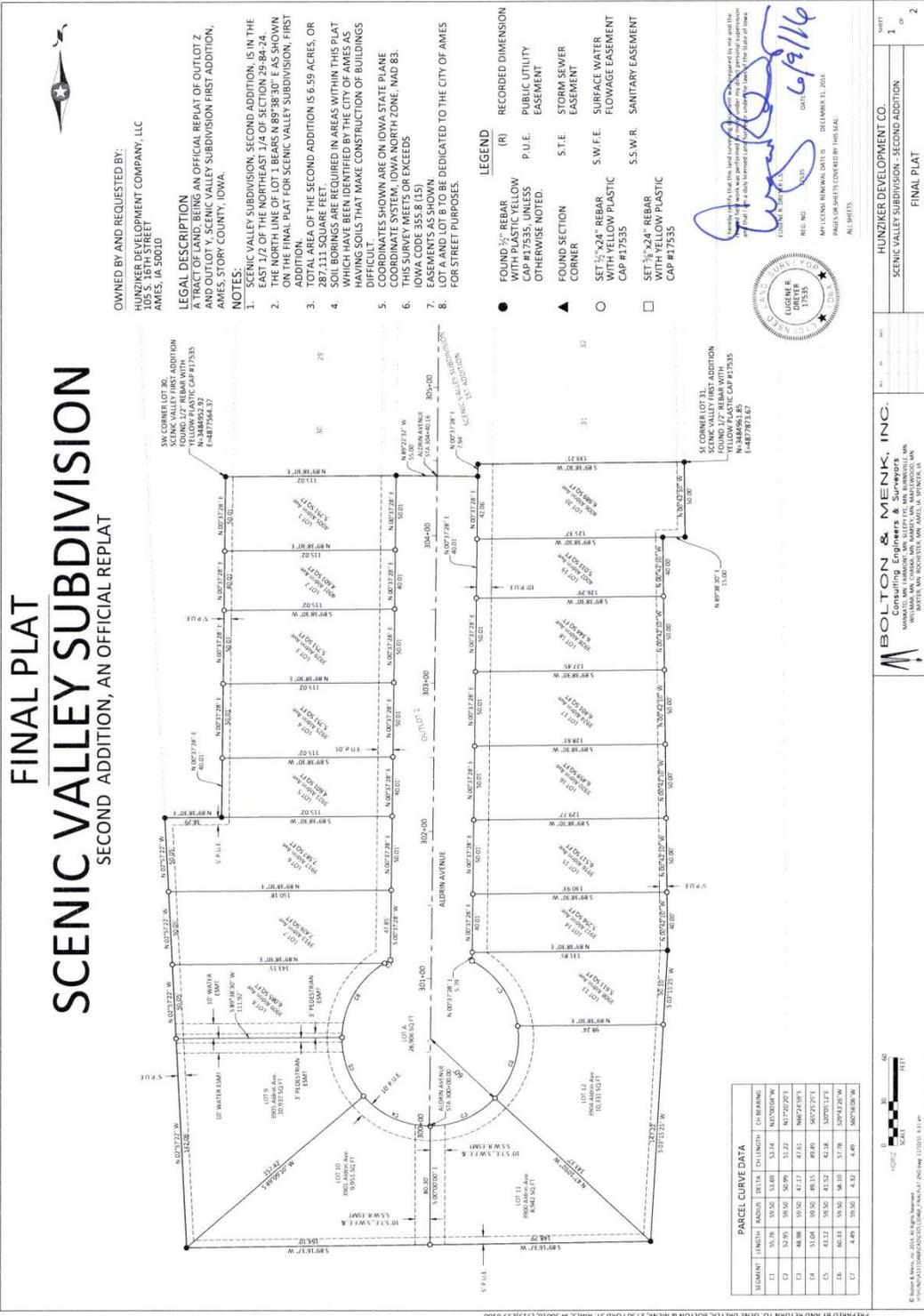


Approved Preliminary Plat



<p>HUNZIKER DEVELOPMENT CO. SCENC VALLEY SUBDIVISION - PRELIMINARY PLAT</p>		<p>Sheet 5 of 5</p>
<p>BOLTON & MENK, INC. Consulting Engineers & Surveyors 10000 W. PARKWAY, SUITE 100, PARKWAY CENTER, DENVER, CO 80231 DENVER, COLORADO, U.S.A. TEL: 303.751.1100</p>		<p>DATE NOV 14 2012</p>
<p>SCALE 1" = 100'</p>		<p>DATE NOV 14 2012</p>
<p>PROJECT SCENC VALLEY SUBDIVISION - PRELIMINARY PLAT</p>		<p>DATE NOV 14 2012</p>
<p>DESCRIPTION GRADING PLAN</p>		<p>DATE NOV 14 2012</p>

Scenic Valley Subdivision, Second Addition (South End of Aldrin Avenue)



BOLTON & MENK, INC.
SURVEYORS
MANASSAS, VA | FARMINGTON, NH | SLEEPY HOLE, MD | BIRMINGHAM, AL
MAYFIELD, VA | ROCKFORD, IL | WYOMING, WY | ST. LOUIS, MO

HUNZIKER DEVELOPMENT CO.
SCENIC VALLEY SUBDIVISION - SECOND ADDITION
FINAL PLAT

SHEET 1 OF 2

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)