

**COUNCIL ACTION FORM**

**SUBJECT: MAJOR FINAL PLAT FOR CRANE FARM SUBDIVISION SECOND 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.

Pinnacle Properties LLC, representing the owners of 896 South 500<sup>th</sup> Avenue is requesting approval of a major final plat for Crane Farm Subdivision 2<sup>nd</sup> Addition. The Crane Farm Subdivision lies north of Highway 30 on the east side of South 500<sup>th</sup> Avenue as shown on Attachment A – *Location Map*.

A preliminary plat for the Crane Farm Subdivision was approved with a development agreement in May of 2016. **The proposed 2<sup>nd</sup> Addition does not trigger any specific provisions of the development agreement.** The approved preliminary plat calls for 50 single-family detached lots, four lots for single-family attached homes, three large lots for apartment development and three additional outlots for open space and storm water detention. A final plat for Crane Farm Subdivision 1<sup>st</sup> Addition located in the FS-RM zoned portion of the subdivision and which established Lot 1 along the south side of Mortensen Road as well as adjacent Outlot A was approved on June 28, 2016.

The Final Plat for Crane Farm Subdivision 2<sup>nd</sup> Addition includes Lots 1-19 for development of single-family detached homes and two additional outlots for future development and open space located in the FS-RL zoned portion of the subdivision north of Mortensen Road. The lots being created for single-family homes are located along both sides of Wilder Avenue and both sides of the new street of Bradbury Court.

Two outlots in the proposed subdivision total 12.92 acres. Outlot B will be permanent open space. Outlot X will be for future development, including required open space with the a bus turnaround in the northwest corner of outlot X. The bus turnaround

construction is requirement of the development agreement, but is not associated with the 2<sup>nd</sup> Addition.

Public improvements, including streets, sidewalks, sanitary sewer, water, storm sewer system, street lights, trails, sub-drains and seeding for storm water detention basins are required as part of this major subdivision. New sewer and water connections are installed or available adjacent to the proposed lots. A public improvement agreement in the amount of \$96,278 has been submitted with a letter of credit. The developer has also signed a sidewalk and street tree deferral agreement for the installation of sidewalks.

Public Works Department has reviewed a submitted Storm Water Management Plan for this subdivision and has determined that the development will comply with all applicable stormwater requirements.

### **ALTERNATIVES:**

1. The City Council can approve the Final Plat of Crane Farm Subdivision Second Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, plans and previously approved Development Agreement.
2. The City Council can deny the Final Plat for Crane Farm Subdivision First 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.

### **CITY MANAGER'S RECOMMENDATION:**

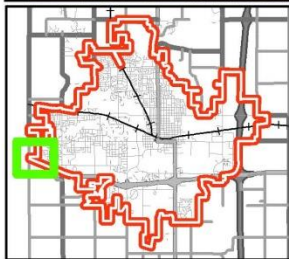
City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the master plan and preliminary plat and that the plat conforms to the adopted ordinances and policies of the City as required by Chapter 23 of the Municipal Code. The proposed single family home lots and associated outlots reflect the approved preliminary plat and conform to the approved master plan under FS-RL zoning regulations.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Crane Farm Subdivision 2<sup>nd</sup> Addition.**

# Attachment A-Location Map

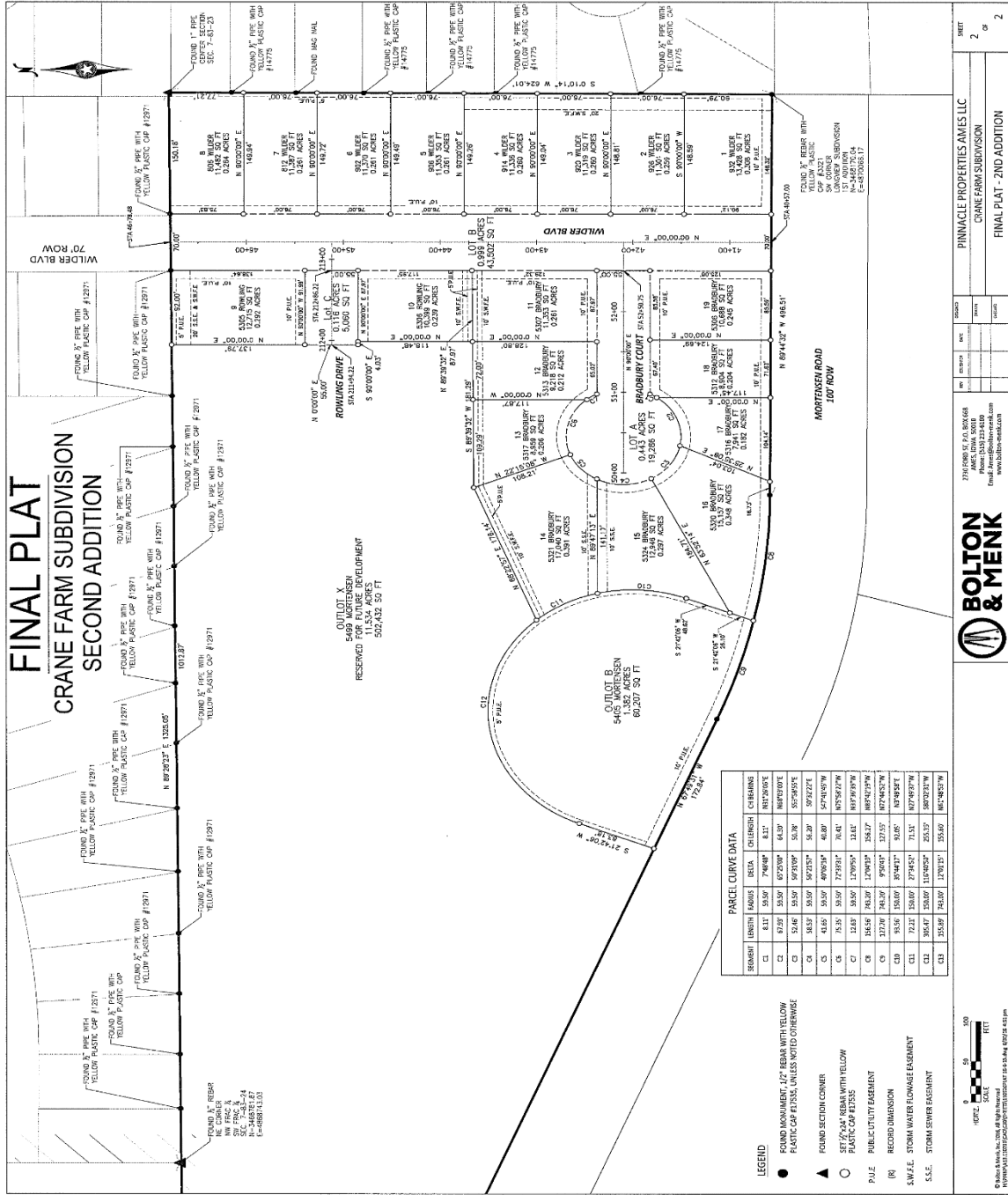


Subject Property  
896 S. 500th Avenue



Location Map  
896 S. 500th Avenue

# Attachment B- Crane Farm Subdivision Second 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)*