

**COUNCIL ACTION FORM**

**REQUEST: SCENIC VALLEY SUBDIVISION, SIXTH ADDITION MAJOR FINAL PLAT**

**BACKGROUND:**

The City's subdivision regulations are included in Chapter 23 of the *Ames Municipal Code*. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, a "final plat application" may then be submitted 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. The final plat must be found to conform to the ordinances of the City and any conditions placed upon the preliminary plat approval.

Hunziker Development Co., LLC, has submitted a final subdivision plat for Scenic Valley Subdivision, Sixth Addition, which is a partial platting of an approved preliminary plat affecting the northern portion of the site. The subject area of this plat was part of a Major Amendment to the Preliminary Plat approved by the City Council on December 11, 2018 that addressed reconfiguration of lots and storm water improvements. The approved Preliminary Plat is at the minimum density allowed for FS-RL development.

**The proposed final plat includes nineteen residential lots for single-family detached homes along Everest Avenue and Aldrin Avenue. Ten lots will be along Aldrin Avenue and finish out the street with a cul-de-sac. Nine lots will be platted along Everest Avenue, with four lots on the west side and five lots on the east side. There will be three lots on each side of the extended street. The lots along Everest Avenue are larger than shown on the preliminary plat, which potentially could change the lot layouts with the final additions as well.**

**The required 3.75 dwelling units/acre requirement will need to be met when the entire subdivision is completed. The increase in lot sizes may lead to smaller outlots in order to meet density requirements, but the total number of lots will match what was approved with the 2018 Preliminary Plat.**

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. Due to replatting of the area, the sidewalks will be five feet in width rather than the original four-foot standard. In addition to the public sidewalks, this addition includes a cross connecting sidewalk from Everest to Aldrin. The developer is responsible for installing this sidewalk across the private lots and through the outlot.

The developer has provided a letter of credit in the amount of \$523,253 for the completion of public improvements including sidewalks, which the City Council is asked to accept, along with those improvements already completed.

**ALTERNATIVES:**

1. A. Approve the Final Plat of Scenic Valley Subdivision, Sixth Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans.  
  
B. Accept the Improvement Agreement and financial security in lieu of the installation of the remaining required improvements.
2. Deny the Final Plat for Scenic Valley Subdivision, Sixth Addition on the basis 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 substantially conforms with the preliminary plat approved by City Council and that it conforms to the adopted ordinances and policies of the City as required by Code.

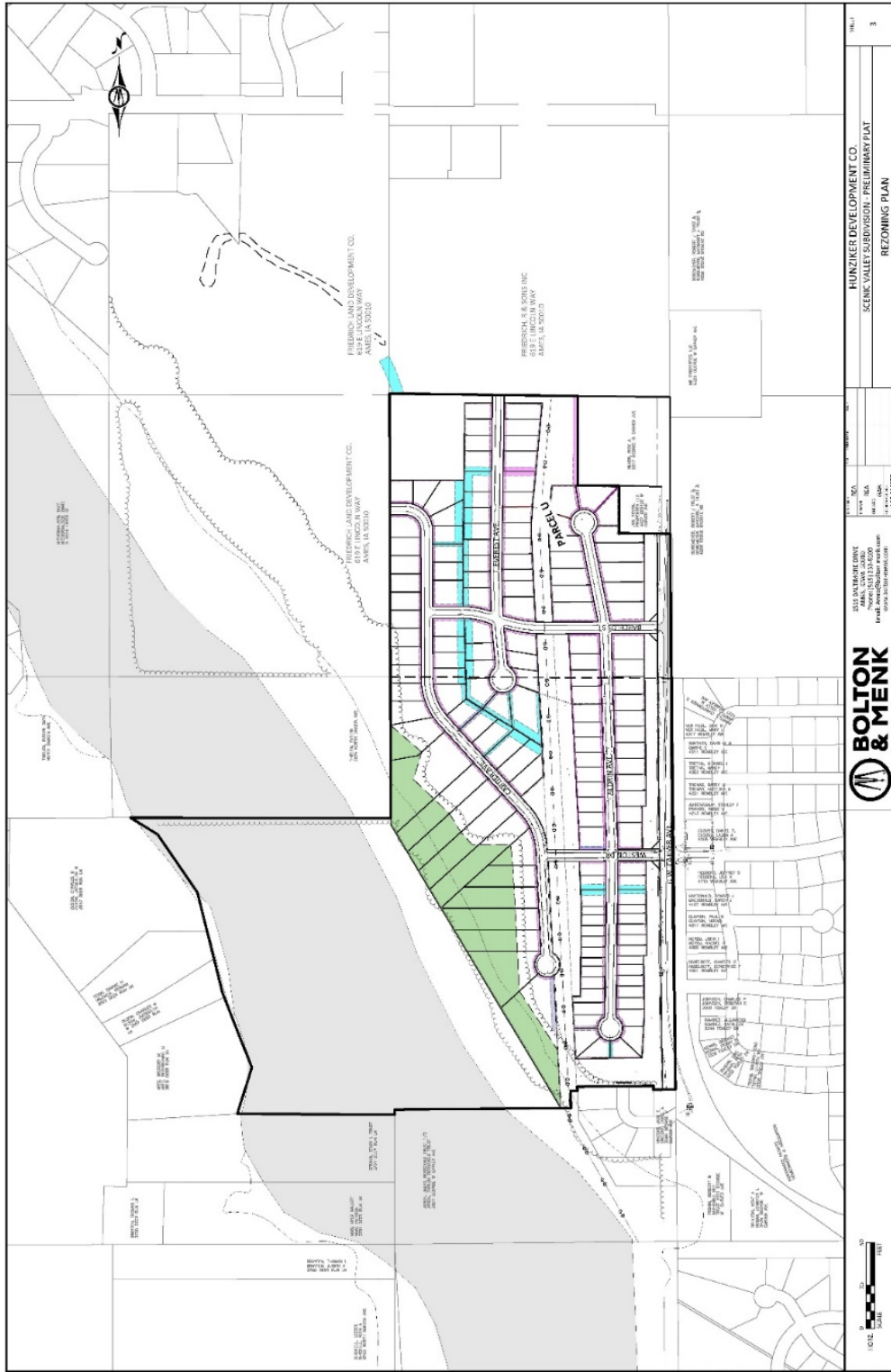
Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No.1, as described above.

**Attachment A: Location Map**



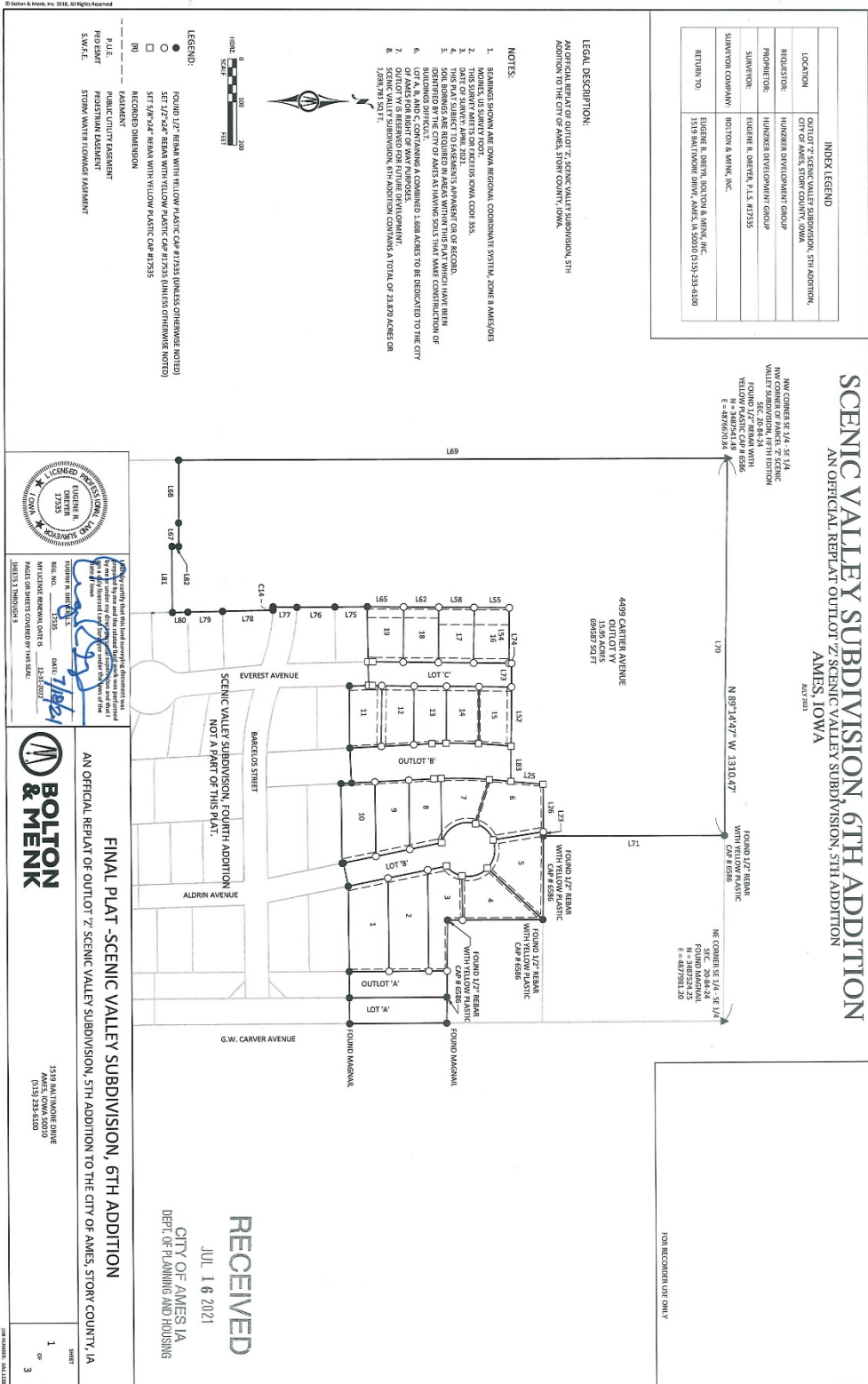
**Scenic Valley Subdivision, Sixth Addition  
Final Plat**

# Attachment B: Preliminary Plat (Amended)





# Attachment C: Proposed Lot Layout



**INDEX LEGEND**

LOCATION:	OUTLOT 7, SCENIC VALLEY SUBDIVISION, 5TH ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	HANDLER DEVELOPMENT GROUP
PROPOSITOR:	HANDLER DEVELOPMENT GROUP
SUBDIVISION:	EUGENE R. BERTEN, P.L.S. #17355
SUBDIVISION COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. BERTEN, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-4100

**LEGAL DESCRIPTION:**  
AN OFFICIAL REPLAT OF OUTLOT 7, SCENIC VALLEY SUBDIVISION, 5TH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.

- NOTES:**
1. BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 8 AMES/ERS
  2. MONUMENTS SHOWN ARE PER IOWA CODE CHAPTER 177
  3. DATE OF SURVEY: APRIL, 2021
  4. THIS SURVEY IS APPROVED FOR RECORD
  5. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF LOT 'A', AND 'C', CONTAINING A COMBINED 1.688 ACRES TO BE DEDICATED TO THE CITY OF AMES FOR RIGHT OF WAY PURPOSES
  6. LOT 'A', AND 'C', CONTAINING A COMBINED 1.688 ACRES TO BE DEDICATED TO THE CITY OF AMES FOR RIGHT OF WAY PURPOSES
  7. SCENIC VALLEY SUBDIVISION, 6TH ADDITION CONTAINS A TOTAL OF 23.879 ACRES OR 1,099,726.12 SQ. FT.



- LEGEND:**
- FOUND 12" REBAR WITH YELLOW PLASTIC CAP #17325 (UNLESS OTHERWISE NOTED)
  - SET 12" x 24" REBAR WITH YELLOW PLASTIC CAP #17325 (UNLESS OTHERWISE NOTED)
  - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP #17325
  - RECORDED DIMENSION
  - FACEDMENT
  - PUBLIC UTILITY EXISTENCE
  - PROPOSED FACEDMENT
  - STORM WATER FACEDMENT

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 IOWA PROFESSIONAL SURVEYOR LICENSE NUMBER 15355  
 EUGENE R. BERTEN, P.L.S.  
 1519 BALTIMORE DRIVE  
 AMES, IA 50010  
 (515) 233-4100

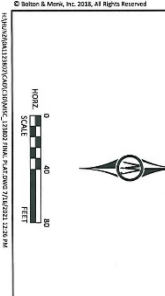
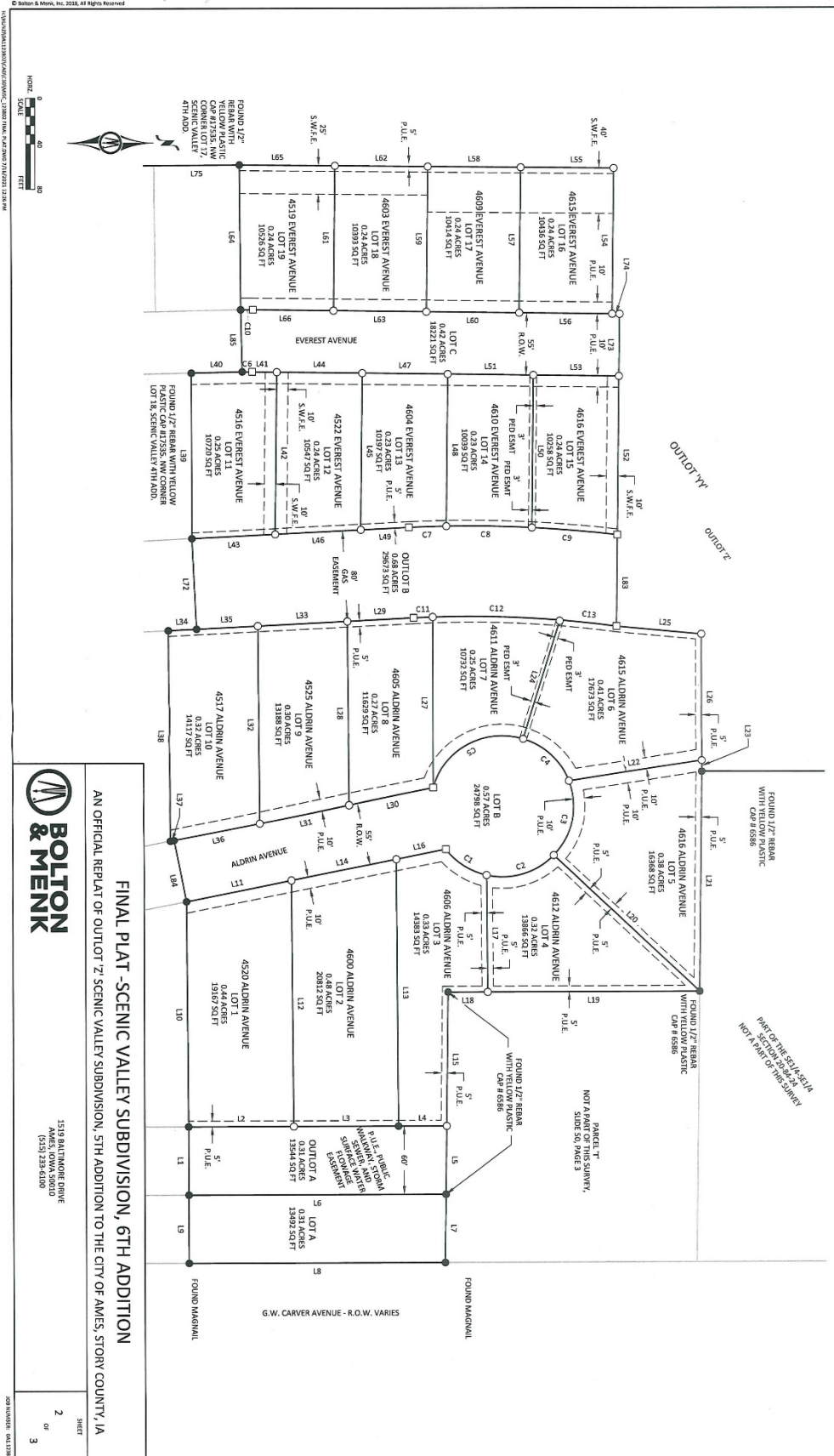
**RECEIVED**  
 JUL 16 2021  
 CITY OF AMES IA  
 DEPT. OF PLANNING AND HOUSING

**BOLTON & MENK**  
 AN OFFICIAL REPLAT OF OUTLOT 7, SCENIC VALLEY SUBDIVISION, 5TH ADDITION TO THE CITY OF AMES, STORY COUNTY, IA  
 1519 BALTIMORE DRIVE  
 AMES, IA 50010  
 (515) 233-4100

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# SCENIC VALLEY SUBDIVISION, 6TH ADDITION

AN OFFICIAL REPLAT OUTLOT 'Z' SCENIC VALLEY SUBDIVISION, 5TH ADDITION  
AMES, IOWA



**FINAL PLAT -SCENIC VALLEY SUBDIVISION, 6TH ADDITION**  
AN OFFICIAL REPLAT OF OUTLOT 'Z' SCENIC VALLEY SUBDIVISION, 5TH ADDITION TO THE CITY OF AMES, STORY COUNTY, IA

**BOLTON & MENK**

1319 BANTON DRIVE  
AMES, IOWA 50010  
563-238-6100

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## Attachment D: Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(10):

(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)