

COUNCIL ACTION FORM

SUBJECT: **MINOR SUBDIVISION FINAL PLAT FOR NORTHRIDGE VILLAGE
PLAT 1**

BACKGROUND:

Northridge Village is a fully developed continuum of care campus located in the FS-RM (Suburban Residential Medium Density) Zoning District at 3300 GW Carver and 3301 and 3305 Stange Road. The owner is requesting approval of a Minor Subdivision Final Plat for Northridge Village Plat 1. This is a minor subdivision that would divide Lot Two, Baptist Acres Subdivision (less the property described in the acquisition plat for Sheffield Avenue) into three lots (*see Attachment B – Proposed Final Plat*).

A minor subdivision includes three, or fewer, lots and does not require additional public improvements. A minor subdivision does not require a Preliminary Plat and may be approved by the City Council as a Final Plat only, subject to the applicant completing the necessary requirements. Following City Council approval, the Final Plat must then be recorded with the County Recorder to become an officially recognized subdivision plat.

The property includes approximately 12.35 acres (*see Attachment A – Zoning & Location Map*) and has frontage on George Washington Carver Avenue, Stange Road and Sheffield Avenue. A connecting driveway between George Washington Carver Avenue and Stange Road provides access to each of the three facilities, which include independent living, assisted living, skilled nursing, and memory care. No access is allowed from Sheffield Avenue.

The division of the property will result in each of the facilities being located on their own separate parcel. Lot 1 will include the 39 independent senior living apartments, 34 assisted living units, and 34 skilled nursing beds. Lot 2 will include the 39 independent senior living apartments. Lot 3 will include the memory care facility and garden pavilion.

The Minor Subdivision Final Plat must meet Zoning requirements for each lot and each use. As a result, each lot was evaluated to determine that it is in full compliance with the requirements of the Zoning Ordinance, the Suburban Residential Medium Density Zoning District, and the Subdivision Ordinance requirements. **Shared access is required for the site with the subdivision, otherwise all other requirements must be met for each lot.**

The applicant has an approved Minor Site Development Plan to implement the required landscaping and paving changes to the sites. This includes adding onsite sidewalk and changes to landscaping screening and parking lot trees. The City has previously

required improvements to be in place prior to recording a plat in order to ensure zoning consistency. In this case applicant requests authorization to have time to complete the updated landscape planting by the end of September and to post financial security for their completion. They intend to record the Final Plat prior to completing the site improvements that are required. The Addendum describes how the Minor Subdivision and site improvement meet zoning requirements.

ALTERNATIVES:

1. Approve the final plat for Northridge Village Plat 1 and acknowledge acceptance of a letter of credit in the amount of \$21,217.50 for modifications to on-site paving and landscaping based upon approval of the Final Plat.
2. Approve the final plat for Northridge Village Plat 1 and direct the Final Plat to not be released for recording until the site improvements are completed.
3. Deny the final plat for Northridge Village Plat 1, if the City Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.
4. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed final plat for Northridge Village Plat 1 is consistent with the City's existing subdivision and zoning regulations. The provision of the access easement ensures that the site meets access requirements upon recording of the final plat and access easement.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.

ADDENDUM

Parcels:

The proposed subdivision is currently one parcel with a proposal to divide it into three lots. The property is no longer in a condo regime.

Zoning:

The proposed subdivision is located within the FS-RM (Suburban Residential Medium Density) zoning district. The three buildings include independent living, assisted living, skilled nursing, and memory care facilities. These uses are allowed by Special Use Permit within the FS-RM zoning district. Site Development Plans and a Special Use Permit were approved by the Zoning Board of Adjustment for each building.

- Phase 1: 3300 George Washington Carver: 39 independent senior living apartments, 34 assisted living units, and 34 skilled nursing beds. Approved February 12, 2014; subsequently amended February 11, 2015.
- Phase 2: 3305 Stange Rd: 39 independent senior living apartments. Approved September 14, 2016.
- Phase 3: 3301 Stange Rd: memory care facility. Approved August 6, 2019.
- Other: garden pavilion. Approved August 26, 2020.

The proposed subdivision alters the development requirements, as each of the lots must meet zoning requirements for its occupancy and use. As a result, all three lots were evaluated to determine that each lot as proposed is in full compliance with the requirements of the Zoning Ordinance and the FS-RM Zoning. Approval by Final Plat for a Minor Subdivision is contingent on each lot meeting the required development standards.

Some adjustments to previously approved site plans had to be made to accommodate required setbacks, parking, and landscaping. Landscape screening had to be added between the surface parking lots of Lot 2 and Lot 3.

Landscaping:

Forty percent of each lot area is required to be landscaped. One parking space was removed to accommodate required landscape screening between the surface parking lots of Lot 2 & 3. One additional tree was required to meet parking lot landscaping on Lot 3. Additionally, the property owner will be replacing all dead and dying trees so that the landscape is in compliance with code requirements.

Access:

An access easement is proposed along the connecting driveway that spans Lots 1, 2, & 3, between George W Carver Avenue and Stange Road. This is necessary to facilitate the shared access of all three buildings from either Stange Road or George W Carver Avenue. The access easement is described in the Easements document.

Parking:

Each lot has to satisfy the on-site parking requirements for its use. Remote parking is not available in FS-RM. Staff evaluated the required parking against the existing parking that is provided for each facility.

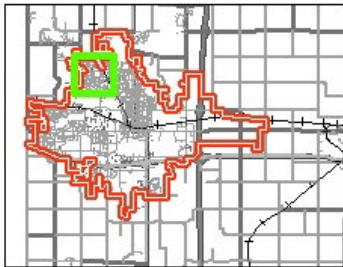
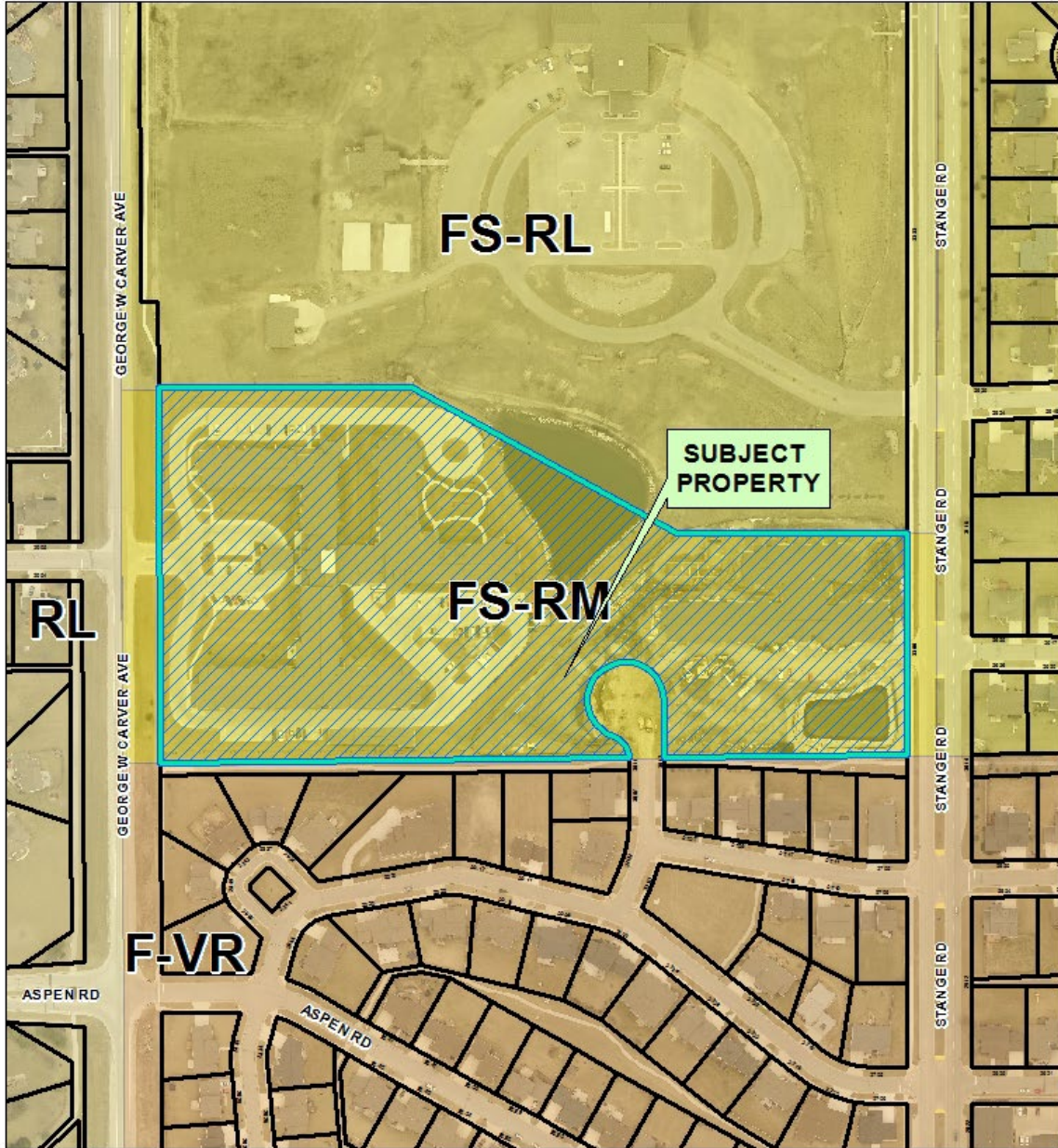
It was determined that each facility can support the required parking. In total the site had nine more spaces than required. All nine were initially included on Lot 2. With the new lot configuration, eight of these spaces are now included on Lot 3. One additional space (from Lot 2) will be converted to a planting area to accommodate the required parking lot landscape buffering between Lots 2 and 3. Additionally, the sidewalk leading to the Memory Care Building on Lot 3 is being extended along the front of the eight additional spaces. The following table illustrates the final parking count provided for each lot:

<u>Parking Required-Provided for Northridge Village</u>					
	Lot 1	Lot 2	Lot 3	Total	
Required:					
Independent Living	39	39			78
<i>1 space per unit</i>					
Assisted Living	34				34
<i>1 space per unit</i>					
Skilled Care	8				8
<i>1 space per 5 beds</i>					
Staff Parking	15	3			18
<i>1 space per 2 employees</i>					
Memory Care			8		8
TOTAL	96	42	8		146
Required Accessible Parking	5	2	1		9
Provided:					
Standard Parking	92	9	15		116
Accessible Parking	8	2	1		11
Garage- Attached	24	20			44
Garage- Detached	9	10			19
TOTAL	133	41	16		190

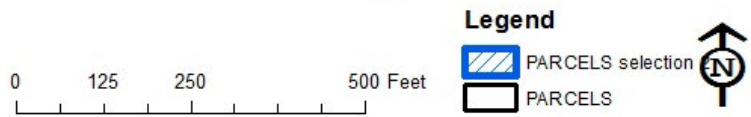
Public Infrastructure:

Public utilities serve the existing development. The Plat and Easements document identify both existing and proposed public utility easements. The only public infrastructure requirement for a Minor Subdivision Final Plat are sidewalk improvements. Sidewalk improvements have already been installed along all street frontages.

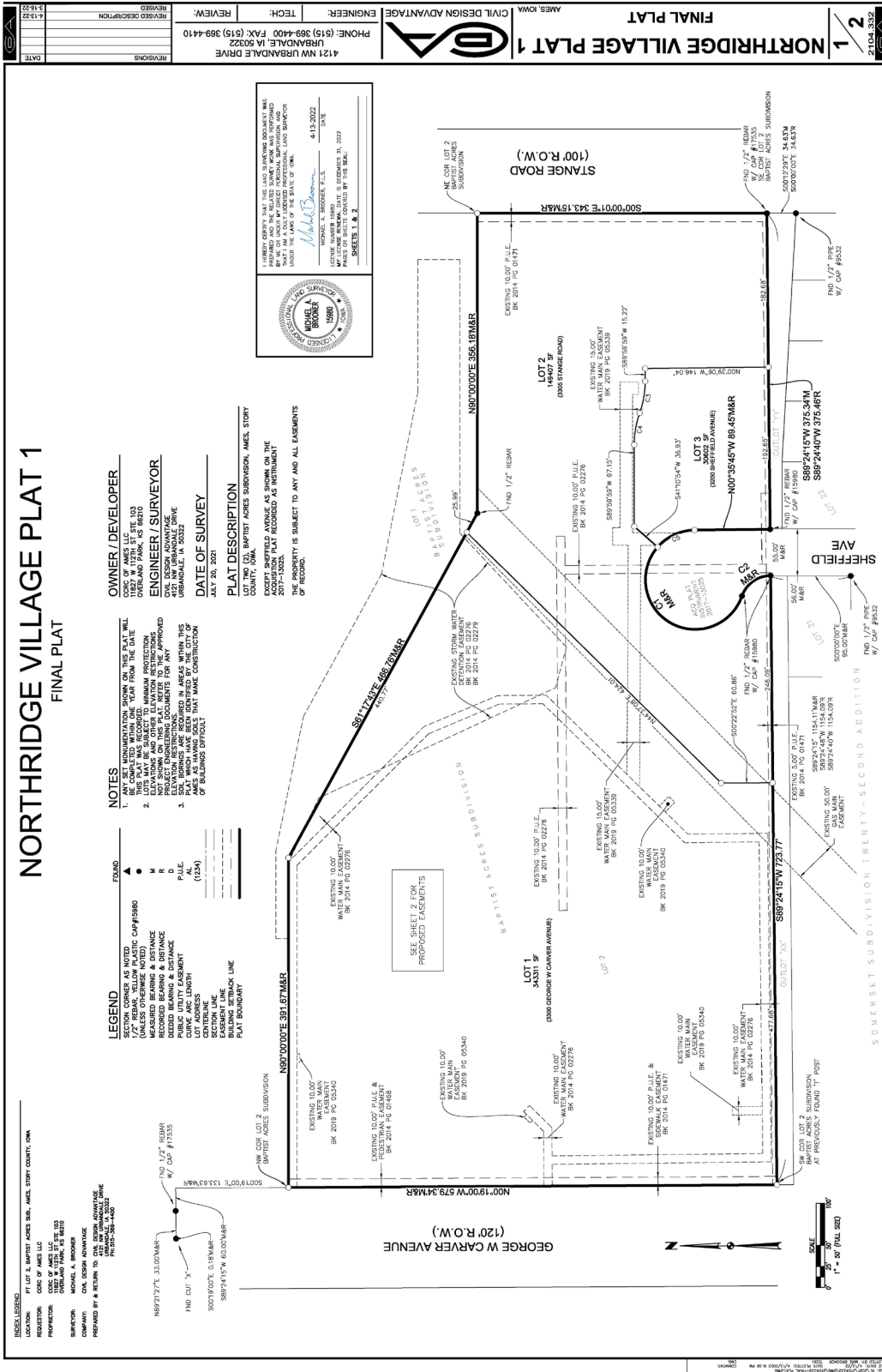
**Attachment A
Zoning & Location Map**



**ZONING MAP
3305 Stange Rd**



Attachment B
Proposed Final Plat of Northridge Village Plat 1, page 1



NORTH RIDGE VILLAGE PLAT 1
FINAL PLAT

INDEX LEGEND
LOCATION: P1 LOT 2, BAPTIST ACRES SUBDIVISION, AMES, STORY COUNTY, IOWA
REQUESTOR: CDE OF AMES LLC
PROVIDER: CDE OF AMES LLC
DATE: 05/05/2021
DRAWN BY: MICHAEL A. BROOKER
CHECKED BY: MICHAEL A. BROOKER
COMPAINT: CIVIL DESIGN ADVANTAGE
PREPARED BY: R. RETURN TO CIVIL DESIGN ADVANTAGE
ENGINEER: CIVIL DESIGN ADVANTAGE
REVISION: NONE
DATE: 05/05/2021

NOTES
1. ANY SET DOCUMENTATION SHOWN ON THIS PLAT WILL BE RECORDED WITHIN 90 DAYS OF RECORDING THIS PLAT. THIS PLAT WAS RECORDED ON 05/05/2021.
2. ELEVATION AND OTHER ELEVATION RESTRICTIONS ARE SHOWN AS SHOWN ON THE PLAT. ANY ELEVATION RESTRICTIONS SHOWN ON THIS PLAT SHALL BE IN ACCORDANCE WITH THE RECORDING OF THIS PLAT.
3. SOCIAL SERVICES ARE REQUIRED IN AREAS WITHIN THIS PLAT AS SHOWN ON THE PLAT. THE REASON FOR THIS IS THAT SOCIAL SERVICES ARE REQUIRED IN AREAS WITHIN THIS PLAT AS SHOWN ON THE PLAT.
DATE OF SURVEY: JULY 26, 2021

OWNER / DEVELOPER
CDE OF AMES LLC
1150 NW 6TH AVENUE
OVERLAND PARK, KS 66210
ENGINEER / SURVEYOR
CIVIL DESIGN ADVANTAGE
1421 NW URBANDALE DRIVE
URBANDALE, IA 50322
DATE OF SURVEY
JULY 26, 2021

PLAT DESCRIPTION
LOT TWO (2), BAPTIST ACRES SUBDIVISION, AMES, STORY COUNTY IOWA. BAPTIST ACRES SUBDIVISION, AMES, STORY COUNTY IOWA. EXCEPT BAPTIST ACRES AS SHOWN ON THE ACQUISITION PLAT RECORDED AS INSTRUMENT 156782 AND BAPTIST ACRES AS SHOWN ON THE ACQUISITION PLAT RECORDED AS INSTRUMENT 156782. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.
SHEETS 1, 2 & 3

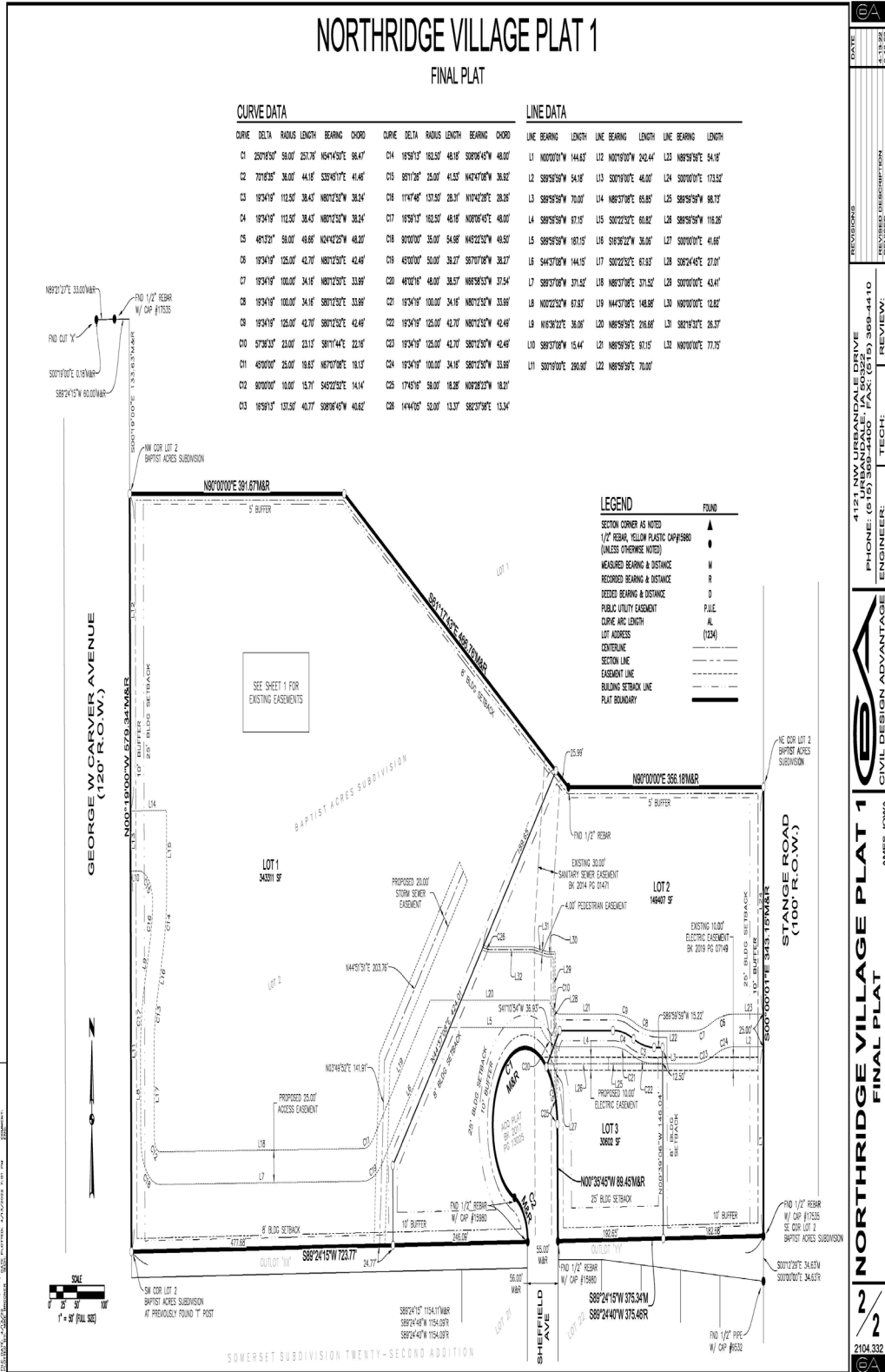
4-13-2022
DATE
MICHAEL A. BROOKER
LICENSED PROFESSIONAL SURVEYOR
IOWA
10886
SHEETS 1, 2 & 3

CIVIL DESIGN ADVANTAGE
AMES, IOWA
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 389-4400 FAX: (515) 389-4410
REVISIONS
DATE
RESUB DESCRIPTION
REVISION NUMBER

FINAL PLAT
1 NORTH RIDGE VILLAGE PLAT 1

Attachment B

Proposed Final Plat of Northridge Village Plat 1, page 2



**Attachment C
Access Easement**

INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 120 S 16th St., Ames, IA 50010

EASEMENT GRANT

KNOW ALL PERSONS BY THESE PRESENTS:

That **CCRC OF AMES, LLC**, for good and valuable consideration, does hereby grant unto the **CITY OF AMES, IOWA**, and the **PUBLIC**, and the successors and assigns thereof, access, ingress, and egress easements upon, underground, over or across the following-described real estate:

A PART OF LOTS ONE (1) THROUGH THREE (3), NORTHRIDGE VILLAGE PLAT 1, AMES, STORY COUNTY, IOWA, WITH AN APPROXIMATE WIDTH OF NO LESS THAN 25 FEET, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT ONE (1); THENCE SOUTH 00°19'00" EAST ALONG THE WEST LINE OF SAID LOT ONE (1), A DISTANCE OF 242.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°37'08" EAST, 65.85 FEET; THENCE SOUTH 00°22'52" EAST, 60.82 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 162.50 FEET, WHOSE ARC LENGTH IS 48.18 FEET, AND WHOSE CHORD BEARS SOUTH 08°06'45" WEST, 48.00 FEET; THENCE SOUTH 16°36'22" WEST, 36.06 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 137.50 FEET, WHOSE ARC LENGTH IS 40.77 FEET, AND WHOSE CHORD BEARS SOUTH 08°06'45" WEST, 40.62 FEET; THENCE SOUTH 00°22'52" EAST, 67.93 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.71 FEET, AND WHOSE CHORD BEARS SOUTH 45°22'52" EAST, 14.14 FEET; THENCE NORTH 89°37'08" EAST, 371.52 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 19.63 FEET, AND

WHOSE CHORD BEARS NORTH 67°07'08" EAST, 19.13 FEET; THENCE NORTH 44°37'08" EAST, 148.98 FEET; THENCE NORTH 89°59'59" EAST, 216.68 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 23.00 FEET, WHOSE ARC LENGTH IS 23.13 FEET, AND WHOSE CHORD BEARS SOUTH 61°11'44" EAST, 22.16 FEET; THENCE NORTH 89°59'59" EAST, 97.15 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 125.00 FEET, WHOSE ARC LENGTH IS 42.70 FEET, AND WHOSE CHORD BEARS SOUTH 80°12'52" EAST, 42.49 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 34.16 FEET, AND WHOSE CHORD BEARS SOUTH 80°12'52" EAST, 33.99 FEET; THENCE NORTH 89°59'59" EAST, 70.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 34.16 FEET, AND WHOSE CHORD BEARS NORTH 80°12'50" EAST, 33.99 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 125.00 FEET, WHOSE ARC LENGTH IS 42.70 FEET, AND WHOSE CHORD BEARS NORTH 80°12'50" EAST, 42.49 FEET; THENCE NORTH 89°59'59" EAST, 54.18 FEET TO THE EAST LINE OF SAID LOT TWO (2); THENCE SOUTH 00°00'01" EAST ALONG SAID EAST LINE, 25.00 FEET; THENCE SOUTH 89°59'59" WEST, 54.18 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 34.16 FEET, AND WHOSE CHORD BEARS SOUTH 80°12'50" WEST, 33.99 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 125.00 FEET, WHOSE ARC LENGTH IS 42.70 FEET, AND WHOSE CHORD BEARS SOUTH 80°12'50" WEST, 42.49 FEET; THENCE SOUTH 89°59'59" WEST, 70.00 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 125.00 FEET, WHOSE ARC LENGTH IS 42.70 FEET, AND WHOSE CHORD BEARS NORTH 80°12'52" WEST, 42.49 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 100.00 FEET, WHOSE ARC LENGTH IS 34.16 FEET, AND WHOSE CHORD BEARS NORTH 80°12'52" WEST, 33.99 FEET; THENCE SOUTH 89°59'59" WEST, 97.15 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 48.00 FEET, WHOSE ARC LENGTH IS 33.44 FEET, AND WHOSE CHORD BEARS NORTH 70°02'34" WEST, 32.77 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 15.00 FEET, WHOSE ARC LENGTH IS 10.45 FEET, AND WHOSE CHORD BEARS NORTH 70°02'34" WEST, 10.24 FEET; THENCE SOUTH 89°59'59" WEST, 175.01 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 15.00 FEET, WHOSE ARC LENGTH IS 11.88 FEET, AND WHOSE CHORD BEARS SOUTH 67°18'34" WEST, 11.57 FEET; THENCE SOUTH 44°37'08" WEST, 137.87 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE

NORTHWESTERLY WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET, AND WHOSE CHORD BEARS SOUTH 67°07'08" WEST, 38.27 FEET; THENCE SOUTH 89°37'08" WEST, 371.52 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 54.98 FEET, AND WHOSE CHORD BEARS NORTH 45°22'52" WEST, 49.50 FEET; THENCE NORTH 00°22'52" WEST, 67.93 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 162.50 FEET, WHOSE ARC LENGTH IS 48.18 FEET, AND WHOSE CHORD BEARS NORTH 08°06'45" EAST, 48.00 FEET; THENCE NORTH 16°36'22" EAST, 36.06 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 137.50 FEET, WHOSE ARC LENGTH IS 28.31 FEET, AND WHOSE CHORD BEARS NORTH 10°42'28" EAST, 28.26 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 41.53 FEET, AND WHOSE CHORD BEARS NORTH 42°47'08" WEST, 36.92 FEET; THENCE SOUTH 89°37'08" WEST, 15.44 FEET TO THE WEST LINE OF SAID LOT ONE (1); THENCE NORTH 00°19'00" WEST ALONG SAID WEST LINE, 46.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.86 ACRES (37,336 SQUARE FEET),

all of the foregoing in **NORTHRIDGE VILLAGE PLAT 1, AMES, STORY COUNTY, IOWA.**

All the above easements are granted according to the following terms and conditions:

1. The owner or owners of each lot (collectively, the "Lot Owners") within Northridge Village Plat 1, Ames, Story County, Iowa, and their successors and assigns, shall not: (a) erect any structures over or within the easement areas identified herein (collectively, the "Easement Areas") without obtaining the prior written approval of the City of Ames, Iowa (the "City"); or (b) erect or cause to be placed on the Easement Areas any structure, material, device, thing, or matter which impedes or obstructs free access, ingress, or egress across the Easement Areas.
2. The Lot Owners shall be equally responsible for the overall maintenance, upkeep, and preservation of the Easement Areas for the effectuation of the easement rights granted herein.
3. The foregoing rights are granted upon the express condition that the users of the granted rights will assume liability for all damage to the real estate described herein and any adjacent real estate caused by the failure to use due care in the exercise of the granted rights.

4. The terms of this Easement Agreement and any and all of the rights and obligations referenced herein may not be amended or modified with the prior written consent of the City, at the sole and absolute discretion of the City.

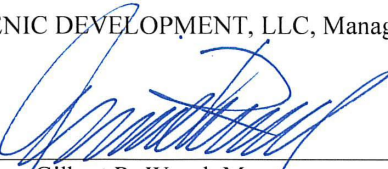
Dated this 29th day of April, 2022.

(SIGNATURE PAGE FOLLOWS)

**SIGNATURE PAGE OF
EASEMENT GRANT**

CCRC OF AMES, LLC

By: SCENIC DEVELOPMENT, LLC, Manager

By: 

Gilbert R. Wood, Manager

STATE OF KANSAS, COUNTY OF JOHNSON, SS:

This record was acknowledged before me on this 29th day of April, 2022, by Gilbert R. Wood, as a Manager of Scenic Development, LLC, the Manager of CCRC of Ames, LLC.



Notary Public, State of Kansas
My commission expires 10/09/2023



Attachment D Applicable Laws

The laws applicable to this case file are as follows:

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames Municipal Code Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. 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. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.