

COUNCIL ACTION FORM

REQUEST: **PRELIMINARY PLAT FOR ANSLEY SUBDIVISION LOCATED ON CEDAR LANE**

BACKGROUND:

Ansley Land LLC is requesting approval of a Preliminary Plat on 58.7 acres for the Ansley development located on the east side of Cedar Lane, south of Cottonwood Road (see Location Map – Attachment A). The City annexed this land in July 2019. A rezoning with Master Plan was approved on May 10, 2022, which rezoned the property from Agricultural (A) to Floating Suburban – Residential Low Density (FS-RL) with a Planned Unit Development Overlay (PUD) (see Zoning Map – Attachment B).

The proposed Preliminary Plat includes 122 residential lots and one commercial lot (see Attachment C). Of those residential lots, 117 will contain single-family, detached homes and the remaining 5 will each contain a series of townhomes (the townhomes are not intended to be on individual lots). The Preliminary Plat has 18 lots for private alleys, 6 green space lots, and 4 right-of-way lots, which will be dedicated.

Of the six Green Space Outlots, two (B and C) will be dedicated primarily to stormwater. An additional stormwater facility is to be constructed to the east of Ansley on neighboring property. The neighboring owners has indicated support for the proposed pond. An easement on the neighboring property will be needed with final plat for the proposed stormwater facility.

The project will take access from Cedar Lane in three places, from Lunetta Drive extending from the Domani development to the north, and from Aurora Avenue. Two future stubs will provide access to future development in the east.

Along the east edge of the project is the Story County Tedesco Connector Trail, which lies within an easement on the Ansley property and the property to the east.

Cedar Lane is a planned residential collector street that will be extended approximately 1,000 feet from where the paving currently ends, including a portion of the road that is currently gravel. The roadway will narrow from its current 31-foot paved section to 26 feet due to the decreased traffic volume as it extends south. The Public Works Department supports the reduction in width due to low volumes of projected traffic for the extension of Cedar Lane. Construction of the street improvements will occur in phases as the project develops.

Utilities will be extended into the subdivision including City water, City sanitary sewer, and Alliant electricity. As required as part of the rezoning agreement, the developer has completed the requirement to buyout the Xenia water service territory and city action is

needed to approve the transfer of this territory. This transfer agreement is a separate item on this Council agenda.

Sidewalks will be constructed along both sides of all streets. The shared-use path on Cedar Lane will be extended to the southernmost street in Ansley; it will then proceed east through the development to link with the Tedesco Connector Trail.

The Subdivisions Ordinance requires that developments provide for orderly and future development of the City (Sec. 23.102(1)(c) and Sec. 23.403(2)(a), Sec. 23.404(2), Sec. 23.405(2)), which includes right-of-way dedication and the accompanying construction of streets and utilities. **The applicant is requesting a waiver (Sec. 23.103(1)) (PUD Master Plan and Phase Plan Attachment D and Attachment E) to the construction of Cedar Lane south of Rothway Road and to the accompanying extension of water and wastewater services.** Staff supports a conditional waiver, as the neighboring land is unlikely to develop in the near future based upon Iowa State ownership. Right-of-Way and easements for future needs will be dedicated with development of the property (There is additional discussion in the Addendum).

The PUD zoning overlay allows for flexibility in zoning district and general standards. The Ansley PUD contains a variety of lot sizes with varying setbacks, including “cottage court” homes clustered around five private streets. The cottage court homes have reduced setbacks and front onto common space. The plan of Ansley integrates a variety of common green spaces as well as stormwater into the design of the development. Ansley will also contain a small commercial component in the northeast corner of the property next to the Tedesco Connector Trail. The commercial operation will primarily serve neighborhood residents, users of the Tedesco Trail, and the applicant’s other businesses. The PUD Master Plan is included as Attachment D. [The full PUD Plan can be found at this link.](#)

PLANNING & ZONING COMMISSION RECOMMENDATION:

At the October 19 Planning and Zoning Commission meeting, the Commission discussed the Ansley Preliminary Plat. Commissioners considered the waiver request and the circumstances behind staff’s recommendation that the waiver be approved.

The Planning & Zoning Commission voted 7-0 to recommend the City Council approve the Preliminary Plat for the Ansley Subdivision with the waiver to the extension of Cedar Lane and water and wastewater utilities within the Cedar Lane right-of-way.

ALTERNATIVES:

1. Approve the Preliminary Plat for the Ansley Subdivision located at 3210 Cedar Lane with the waiver to the extension of i) Cedar Lane and ii) utilities for water and wastewater within the Cedar Lane right-of-way, subject to the following:
 - a. The dedication of Cedar Lane right-of-way and necessary easements for water and sewer extensions at the time of Final Plat.

- b. The waiver for Cedar and utility extensions are conditioned upon the adjacent properties owned by Iowa State University and/or its affiliates remaining in their ownership. **If the said abutting ISU properties are sold prior to the approval of the Final Plats for the Ansley Subdivision, the developer for Ansley shall be expected to contribute to the construction of the extension of Cedar Lane and for the construction of the water and wastewater utilities within the Cedar Lane right-of-way.** This potential obligation on the part of the Ansley developer will be assessed with each Ansley Final Plat.
2. Deny the Preliminary Plat for the Ansley Subdivision located at 3210 Cedar Lane on the basis that the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) of the Ames Municipal Code, and set forth the reason(s) to disapprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

Upon review of the Preliminary Plat, staff has found that the plat meets the requirements of Chapter 23 and the Planned Unit Development Master Plan approved on May 10th, 2022. Lot layout and design as well as utilities connections and storm water design have been reviewed by staff and found to meet City standards.

Staff supports the requested waiver regarding the extension of Cedar Lane improvements based upon the conditions of the area with lands owned by the state making it premature for development at this time.

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

Addendum

Project Location.

The project site is approximately 58 acres located at 3210 Cedar Lane. The property lies to the east of that street and west of the former railroad right-of-way (see Attachment A – Location Map).

PUD Master Plan Compliance.

The Preliminary Plat for this development is in conformance with the approved Master Plan that was approved with the Planned Unit Development (PUD) Overlay zoning. The master Plan illustrates the general arrangement of uses, layout of development and conservation/open space areas, planned transportation connections, and developable acres. The PUD includes a phasing plan as well.

The proposed plat creates one lot for a commercial use, lots for single-family detached homes, and lots for future single-family attached (townhomes) consistent with the PUD Master Plan (Attachment D). Development on the lots with attached housing and the commercial space are subject to the requirements of the PUD for a Major Site Development Plan.

Improvements to common areas for the PUD open space and landscaping requirement will be coordinated with final plat approvals.

Traffic and Street Connections.

Ansley will have three street connections onto Cedar Lane. A fourth street connection, Lunetta Drive, will come from the Domani Development. A fifth connection will be the extension of Aurora Avenue. Two future connections are provided for in street stubs that lead to the east, towards University Boulevard. (See waiver discussion below concerning extension of Cedar Lane.)

Cedar Lane is residential collector street paved with a 31-foot width and a shared use path on the west side and sidewalk on the east side. The planned extension of Cedar Lane requires conformity to the existing street plan and street typology of Ames Plan 2040. ISU controls the land on the west side of Cedar Lane and has partial street improvement obligation for the extension of Cedar Lane. ISU assumed this obligation when they bought approximately 40 acres from the original Ringgenberg developer. ISU cooperation in the extension of Cedar Lane is assumed as part of the requirement for the roadway improvements, which would be coordinated by the developer and further defined in terms of phasing with Final Platting.

On the east side of Cedar Lane, there are intervening lots with single family homes between the planned Ansley connections to Cedar. Ansley is responsible for making roadway improvements across those frontages to meet Subdivision Code requirements for paved street access to subdivisions.

After consulting with the City's traffic engineer it was determined that the width of Cedar

Lane paving could taper down to a standard residential street width of 26 feet due to projected lower volume of vehicles anticipated for this section of roadway. The dedicated right-of-way will match that of a collector street, but the road paving will be reduced at this time.

The development will be served by a series of private alleys in addition to five private courts. The homes around the courts will back up to the streets and will face out onto shared, community space. Private streets and shared driveways are permitted by the approved PUD Master Plan.

Shared-Use Paths, Sidewalks, and Trails.

An existing shared-use path along the west side of Cedar Lane will be extended with the construction of the 1,000 feet of Cedar Lane. The path will continue down to the southernmost entry to Ansley and continue east to the Tedesco Connector Trail. The Tedesco Trail, which lies in an easement on Ansley property and on property to the east, runs from University Boulevard down to 260th Street. This trail, managed by Story County, then runs west along 260th Street to 510th Avenue (South Dakota Avenue).

All streets will have 5-foot sidewalks along both sides (except the south side of Rothway Road, which will have the shared-use path). Sidewalk will also be completed along the east side of Cedar Lane from the north end of the property down to Rothway Road (the southernmost entry).

The common property in the center of the development (Green Space E) will have extensive paths connecting the front of the homes to the street. An additional path will wind around the detention/retention pond (Green Space B).

All sidewalks and paths will be constructed at the developer's expense.

The Ansley project will include offsite improvements along Cedar Lane. Staff has included a condition for sidewalk construction on the east side of Cedar Lane by the developer. These improvements will occur with the phasing of the development (Attachment D). The developer has identified that adequate ROW easement exists for the sidewalks to be completed along Cedar Lane. To the north there will be a gap in a sidewalk connection as the property to the north did not include a sidewalk improvement at the time it was platted as an outlot.

Stormwater Management.

Stormwater management will occur at various sites throughout Ansley. At the north end, an existing pond (Pond A) will be enlarged for stormwater retention. This pond collects water from the west and will flow to the east through an existing channel. The applicant has obtained permission from the property owner to the east to construct a second, new pond to manage stormwater (Pond B). An easement will be placed on the neighboring property to secure the long-term use and maintenance of the facility. Flows from the new development are not directed to the north boundary of the site and those homes along the north property line may have drainage from yards similar to current conditions. Runoff generated from the development will be directed to the new facilities.

The developer completed a wetlands assessment for the property and applied for Army Corps of Engineers 404 permit for fill of wetlands that exist to the east and west of Pond A caused by the crossing of the extension of Aurora and Ansley Avenues. Offsite mitigation has been secured by the developer through the 404 Permit process.

At the south end, Green Space C will be used for stormwater detention. This space will also be used flexibly as a recreation area when dry. A portion of the lot at the south end of the property will continue to drain to the south.

Utilities and Easements.

Water service will be provided brought into Ansley from Cedar Lane and Aurora Avenue via 8-inch watermains. Sanitary sewer service will connect to the City's system via an 8-inch main coming from Aurora Avenue. Utilities will be extended with the final platting of each addition. The two street stubs to the east will each provide stubs for water and wastewater for future development. Electrical service will be provided by Alliant.

At the time of the PUD Overlay approval, a condition was included for the Xenia Water Territory buyout prior to final plat approval. The developer has a signed agreement with Xenia for the territory buyout and completed the first phase of buyouts. Xenia will work with City staff to complete the required territory transfer requirements as a separate agenda item. Staff believes the developer is in compliance with the condition of the PUD Overlay approval.

Waiver.

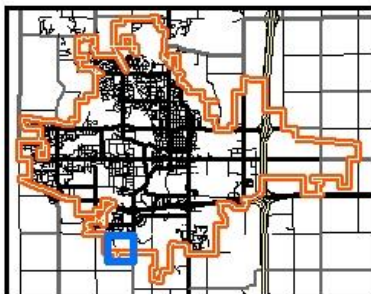
The applicant is requesting a waiver (Attachment E) from the requirement to extend Cedar Lane from its proposed terminus at Rothway Road to the southern point of the property, approximately 1,500 feet. The property to the west of Ansley is owned by Iowa State University and the property to the south is owned by a foundation affiliated with ISU. These properties meet at the southern point of Ansley. There are no plans to develop either any of this property.

Ansley is dedicating right-of-way the length of the property, which will constitute half of the width needed for road construction. When the ISU property to the west develops, the other half of the right-of-way will need to be dedicated.

In conjunction, the applicant is requesting a waiver to the extension of utilities for water and sanitary sewer within the Cedar Lane right-of-way.

Staff supports the waiver request in conformance with Sec. 23.103(1) of the Subdivisions Ordinance as there is little likelihood that the property to the south will be developed soon because of the state ownership. A final decision on granting of a full or partial waiver will be with the City Council review of the preliminary and final plats.

Attachment A – Location Map



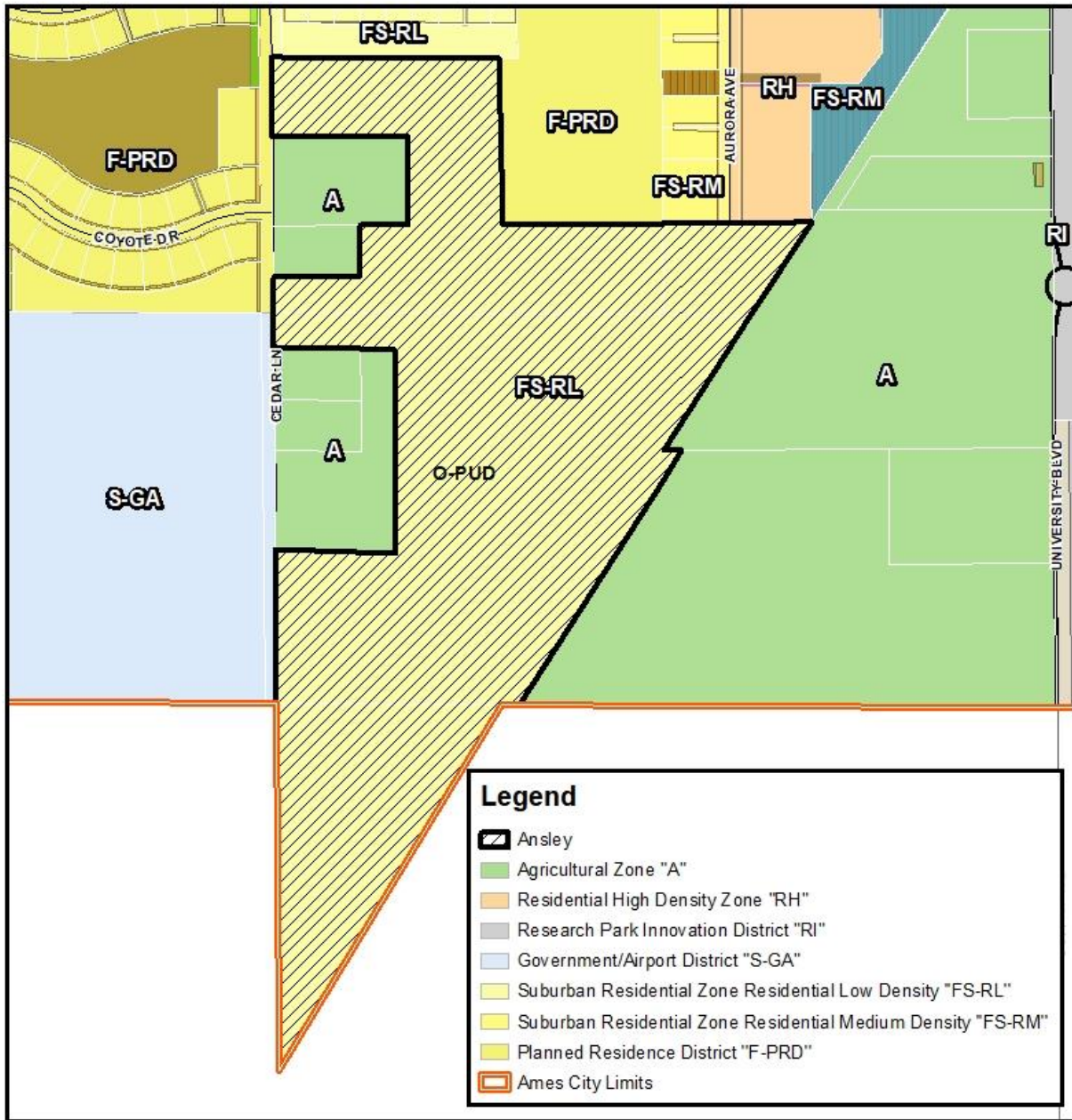
Preliminary Plat for Ansley Cedar Lane

0 200 400 800 Feet



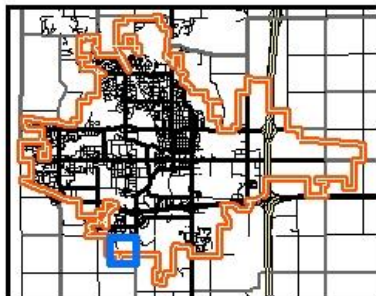
Legend	
	Ames City Limits

Attachment B – Current Zoning

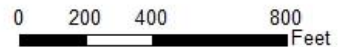


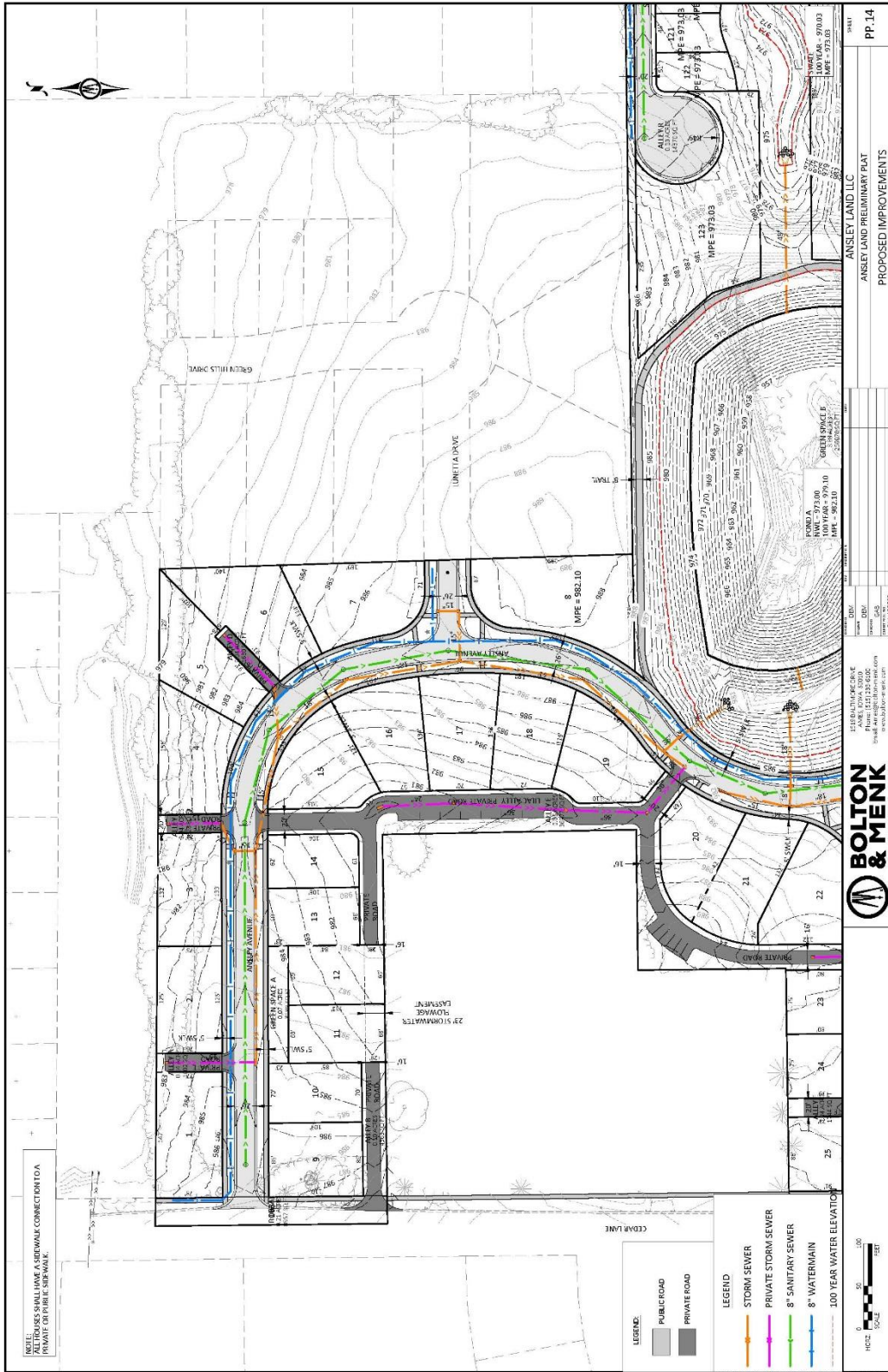
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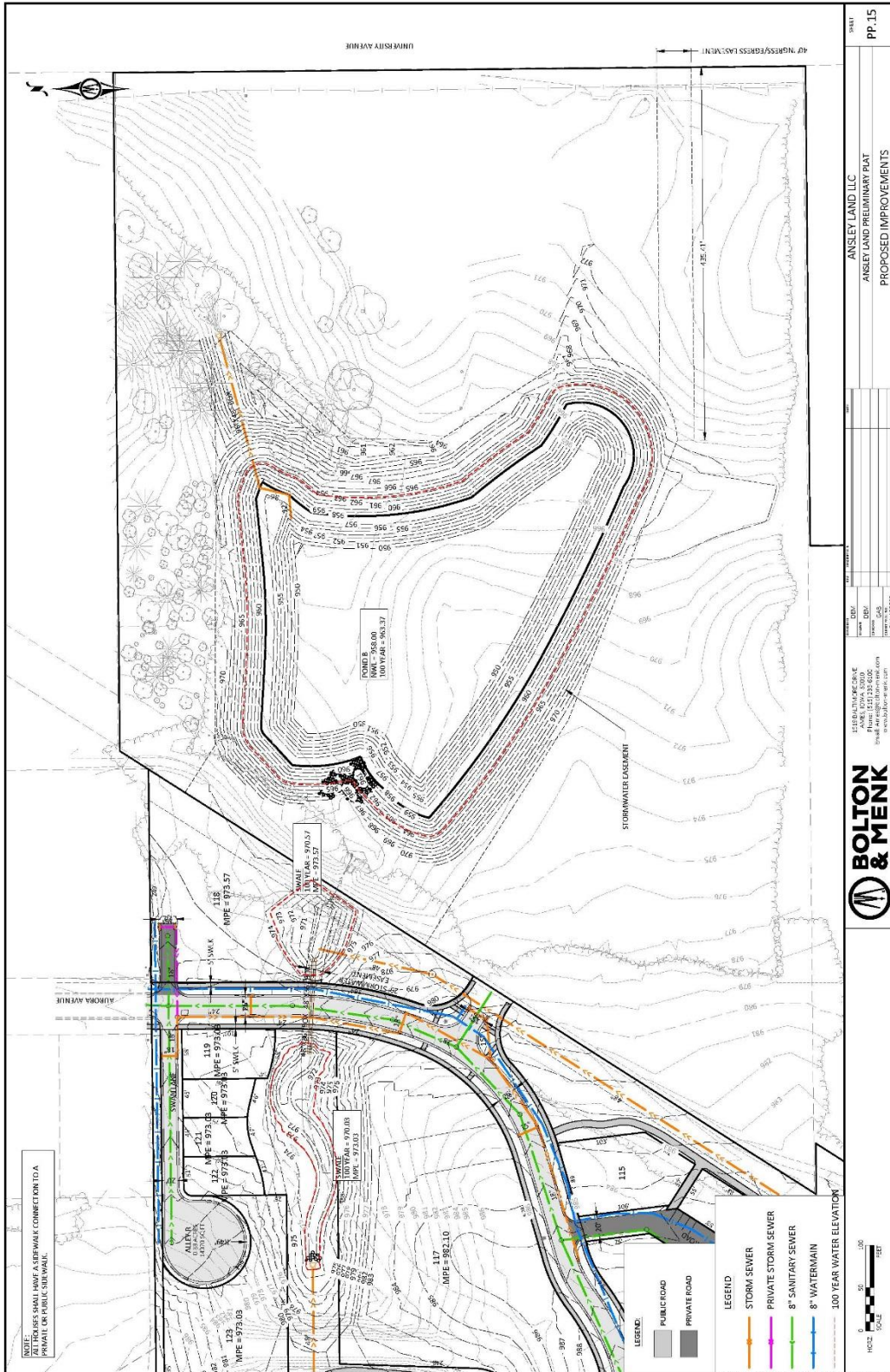
- Ansley
- Agricultural Zone "A"
- Residential High Density Zone "RH"
- Research Park Innovation District "RI"
- Government/Airport District "S-GA"
- Suburban Residential Zone Residential Low Density "FS-RL"
- Suburban Residential Zone Residential Medium Density "FS-RM"
- Planned Residence District "F-PRD"
- Ames City Limits

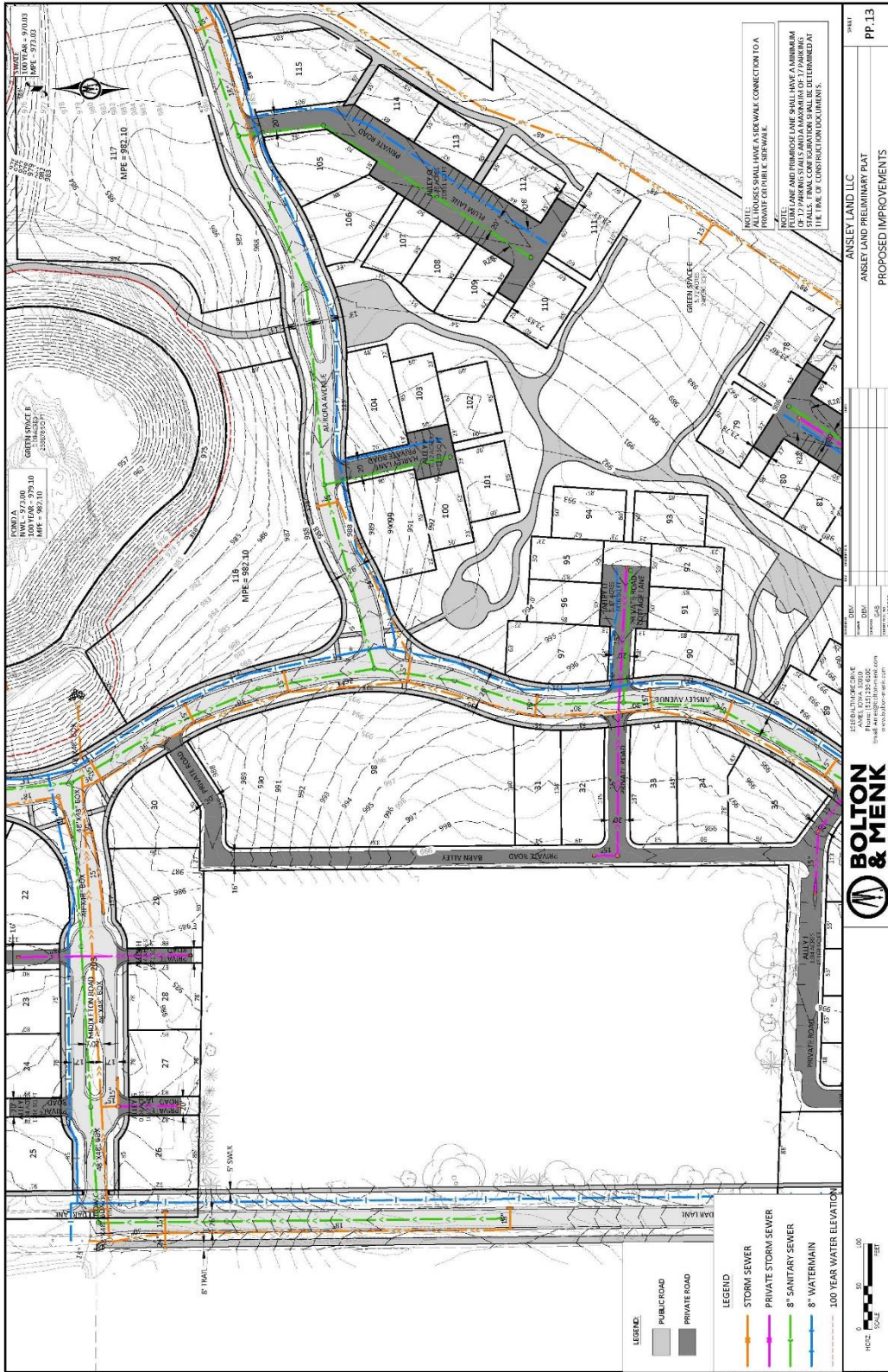


Preliminary Plat for Ansley Cedar Lane Current Zoning

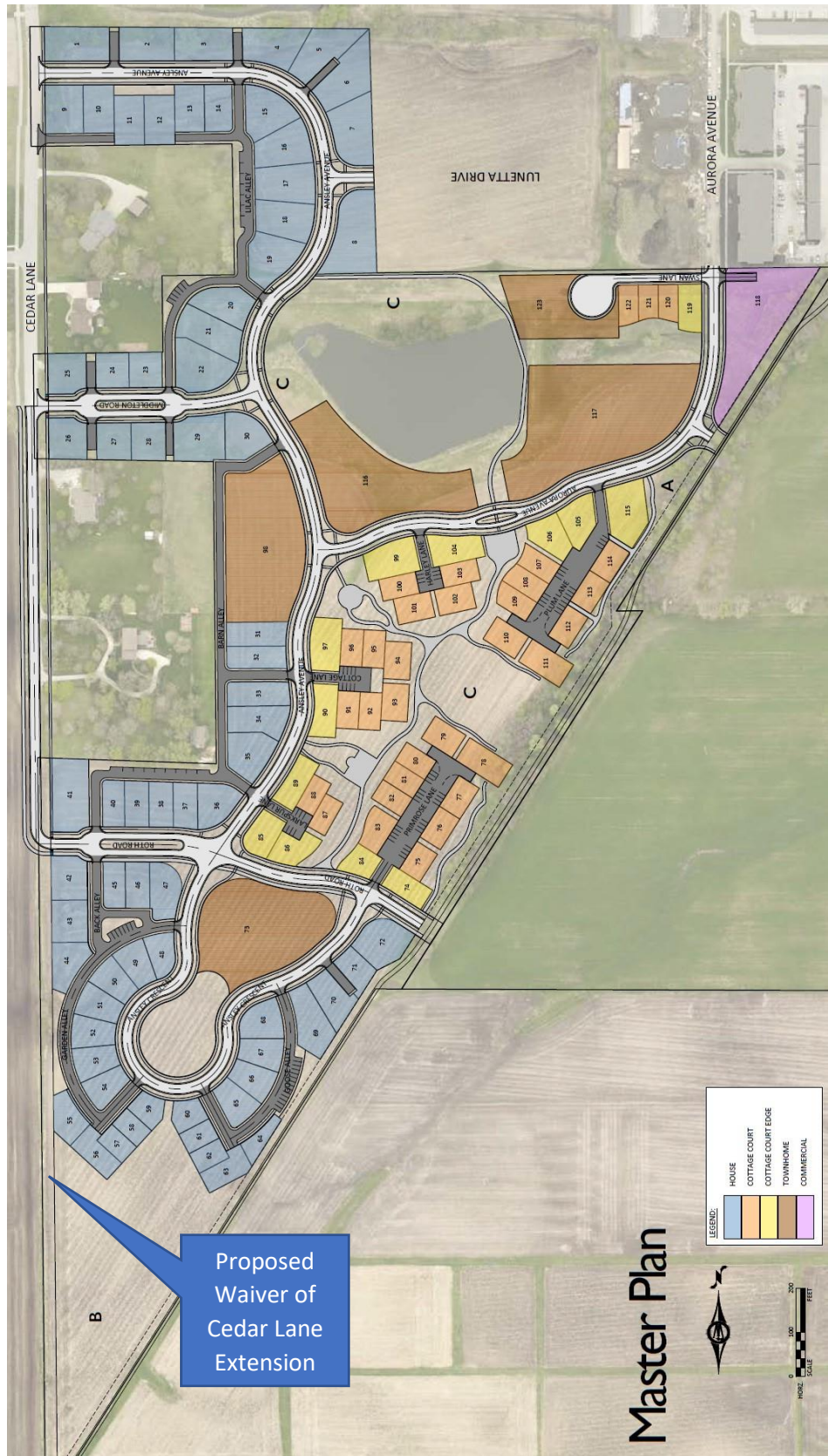








Attachment D – Ansley PUD Master Plan & Phasing Plan



Proposed Waiver of Cedar Lane Extension

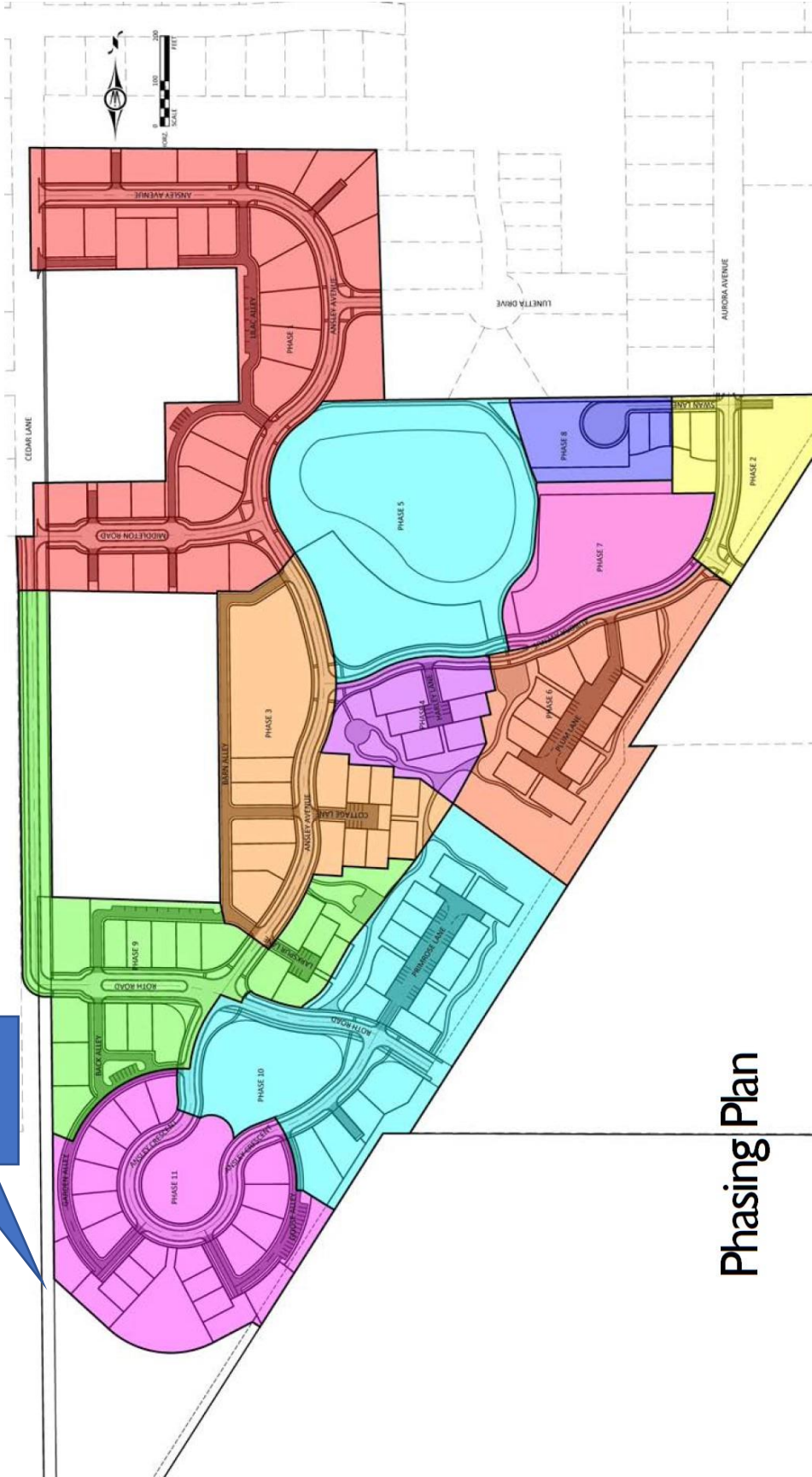
LEGEND:

Blue	HOUSE
Yellow	COTTAGE COURT
Orange	COTTAGE COURT EDGE
Brown	TOWNHOME
Purple	COMMERCIAL



Master Plan

Proposed
Waiver of
Cedar Lane
Extension



Phasing Plan

Attachment E – Waiver Request

Dear City of Ames,

Ansley development is excited about the new development in the southern portion of Ames and the continued growth of the City. The proposed Ansley development is located south of Cottonwood between the extension of Cedar Lane and the old railroad tracks that is now a county trail.

The proposed project will have a mix of single-family and single-family attached homes and provide a unique housing option to the Community.

Ansley would like to request a waiver for extension of Cedar Lane on the southern 1,500'. The preliminary plat currently has Cedar land ending just south of 3618 Cedar Lane and connecting into the proposed Rothway Road. The waiver for the extension of Cedar Lane is based on the following items.

- The adjacent land to the west and south is owned by Iowa State University and utilized as part of their agricultural teaching operations. Being owned by ISU this land is not available for development. With no opportunity for development the road extension would lead to a 1,500' dead end roadway. The proposed termination for Cedar is at the southern roadway for Ansley and provides a logical termination point and allows traffic to flow east.
- The long-range transportation plan (Forward 2045) does not show any future roadway improvements south of the development or on Cedar Lane. The extension of Cedar Lane south would not follow plan Forward 2045.
- The Ames 2040 Plan was established to help guide Ames in moving forward and establishing smart growth areas. The plan does not show any growth in the area south of Ansley.

We believe that these items all help support the waiver for the extension of Cedar south of Rothway Road.

Thanks,

Bolton & Menk

Attachment F – 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(5 & 6):

(5) City Council Review of Preliminary Plat:

All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with these Regulations. The City Council shall examine the Preliminary Plat, any comments, recommendations or reports examined or made by the Planning and Zoning Commission, and such other information as it deems necessary and reasonable to consider.

(6) City Council Action on Preliminary Plat:

(a) Based upon such examination, the City Council shall determine whether the Preliminary 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. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition for approval.

(b) Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.