

**COUNCIL ACTION FORM**

**SUBJECT: DOMANI SUBDIVISION, SECOND ADDITION FINAL PLAT**

**BACKGROUND:**

**Pinnacle Properties Ames, LLC (Keith Arneson) is requesting approval of a Major Subdivision Final Plat for the Domani Subdivision Second Addition of 16.18 acres at the south end of Green Hills Drive, south of Oakwood Road. (Attachment A).** The current Parcel 'H', is 16.18 acres, to be divided as follows: 10.077 acres are reserved for future additions and the remaining 6.103 acres will be platted into 13 single-family lots, two large outlots (A and B), and right-of-way for Green Hills Drive (Attachment B). Outlots A and B are reserved for storm sewer, surface water flowage, public utilities, and pedestrian use. The outlots will be owned and maintained by the Domani Homeowners' Association.

The Domani Subdivision is a Planned Residence District (PRD), which authorizes certain deviations from zoning standards that would normally apply, such as lot sizes and setbacks. The entire Domani Subdivision is 23.784 gross acres and included a Phasing Plan as part of the PRD. The Final Plat for the first addition was approved in October of 2020. In the First Addition, the clubhouse is completed and open and 21 of the 27 homes have been completed or are under construction.

Domani is governed by a Development Agreement that was approved concurrently with the First Addition. The agreement pertains to improvements in the adjacent Christofferson Park and the phasing of the development with respect to the clubhouse and swimming pool and to a temporary sales office (Attachment C). The clubhouse and pool are completed, and the temporary sales office is still in operation. The park improvements have been completed. **There are no specific obligations from the agreement associated with Phase 2 platting, although a trail within one of the private outlots is required to be constructed prior to approval of Phase 3.**

The developer initially planned to split the subdivision into three phases. This current addition, however, is roughly half of the planned second phase (Attachment C) and does not include the extension of Cottonwood Road. Platting of additions can occur in smaller portions than the overall phasing boundary of the PRD, if approved by City Council. **It is not anticipated that dividing Phase 2 into parts will adversely affect the development, nor will it impede future extensions of streets and utilities. The extension of Cottonwood Road will occur with the next addition within Domani.**

Financial security in the form of a Letter of Credit was submitted for the First Addition improvements. The only outstanding items are the street trees and the final inspection and verification of compliance with the COSESCO permit.

An Agreement for Public Improvements and an Agreement for Sidewalk and Street Trees have been prepared for City Council approval with the Final Plat. The Agreement for Public Improvements identifies the need for financial security for the completion of certain improvements and utilities related to the proposed plat. Financial security, in the form of a Letter of Credit, has been submitted to the City in the amount of \$64,636.00, which covers the cost of the remaining improvements, in the event the developer does not install the required improvements. **Sidewalks and street trees must be installed prior to the issuance of a Certificate of Occupancy for an individual lot; however, within three years after final plat approval, all sidewalks within the addition must be installed. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.**

**ALTERNATIVES:**

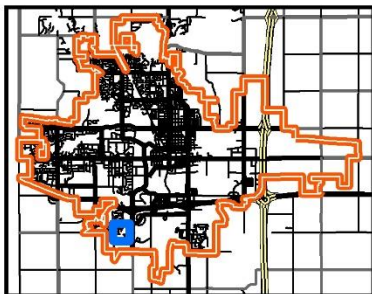
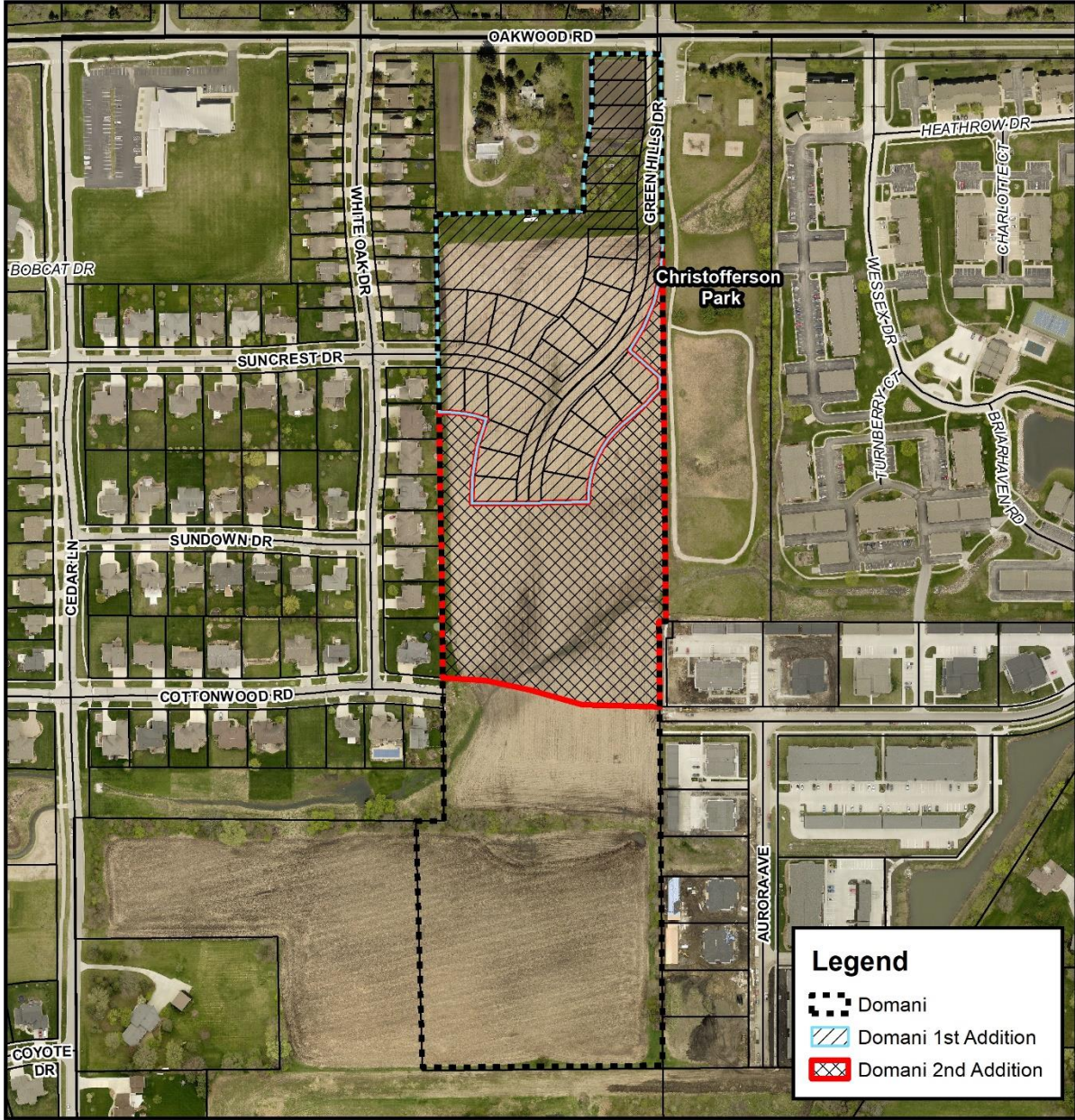
1. The City Council can approve the Final Plat of Domani Subdivision, Second Addition based upon the findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans including the signed *Agreement for Public Improvements* and *Agreement for Sidewalk and Street Trees*.
2. The City Council can deny the Final Plat for Domani 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.
3. The City Council can refer this request back to staff or the applicant for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

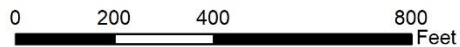
After reviewing the proposed Final Plat of Domani, Second Addition, Staff finds that it complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to the Ames Plan 2040, to other adopted City plans, ordinances and standards, and to the City's Zoning Ordinance.

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

# Attachment A Location Map

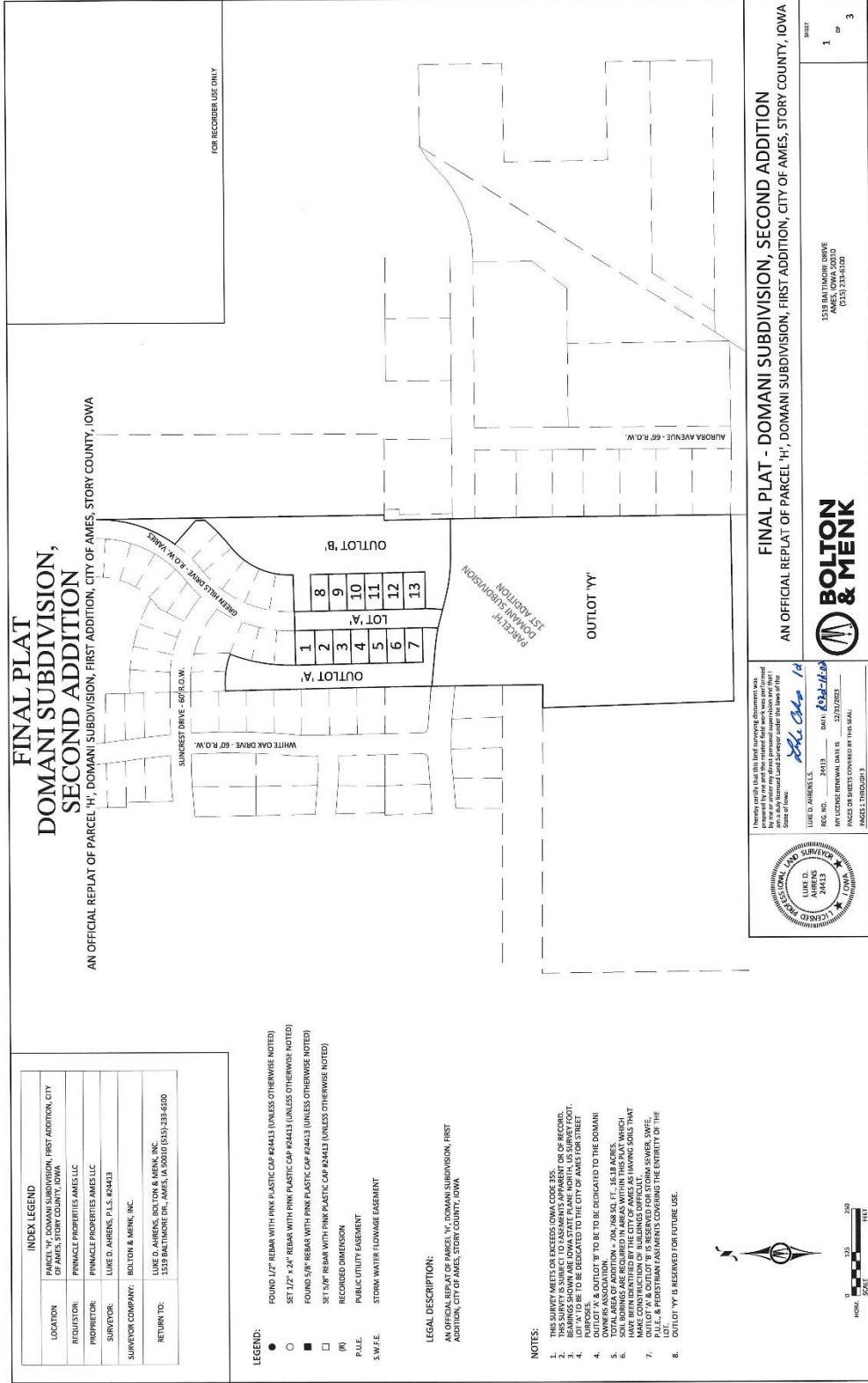


## Location Map 2200 Oakwood Road Domani, Second Addition



# Attachment B

## Final Plat of Domani Subdivision, Second Addition

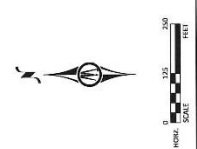


INDEX LEGEND	
LOCATION	PARCEL 'H', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUISITOR	Pinnacle Properties Ames LLC
PROPRIETOR	Pinnacle Properties Ames LLC
SURVEYOR	LUKE D. AIRBENS, P.L.S., #24413
SURVEYOR COMPANY	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AIRBENS, BOLTON & MENK, INC. 5519 BACTIMORE DR., AMES, IA 50010 (515) 238-6100

- LEGEND:**
- FOUND 1/2" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
  - SET 1/2" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
  - FOUND 5/8" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
  - SET 5/8" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
  - (R) RECORDED DIMENSION
  - FULL PUBLIC UTILITY EASEMENT
  - S.W.F.E. STORM WATER FLOWAGE EASEMENT

**LEGAL DESCRIPTION:**  
AN OFFICIAL REPLAT OF PARCEL 'H', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA

- NOTES:**
1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 335.
  2. THIS SURVEY IS SUBJECT TO ADJACENT APPOINT OR OF RECORD EASEMENTS AND ENCUMBRANCES.
  3. LOT 'A' TO BE DEDICATED TO THE CITY OF AMES FOR STREET.
  4. OUTLOT 'A' & OUTLOT 'B' TO BE DEDICATED TO THE DOMANI OWNERS ASSOCIATION - 204 368.00 S.F. - 15.18 ACRES.
  5. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT ARE NOT SUITABLE FOR CONSTRUCTION OF FOUNDATION.
  6. OUTLOT 'A' & OUTLOT 'B' IS RESERVED FOR STORM SEWER, SWEEPER, ETC., & PERESTRIMENT EASEMENTS COVERING THE ENTIRETY OF THE LOT.
  7. OUTLOT 'YY' IS RESERVED FOR FUTURE USE.



LUKE D. AIRBENS, P.L.S.  
 REG. NO. 24413  
 DATE: 12/21/2023  
 PAGES 29 SUBJECT COVERED BY THIS SEAL:  
 PARCELS THROUGH 1

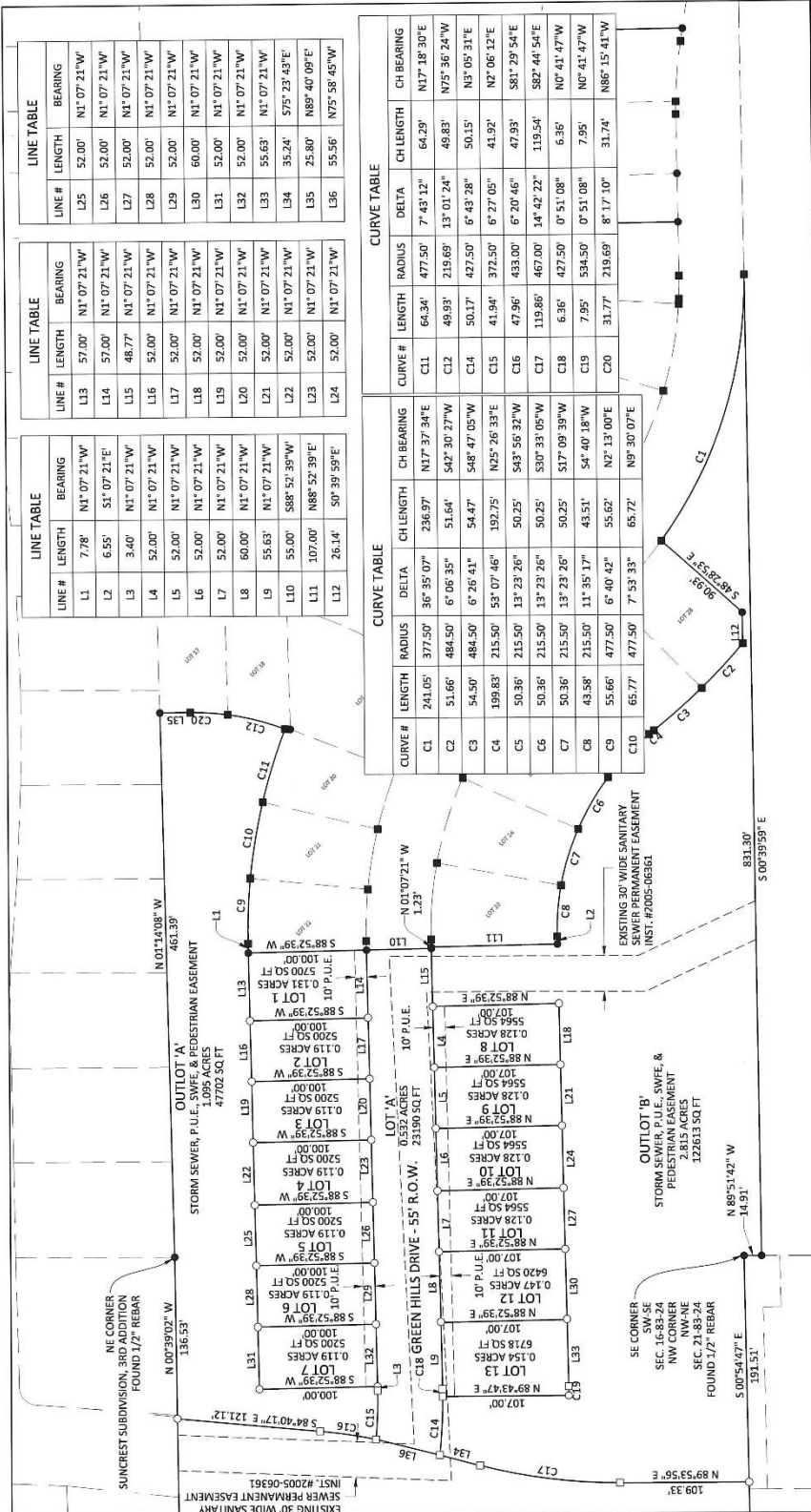


**BOLTON & MENK**  
 1519 BACTIMORE DRIVE  
 AMES, IOWA 50010  
 (515) 238-6100

FINAL PLAT - DOMANI SUBDIVISION, SECOND ADDITION  
 AN OFFICIAL REPLAT OF PARCEL 'H', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA

SHEET  
 1 of 3

FOR DOMANI SUBDIVISION



LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.78'	N1°07'21"W
L2	6.55'	S1°07'21"E
L3	3.40'	N1°07'21"W
L4	52.00'	N1°07'21"W
L5	52.00'	N1°07'21"W
L6	60.00'	N1°07'21"W
L7	52.00'	N1°07'21"W
L8	52.00'	N1°07'21"W
L9	52.00'	N1°07'21"W
L10	52.00'	N1°07'21"W
L11	107.00'	N88°52'39"E
L12	26.14'	S0°39'59"E

LINE TABLE		
LINE #	LENGTH	BEARING
L13	57.00'	N1°07'21"W
L14	57.00'	N1°07'21"W
L15	48.77'	N1°07'21"W
L16	52.00'	N1°07'21"W
L17	52.00'	N1°07'21"W
L18	52.00'	N1°07'21"W
L19	52.00'	N1°07'21"W
L20	52.00'	N1°07'21"W
L21	52.00'	N1°07'21"W
L22	52.00'	N1°07'21"W
L23	52.00'	N1°07'21"W
L24	52.00'	N1°07'21"W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	7.78'	N1°07'21"W
L2	6.55'	S1°07'21"E
L3	3.40'	N1°07'21"W
L4	52.00'	N1°07'21"W
L5	52.00'	N1°07'21"W
L6	60.00'	N1°07'21"W
L7	52.00'	N1°07'21"W
L8	60.00'	N1°07'21"W
L9	55.63'	N1°07'21"W
L10	55.00'	S88°52'39"W
L11	107.00'	N88°52'39"E
L12	26.14'	S0°39'59"E

CURVE TABLE				
CURVE #	LENGTH	CH BEARING	RADIUS	DELTA
C1	241.05'	N17°37'34"E	477.50'	7°43'12"
C2	51.66'	S42°30'27"W	219.65'	13°01'24"
C3	54.50'	S48°47'05"W	427.50'	6°43'28"
C4	199.83'	N25°26'33"E	372.50'	6°27'05"
C5	50.36'	S3°33'05"W	433.00'	6°20'46"
C6	50.36'	S17°09'39"W	433.00'	14°42'22"
C7	50.36'	S17°09'39"W	433.00'	14°42'22"
C8	43.58'	S4°40'18"W	427.50'	0°51'08"
C9	55.66'	N2°13'00"E	427.50'	0°51'08"
C10	65.77'	N9°30'07"E	219.65'	8°11'10"

CURVE TABLE				
CURVE #	LENGTH	CH BEARING	RADIUS	DELTA
C11	64.34'	N17°18'30"E	477.50'	7°43'12"
C12	49.93'	N75°36'24"W	48.83'	48.83'
C13	50.17'	N8°05'31"E	50.15'	50.15'
C14	41.94'	N2°06'12"E	41.92'	41.92'
C15	47.96'	S81°29'54"E	47.93'	47.93'
C16	119.86'	S82°44'54"E	119.54'	119.54'
C17	6.36'	N0°41'47"W	6.36'	6.36'
C18	7.95'	N0°41'47"W	7.95'	7.95'
C19	31.77'	N86°15'41"W	31.74'	31.74'

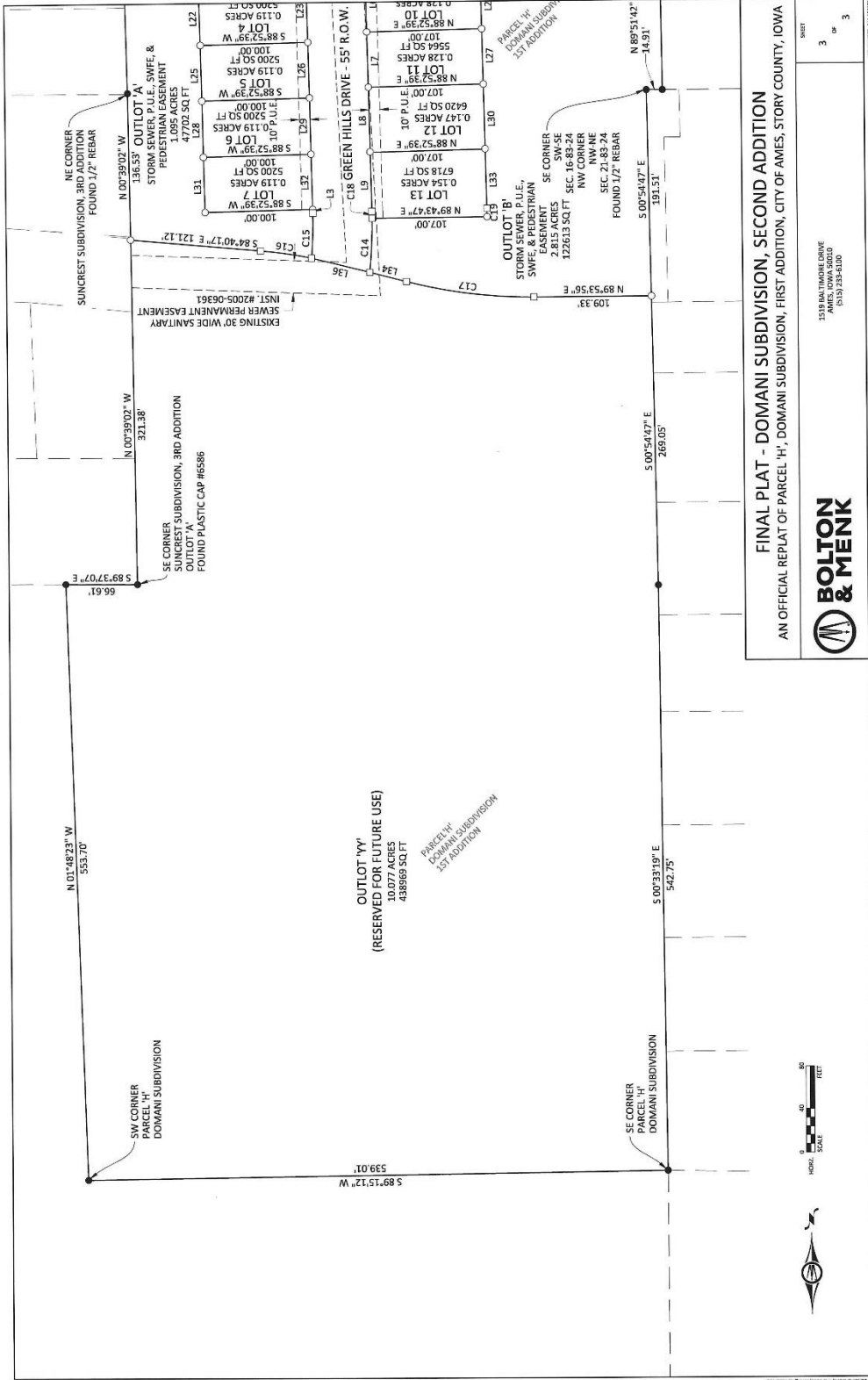
CURVE TABLE				
CURVE #	LENGTH	CH BEARING	RADIUS	DELTA
C1	236.97'	N17°37'34"E	477.50'	7°43'12"
C2	51.64'	S42°30'27"W	219.65'	13°01'24"
C3	54.47'	S48°47'05"W	427.50'	6°43'28"
C4	192.75'	N25°26'33"E	372.50'	6°27'05"
C5	50.25'	S3°33'05"W	433.00'	6°20'46"
C6	50.25'	S17°09'39"W	433.00'	14°42'22"
C7	50.25'	S17°09'39"W	433.00'	14°42'22"
C8	43.51'	S4°40'18"W	427.50'	0°51'08"
C9	55.62'	N2°13'00"E	427.50'	0°51'08"
C10	65.72'	N9°30'07"E	219.65'	8°11'10"

**BOLTON & MENK**  
 AN OFFICIAL REPEAT OF PARCEL 'H', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA

1524 N. WALKER DRIVE  
 AMES, IOWA 50010  
 (515) 258-6100

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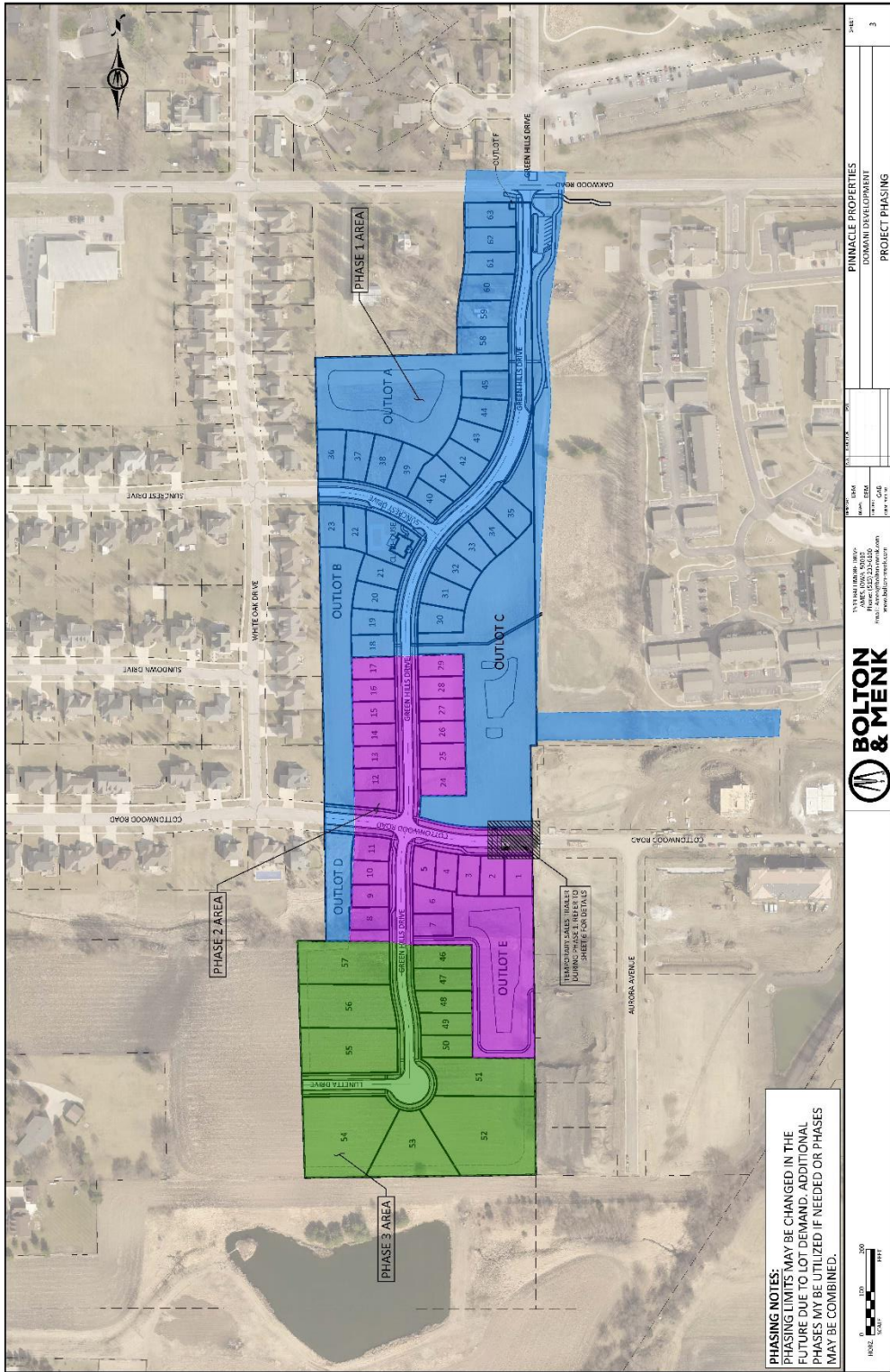
**FINAL PLAT - DOMANI SUBDIVISION, SECOND ADDITION**  
 AN OFFICIAL REPEAT OF PARCEL 'H', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA

**BOLTON & MENK**

1519 BALTIMORE DRIVE  
 AMES, IOWA 50002  
 5151 233-4100

SHEET  
 3 OF 3

# Attachment C Domani PRD Phasing Plan



## **Attachment D**

### **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:

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.