

ITEM #: 19  
DATE: 12-19-23  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: SCENIC VALLEY SUBDIVISION, SEVENTH 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, Seventh 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.

**This addition will complete the subdivision. The proposed final plat includes 30 residential lots for single-family detached homes along Cartier Avenue and Everest Avenue on 15.95 acres.** Eighteen lots will be along Cartier Avenue and finish out the street as it bends to the west property line. Twelve lots will be platted along Everest Avenue and finish out the street as it extends to the north property line. Two outlots for pedestrian, SWFE & PUE easements are also included. Outlot A (on the northwest) includes 3.23 acres and Outlot B (on the northeast) includes 1.89 acres. Outlot B also includes a 70' gas main easement.

A total of 146 lots are included in the subdivision on 117.43 acres. This is two lots fewer than what was shown in the approved 2018 Preliminary Plat. The project engineer has calculated the density as 3.763 units per acre, based upon a net acreage of 38.8 acres (minus rights-of-way, outlots, and easements). The net acreage is consistent with how the density was calculated for the previous Additions. This calculation meets the minimum density requirement for the FS-RL zoning district of 3.75 dwelling units/acre.

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.

The developer has provided a letter of credit in the amount of \$421,437 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, Seventh 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, Seventh 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 2018 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.

**ATTACHMENT(S):**

[Attachment A - Location Map Scenic Valley 7th Addition.jpg](#)

[Attachment B - Scenic Valley Preliminary Plat.pdf](#)

[Attachment C - Signed Final Plat.pdf](#)

[Attachment D - Applicable Subdivision Law.pdf](#)