

ITEM #: 46
DATE: 06-25-24
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: MAJOR FINAL PLAT FOR THE BLUFFS AT DANKBAR FARMS
SUBDIVISION SECOND ADDITION**

BACKGROUND:

Friedrich Land Development Company, LLC is requesting approval of a Final Plat for The Bluffs at Dankbar Farms, Second Addition, a Major Subdivision that would create 15 lots for single family homes. The site is located along Cameron School Road just west of GW Carver. It is part of the larger Bluffs at Dankbar Farms Subdivision encompassing 87.19 acres (see Attachment A & B – Location Map & Proposed Final Plat). A Final Plat for The Bluffs at Dankbar Farms First Addition, consisting of only outlots, was approved in January of 2023. In May 2023 a Preliminary Plat with a PRD Masterplan was approved for a total of 150 lots and other development.

The Second Addition creates Lots 1-15 for single family detached housing and 6 Outlots (A, B, C, D, XX and WW) for various purposes, including stormwater treatment, detention, open space, greenbelt preservation, pedestrian access and future development. Cameron School Road will have right-of-way dedicated in Lot B. Cameron School Road will be the sole means of access to the Second Addition of the Bluffs at Dankbar Farms at this time. The lots in the proposed Second Addition of The Bluffs at Dankbar Farms will be directly served by two residential streets which are Erickson Avenue and Erickson Lane being dedicated in Lot A. Erickson Avenue will connect the Second Addition directly to Cameron School Road. Future Plats will include extension of the street network as approved by the PRD Phasing Plan.

With approval of Preliminary Plat last year, the City Council waived in its entirety the requirement for sidewalk installation west of Erickson Avenue along Cameron School Road due to topographic conditions and lack of future development planned to the west. However, City Council did not waive installation to the east but did decide to allow the developer to request future deferral of sidewalk installation east of Erickson Avenue along Cameron School Road with a future Final Plat. **The developer is requesting a deferral of sidewalk installation, east of Erickson Avenue along Cameron School Road in conjunction with this Final Plat as sidewalk installation would otherwise be required within three years of approval of the plat (See attachment C).**

Per Section 23.103 of the Ames Subdivision Code, City Council may grant a waiver or extended deferral to address timing of development improvements. The Developer is requesting the deferral of sidewalk installation to a future date beyond the standards three years deferral process. The sidewalk segment is now planned to be constructed along Cameron School Road in the right-of-way (Exhibit E). The improvement plan showing the future sidewalk has been reviewed by staff and is accepted as a feasible location. Although not specifically called out in the Public Improvement Agreement, sidewalks in general are part of the proposed financial security. The full release of the security for this addition will be dependent on its construction, unless otherwise approved by Council. With a deferral of sidewalk installation, the City would reserve the ability to require installation of sidewalk at a later date, but in any event, staff believes the sidewalk will be constructed no later than the final addition related to the Domani component of the PRD Plan.

The Preliminary Plat planned for a Greenbelt Easement to protect trees and create a resource protection area along the southwest portion of the subdivision for preservation woodland area. This Easement is being created with this Final Plat. The Greenbelt easement will protect the existing trees and maintain environmental resources within the Easement.

Public Improvements have been secured for in the amount of \$378,134.02 for remaining Public Improvements to be completed as part of this Addition which include street lighting, erosion control, pedestrian ramps, sidewalks, stormwater management, manhole adjustments and conservation management. A Letter of Credit has been received for the amount and a breakdown of items related to the Public Improvements has been reviewed and approved by Staff.

ALTERNATIVES:

1. The City Council can approve:
 - a. The Final Plat of The Bluffs at Dankbar Farms Second Addition, based upon the findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans
 - b. The signed Agreement for Public Improvements and Agreement for Sidewalk and Street Trees with financial security
 - c. A deferral of sidewalk installation to a later date as determined by Council, but in no event later the last phase of the Domani PRD
2. City Council can approve the Final Plat for the Second Addition of the Bluffs at Dankbar Farms and require installation of sidewalk east of Erickson Avenue in conjunction with this Final Plat within three years as is typically required.
3. City Council can deny the Final Plat for the Second Addition of the Bluffs at Dankbar Farms if it believes the proposed Plat does not meet the City's subdivision standards in Chapter 23.
4. City Council can defer action on this item for 30 days and request more information from Staff or the Applicant.

CITY MANAGER'S RECOMMENDED ACTION:

City Staff has reviewed the proposed Final Plat for The Bluffs at Dankbar Farms Second Addition and determined that the Plat meets the City's Subdivision Standards and is consistent with the PRD Phasing Plan. The requested sidewalk deferral from the Developer can be found to be justifiable based upon the nature of the Cameron School Road right-of-way and undeveloped nature of the area at this time. Plans for construction of the sidewalk in the future have been received and reviewed. The City will require installation of the sidewalk in the future, but no later than the final phase of the Domani PRD within the Bluffs at Dankbar Farms Subdivision. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1.

ATTACHMENT(S):

[Attachment A- Bluffs at Dankbar Farms Subdivision Location Map.pdf](#)

[Attachment B-The Bluffs at Dankbar Farms Second Addition Final Plat.pdf](#)

[Attachment C- Sidewalk Deferral Request.pdf](#)

[Attachment D- Applicable Laws and Policies Pertaining to Final Plat Approval.pdf](#)

[Attachment E- The Bluffs - Sidewalk Cross Section Cameron School Road.pdf](#)