

ITEM #: 23  
DATE: 11-26-24  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT:**                   **PRELIMINARY PLAT FOR 525 & 901 SE 16TH STREET**

**BACKGROUND:**

East Meadows Subdivision is a proposed 76.15-acre development located on the north side of SE 16th Street, east of the Meadow Lanes Estates Mobile Home Park and north across the street from Menards. See Attachment A (Location Map). The development site is zoned Highway Oriented Commercial (HOC) with an Environmentally Sensitive Overlay due to the location of the floodway within the project boundaries. Outlot C has Agricultural zoning with the Overlay. (See Attachment A and B).

**The property owner (Flummerfelt 525 SE 16 LLC) requests approval of a preliminary plat creating six buildable lots and three outlots. Approximately 22.1 acres of the overall site are available for development with the six buildable lots.** Outlot “A” is an access area to the rear of the site. Outlot “B” will be used as the location for the detention pond to provide storm water management for the subdivision. Outlot “C” is located almost entirely in the floodway portion of the 100-year Floodplain for the Skunk River and is not proposed for development but includes stormwater conveyance to the Skunk River. Only the southwest corner of Outlot “C” is outside the floodway and it is the location of a planned shared driveway. The numbered lots are for commercial development with access from a new proposed street ending as a cul-de-sac. Meadowlark Lane will provide access to the west portion of the development (Lots 1-6).

Initial street improvements are planned to serve Lots 1, 2, and 3 abutting SE 16th Street. Future street improvements will include the remainder of Meadowlark Lane and the cul-de-sac (Lot “D”) to serve Lots 4, 5, and 6. **Typically, individual lot access is not permitted along arterial streets; however, for this site an access point already exists and will be allowed to be a shared access point for Lot 3 and Outlot “C”.**

The west portion of the proposed subdivision that includes the six developable lots is located within the boundaries of the 100-year flood plain for the Ioway Creek, which is approximately 300-500 feet away from the north property line. Much of the site is in the portion of the flood plain described as the floodway fringe. **Development in the floodway fringe is allowed if the elevation of the building site is a minimum of three feet above the 100-year base flood elevation. Filling of the site to raise the elevation has been occurring in recent months in preparation of future development, although no specific development is proposed at this time.**

**The east portion of the proposed subdivision is located within the boundaries of the 100-year flood plain for the Ioway Creek and the Skunk River. No development is proposed in this area since it is within the floodway portion of the flood plain, which is reserved for the flowage of storm water.** A storm water flowage easement will extend from the detention pond on Outlot “B” across the northwest corner of Outlot “C” to drain into the channel for Ioway Creek.

Water, sanitary, and storm sewer are all proposed within the subdivision with the extension of the new street. Sidewalks will be constructed with the street extension. Coordination of the subdivision work with planned City of Ames Electric improvements and sanitary sewer maintenance will also occur.

### **ENVIRONMENTALLY SENSITIVE OVERLAY:**

Development activities within the Floodway, including grading, are required to be reviewed for potential impacts to environmental resources. The developer submitted a resource assessment and found that there are no wetlands within the area of disturbance. The planned improvements for stormwater conveyance end just before the top of bank for the river and will release through an existing depression to the river. Minimal or no tree removal will be necessary to make these improvements. No specific mitigation is needed to approve the disturbance within the Floodway. Flood plain permits and conformance to no-rise standards will still apply.

### **ALTERNATIVES:**

1. Approve the Preliminary Plat for East Meadows Subdivision, subject to approval of Flood Plain Permit by the City of Ames.
2. Deny the Preliminary Plat by finding that the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
3. Defer action on the item and request more information from staff or the applicant.

### **CITY MANAGER'S RECOMMENDED ACTION:**

This preliminary plat proposal includes six developable lots. The preliminary plat identifies all the necessary infrastructure to serve all developable commercial lots, reserves the Floodway from any development, and dedicates a portion of right-of-way for sidewalk extension to the City's trail system.

The Environmental Assessment Report shows no adverse impact to environmentally sensitive areas in the floodway, such as wetlands and established woodlands, as well as no rise in elevation as the result of the construction of the storm water detention basin.

City staff has reviewed the proposed plat and find it conforms to the requirements of the Ames Subdivision Regulations in meeting infrastructure requirements with appropriately designed lots for commercial use. **Prior to final plat approval, the applicant will seek additional permits for flood plain improvements and each site development permit will also require individual flood plain permits.**

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

### **ATTACHMENT(S):**

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)

[Attachment D.pdf](#)