

ITEM #: 29  
DATE: 12-10-24  
DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: EXTENSION OF SIDEWALK INSTALLATION DEFERRAL FOR 4004 AND 4008 COCHRANE PARKWAY**

**BACKGROUND:**

At the November 26, 2024, meeting, City Council referred a request to extend a previously granted sidewalk installation deferral for 4004 and 4008 Cochrane Parkway to a future agenda.

The deferral, originally granted on [November 14, 2023](#), was part of the approval of a Boundary Line Adjustment merging the two lots at 4004 and 4008 Cochrane Parkway. The lot at 4008 contains a dwelling and sidewalk and the lot at 4004 is vacant and unimproved (see map in Attachment A). The lots were merged by the owner to allow for construction of a pool in the rear yard.

Ames Municipal Code Chapter 23 Subdivisions requires the extension of a sidewalk when only partial frontage improvements exist prior to approval of a Boundary Line Adjustment. **As an alternative to constructing an improvement prior to platting, deferral can be requested to postpone the sidewalk installation until after approval of a plat.**

**In conjunction with the Boundary Line Adjustment, the owner of the lots requested a deferral of sidewalk installation to coincide with the planned construction of the pool. Council applied a condition to the deferral's approval that the sidewalk installation would be completed within 13 months of the Planning Director's approval of the plat (by December 28, 2024).** Cash security covering the estimated cost of the sidewalk installation was also provided in the amount of \$3,073. The applicant does not propose to modify the cash security that was provided with the original deferral.

As the owners of 4004 and 4008 Cochrane Parkway indicated in their November 21, 2024, email to City Council (see Attachment B), the pool's construction was delayed but has now been completed. The planned landscaping is not yet completed. The landscaping requires the use of heavy equipment, which the owners indicate could damage a sidewalk if installed. **The owners requested an additional nine-month deferral of the sidewalk installation, until August 28, 2025. The owners indicate that they expect the planting and sidewalk installation to be completed well before that time. However, if the extension were granted, in total the deferral would be permitted for 22 months from the plat's approval. Alternatively, if Council wished to grant a minor extension to allow planting to be completed once winter conditions cease, with the sidewalk installation occurring shortly thereafter, it could approve a lesser extension until May 31, 2025.**

**ALTERNATIVES:**

1. Approve the deferral of sidewalk improvements along the frontage of 4004 Cochrane Parkway until August 28, 2025, as requested by the applicant.
2. Approve the deferral of sidewalk improvements along the frontage of 4004 Cochrane Parkway until May 31, 2025.

3. Deny the extension of the deferral of sidewalk improvements along the frontage of 4004 Cochrane Parkway and require the sidewalk installation by December 28, 2024, as originally approved.

**CITY MANAGER'S RECOMMENDED ACTION:**

The City has financial security covering the estimated cost of the sidewalk extension at 4004 Cochrane Parkway. The sidewalk could be installed at any time consistent with the original deferral. Staff notes that most landscaping needs to be installed in the early spring to avoid the summer heat and to have a full growing season to establish before winter. If City Council preferred to afford the applicant time to complete the landscaping and then install the sidewalk shortly thereafter, then a deferral until May 31 would be appropriate. If the Council wished to provide the applicant with the greatest flexibility to complete the pool project landscaping, the Council could grant the applicant's request to defer the sidewalk installation by nine months, to August 28.

The owners indicate that they anticipate the landscaping and sidewalk installation to be completed well before August 28. Assuming the owners remain diligent about completing the project this spring, it is, therefore the recommendation of the City Manager that the City Council adopt Alternative #1, extending the sidewalk deferral to the date requested by the applicant, as described above.

**ATTACHMENT(S):**

[ATTACHMENT A LOCATION MAP.pdf](#)

[ATTACHMENT B EXTENSION REQUEST.pdf](#)