

ITEM #: 27
DATE: 12-10-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR 4925 AND 5299 LINCOLN WAY

BACKGROUND:

Sunset Ridge Subdivision, Twelfth Addition is an official replat of Outlot 'QQ' of Sunset Ridge, Second Addition, including 1.42 acres, and Parcel 'KK,' including 28.00 acres for a total of 29.423 acres. **The purpose of the subdivision is to facilitate the transfer of property for future development.** The proposed subdivision is located on the north side of Lincoln Way at the west end of Westbend Drive on the east, at the east end of Durant Street on the west, and on the south side of Tabor Drive on the north. See Attachment A (Location Map). Parcel 'KK' was recently voluntarily annexed into Ames and is zoned as "Agricultural (A)," while 'QQ' is an outlot from the Original Sunset Ridge Subdivision and zoned FS-RL. See Attachment B (Zoning Map).

The property owners, Molly Neal Wong (Outlot 'QQ') and Hunziker Development Group, LLC (Parcel 'KK') requests approval of a preliminary plat creating a subdivision that combines the two existing parcels and subdivides them into one buildable lot and three outlots. **Additional platting will be required for the Outlots to be developable.**

Lot 1 (5.25 acres) is accessible from the west end of Westbend Drive and will be the site of a new single-family home. Outlot 'XX' (1.95 acres) will be developed in the future with residential lots accessible from Tabor Street.

Outlot 'YY' (18.26 acres) will be part of a planned future development of a church in combination with Outlot ZZ. Outlot 'ZZ' (3.96 acres) is proposed as a flag lot fronting on Lincoln Way and is presently occupied by a single-family dwelling. The existing dwelling will eventually be removed and Outlot ZZ will be combined with Outlot YY for the planned church. **The proposed plat does not approve a church. Construction of a church will require a future approval of a Special Use Permit at a public hearing reviewed by the Zoning Board of Adjustment. The Special Use Permit will address a site-specific layout of the church facility, its operations, and design features.**

Although a number of streets have been stubbed to the site, including Durant Street, West Bend Drive, Westfield Road, and the Lincoln Way frontage road, no street extensions are proposed with the development. Staff did not find that it is feasible for West Bend Drive or Westfield Road to be connected through the natural conditions of the site. With the proposed outlots, no street improvements are proposed. It is not anticipated that Durant Street, or the frontage road will be extended through the site in the future if the church plan materializes. If other development occurs, Durant would be expected to be extended.

Lot 1 is a flag lot with frontage on the improved street of Lincoln Way. However, it will have site access from West Bend. Creation of Lot 1 at the end of West Bend Drive requires a waiver of subdivision standards to allow termination of Westbend Drive at the east boundary of the proposed subdivision, without a cul-de-sac to provide usable access to a public way [see Section 23.401(3)(c)]. Westfield Road is not technically part of the subdivision and does not require a waiver.

An Emergency Vehicle Turnaround Easement is required on Lot 1 in lieu of the cul-de-sac., with the

developer responsible for construction of the turnaround as a private improvement. No public streets are proposed within the boundaries of the proposed subdivision. All outlots, once replatted as lots for development, will have frontage and access from existing streets located outside the proposed subdivision.

At the time the Outlots 'XX' and 'YY' are platted for development, it will be determined how Durant Street, at the west boundary, and Westfield Road, at the north boundary, will be terminated.

A water main easement is included on the preliminary plat for the future construction of a water main to serve Lot 1 from Lincoln Way. The water main is a necessary infrastructure improvement to complete planned water main looping for redundancy that would have occurred with typical development. Sidewalk exists along Lincoln Way to serve the proposed subdivision.

PLANNING & ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission reviewed the request at its November 20 meeting. A number of people from the public were in attendance from the neighborhoods to the east, west, and south. Most of the comments were concerns about development of a church and the lack of a site plan. Issues regarding traffic, lighting, conservation of the natural wooded areas, access, and buffering were brought up as comments. Staff explained that the subdivision did not approve a church plan and that a future Special Use Permit with a site plan would be required. Part of the confusion was the issuance of the City's notice during the same time that a sign was placed at the site indicating it to be the future home of Hope Lutheran Church. The Commission discussed the proposed subdivision configuration and how it would facilitate future development, including future plans for site improvements and protection of the wooded area. The Commission voted 6-1 to recommend approval with a dissenting vote concerned about creating a large parcel for church in this area.

ALTERNATIVES:

1. Approve the Preliminary Plat for Sunset Ridge Subdivision, Twelfth Addition, subject to approval of a waiver to allow access to Westbend Drive, without the construction of a cul-de-sac and the construction of a private fire turnaround.
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 setting forth 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 this item and request more information from staff or the applicant.

CITY MANAGER'S RECOMMENDED ACTION:

This preliminary plat proposal includes one lot that is developable at this time, and three outlots that must be replatted prior to development. The preliminary plat identifies all the necessary infrastructure to serve Lot 1, the only lot that can be developed without replatting of an outlot. A waiver of subdivision regulations is required to allow access to Lot 1 from Westbend Drive, without the construction of a cul-de-sac at the dead end of this street.

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

ATTACHMENT(S):

[Addendum.docx](#)

[Attachment A.docx](#)

[Attachment B.docx](#)

[Attachment C.docx](#)

[Attachment D.docx](#)