

ITEM #: 28
DATE: 12-10-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT FOR 4925 AND 5299 LINCOLN WAY

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, an application for a "Final Plat" may then be made 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.

Two property owners, Molly Neal Wong (Outlot 'QQ') and Hunziker Development Group, LLC (Parcel 'KK'), have submitted a Major Subdivision Final Plat for Sunset Ridge Subdivision, Twelfth Addition. The subdivision is located on the north side of Lincoln Way at the west end of Westbend Drive, at the east end of Durant Street, and on the south side of Tabor Drive. See Attachment A (Location Map).

The preliminary plat is on the City Council agenda at this same meeting for consideration by the Council prior to consideration of the final plat. The final plat includes two existing parcels, Outlot 'QQ' of Sunset Ridge, Second Addition (1.42 acres), and Parcel 'KK' (28.00 acres) recently annexed into the City. The proposed subdivision has one buildable lot, Lot 1 (5.25 acres) and three outlots. The outlots vary in size from 1.95 acres to 18.26 acres. Lot 1 is a flag lot that will be accessed from Westbend Drive and will have frontage on Lincoln Way.

A public water main, in a 20-foot-wide easement, will be installed to serve the subdivision as indicated on the preliminary plat. Financial security has been deposited with the City in the amount of \$34,875 to secure installation, as specified in the Agreement for Public Improvements. Completion of the public water main will occur on or before the date that is two years after recording of the final plat of Sunset Ridge Subdivision, Twelfth Addition. No public streets are planned for extension into the proposed subdivision.

Future replatting of outlots will require improvements to manage storm water on the site, and other future improvements such as public sidewalks and street trees. A portion of Outlot "YY" will be used for a detention pond to provide storm water management for the subdivision.

Preliminary plat approval included a waiver to allow access to Westbend Drive, without construction of a cul-de-sac. 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. All outlots, once replatted as lots for development, will have frontage and access from existing streets located outside the proposed subdivision.

ALTERNATIVES:

1. Approve the Final Plat for Sunset Ridge Subdivision, Twelfth Addition, based upon staff's findings that the Final Plat conforms to applicable design standards, ordinances, policies, and plans and approve acceptance of financial security for completion of public watermain improvement.
2. Deny the Final Plat for Sunset Ridge Subdivision, Twelfth Addition, by finding that the development does not conform to the subdivision criteria, creates a burden on existing public improvements, or creates a need for new public improvements that have not yet been installed and should not be deferred.
3. Defer action on the item and request more information from staff or the applicant.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed major subdivision plat and determined that the proposal is consistent with the preliminary plat and the and that the final plat conforms to the adopted ordinances and policies of the City as required by Code and other agreements. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A.docx](#)
[Attachment B.docx](#)
[Attachment C.pdf](#)
[Attachment D.docx](#)