

ITEM #:	15
DATE:	10-28-25
DEPT:	P&H

COUNCIL ACTION FORM

**SUBJECT: MAJOR FINAL PLAT FOR SOUTH FOURTH COMMONS SUBDIVISION AT
400 SOUTH 4TH STREET**

BACKGROUND:

JJR Holdings, LLC and SRM Holdings, LLC are requesting approval of a Final Plat for South 4th Commons Subdivision. The land is located on the south side of South 4th Street. The proposed Final Plat totals 1.27 acres (see Attachments A & B – Location Map & Proposed Final Plat). This is the final plat for a Planned Unit Development (PUD) and Major Site Development Plan that received approval with a Preliminary Plat on August 12.

The Final Plat will create 16 lots for single-family attached housing in pairs with a shared common wall. The subdivision will be served by a private street, Juniper Street and take access from South 4th Street at the intersection of South 4th and Washington Avenue. Water, Sanitary Sewer and Electric Easements are being dedicated with this plat in accordance with City requirements and the Preliminary Plat. This Final Plat creates all of the lots in the subdivision.

The required public utilities have been installed and inspected. The developer is also being required to repair existing curb cuts along South 4th Street that are no longer necessary. No financial security is provided as it is a condition of constructing the new private street driveway intersection. A Sidewalk Agreement has been signed and provided without financial security per City standards.

The private street creation will be supported by the Covenants for the Subdivision as a maintenance obligation of the owners of the properties in the subdivision. As a private street, the engineer of record must certify its final construction as complying with the approved plans.

The Final Plat complies with the Preliminary Plat and the PUD Major Site Development Plan that was approved this past summer.

ALTERNATIVES:

1. Approve the Final Plat for the South 4th Commons Subdivision as conforming to all requirements of Chapter 23 Subdivision Code of the Ames *Municipal Code*.
2. Deny the Final Plat for South 4th Commons Subdivision at 400 South 4th Street, based on a finding that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has reviewed the proposed Final Plat for the South 4th Commons Subdivision and determined that the Plat meets the City's Subdivision Standards. No public improvements agreement is required as the water and sewer lines have been installed and the remaining improvements do not necessitate financial security. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1.

ATTACHMENT(S):

[Attachment A- 400 S 4th Street Location Map.pdf](#)

[Attachment B- 400 S 4th Street Final Plat.pdf](#)