

ITEM #: 43
DATE: 03-24-26
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: REQUEST BY DOVER DEVELOPMENT TO WAIVE SUBDIVISION STREET CONNECTION STANDARDS FOR ARTERIAL STREETS IN CHAPTER 23 OF THE AMES MUNICIPAL CODE

BACKGROUND:

Dover Development is requesting a waiver of the street connection requirements in Chapter 23 of the Ames Municipal Code to allow a connection to their property from GW Carver Avenue (see Attachment A - Request to Council).

Dover plans to construct a Senior Living and Memory Care facility property on the west side of GW Carver in the Bluffs Subdivision. The Bluffs has an approved Preliminary Plat that was approved in October 2025. The Final Plat has yet to be submitted and approved (see Attachment B - Location Map). Dover has already submitted a Site Development Plan for this site, which is currently under review by staff. The Site Plan must be approved by the Zoning Board of Adjustment. The property is currently addressed as 3220 Cameron School Road. The City Council is authorized to waive the street connection standards in Section 23.103.

Dover wishes to have driveway access to its property from GW Carver. The location of the driveway access as proposed on the Site Development Plan complies with SUDAS and City standards for spacing from nearby intersections and other access points. There are no other access points for the Dover property along GW Carver Avenue (Attachment C - Site Plan Excerpt). However, Section 23.403(9)(b) of the subdivision ordinance restricts new access points on arterial streets. GW Carver is classified as an arterial street. Therefore, a subdivision standards waiver is being sought by Dover Development.

Staff is awaiting final design of the future lane configuration of GW Carver Avenue at this location, which will determine how the access from the Dover property to GW Carver is designed. Staff has discussed this with Dover Development representatives. Staff is supportive of granting a waiver to allow access to GW Carver at this location. The lane design is being determined by the need for an intersection at Columbus Avenue to the immediate north and a future roundabout at the intersection of GW Carver Avenue and Cameron School Road further north.

Staff anticipates that the final lane configuration of GW Carver Avenue will be finalized in the coming weeks. A condition of approval of a waiver will be that Final Plat approval will dictate the design of the access to GW Carver Avenue from Dover Development's property. Costs for the access onto GW Carver will be determined prior to Final Plat. Staff does not anticipate that the City will bear any additional cost related to Dover's access.

ALTERNATIVES:

1. Approve the waiver request for arterial street access standards in Section 23.403(9)(b) from Dover Development to allow an access on GW Carver Avenue from their property with final design of the connection being approved prior to Final Plat approval.
2. Decline to approve a waiver request from Dover Development for arterial street access standards in Section 23.403(9)(b) to allow access on GW Carver Avenue from their property.
3. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has reviewed the request from Dover Development requesting a waiver to the Subdivision standards in Section 23.403(9)(b) to allow an access from their property to GW Carver Avenue which is an arterial street. New access points on arterials are prohibited to discourage private access on busy streets. In this case however, the proposed access will be the only access from a larger property along GW Carver Avenue and will comply with all SUDAS regulations for spacing from other access points and intersections in the area. As such, staff is supportive of allowing the waiver with final design to be determined prior to Final Plat approval.

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

ATTACHMENT(S):

[Attachment A- Access Waiver Request.pdf](#)

[Attachment B- Location Map & Access Point.pdf](#)

[Attachment C- Bluffs Preliminary Plat Excerpt.pdf](#)