

ITEM #:	24
DATE:	08-11-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR DOMANI SUBDIVISION THIRD ADDITION

BACKGROUND:

Pinnacle Properties Ames, LLC (Keith Arneson) is requesting approval of a Major Subdivision Final Plat for the Domani Subdivision Third Addition of 10.077 acres at the south end of Green Hills Drive, south of Oakwood Road (Attachment A).

The current Outlot 'YY' is to be divided as follows: 11 single-family lots for Epcon homes with zero-lot lines, five medium-sized single-family lots (between 6,000 and 8,000 square feet, seven large lots for custom single-family homes, two outlots (A and B), and right-of-way for Green Hills Drive, Cottonwood Road, and Lunetta Drive (Attachment B). Outlots A and B are reserved for storm sewer, surface water flowage, public utilities, and pedestrian use. The outlots will be owned and maintained by the Domani Homeowners' Association.

The Domani Subdivision is a Planned Residence District (PRD), which authorizes certain deviations from zoning standards that would normally apply, such as lot sizes and setbacks. The entire Domani Subdivision is 23.784 gross acres and included a Phasing Plan as part of the PRD. The Final Plat for the first addition was approved in October 2020. The First Addition, containing 27 zero-lot line, single-family lots and a clubhouse property, was recorded in 2020. The Second Addition, containing 13 zero-lot line, single-family lots, was recorded in 2022. Most of the lots have had homes constructed on them.

Domani is governed by a Development Agreement that was approved concurrently with the First Addition. The agreement pertains to improvements in the adjacent Christofferson Park and the phasing of the development with respect to the clubhouse and swimming pool and to a temporary sales office. The clubhouse and pool are completed, and the temporary sales office is still in operation. The developer is in compliance with all of these phasing requirements regarding the first phases of development.

One item remains for the developer to complete as a part of the Development Agreement: the completion of a pathway into Christofferson Park across Outlot B, Domani Second Addition. This item was required to be installed prior to initiating Phase 3 (the Third Addition). As a part of this subdivision approval, the developer has requested a short time extension to complete the trail. An amendment to the original agreement is attached, which extends the developer's deadline to August 28, 2026. The developer has scheduled the improvement to occur within this time frame. There are no specific obligations associated with Phase 3.

An Agreement for Public Improvements and an Agreement for Sidewalk and Street Trees have been prepared for City Council approval with the Final Plat. The Agreement for Public Improvements identifies the need for financial security for the completion of certain improvements and utilities related to the proposed plat. **The proposed financial security is**

predicated on the City Council's approval of the Development Agreement for Housing Incentives (a separate item on this same agenda) where the City is responsible for the construction of the Cottonwood Extension and not the developer. If the City Council does not approved the separate Development Agreement, the Final Plat would not conform to the Subdivision Code requirements and would need to be modified to include the Cottonwood Extension as a developer responsibility.

Financial security, in the form of a Letter of Credit, has been submitted to the City in the amount of \$291,923.15, which covers the estimated cost of the remaining improvements, in the event the developer does not install the required improvements. Sidewalks and street trees must be installed prior to the issuance of a Certificate of Occupancy for an individual lot; however, within three years after final plat approval, all sidewalks within the addition must be installed. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.

Lots 5-9 are Epcon home lots located along the planned Cottonwood extension and included as part of the Third Addition. However, construction on these lots will not be permitted until the construction of the Cottonwood Extension. The timing of this extension is at the City discretion per the development agreement, but is planned to be added to the CIP for FY 2027-28.

ALTERNATIVES:

1. Approve the following, based on a determination that the project is consistent with the approved PRD and the policies and standards of the City:
 - a. Domani I Supplemental Development Agreement
 - b. Final Plat of Domani Subdivision, Third Addition
 - c. acceptance of the financial security for public improvements with the agreement for Sidewalk and Street Tree deferral, Third Addition
 - d. Supplemental Development Agreement for completion of the aggregate Trail within Phase 2, Third Addition
2. Deny the Final Plat for Domani Subdivision, Third Addition on the basis that the Council finds that the development does not comply with the PRD, Development Agreement, or creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

After reviewing the proposed Final Plat of Domani, Third Addition, staff finds that it complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, the *Ames Plan 2040*, other adopted City plans, ordinances and standards, and the City's Zoning Ordinance.

The developer is obligated to complete the extension of Green Hills and Lunetta Drive in order for the City to construct the Cottonwood extension. The Cottonwood extension timing is at the discretion of the City Council as part of the CIP process.

The developer is responsible for all private improvements throughout the PRD, including trails within the second and third additions. The proposed extension of time to complete the aggregate trail in Phase 2 until August 28 has no material impact on the phasing of the project. The additional trail connection from Green Hills to Aurora through Outlot B is required within three years to conform to the sidewalk deferral agreement.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative No. 1, as described above.

ATTACHMENT(S):

[Attachment A - Location Map.pdf](#)

[Attachment B - Final Plat.pdf](#)

[Supplemental Agreement.pdf](#)

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