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| ITEM #: | 26       |
| DATE:   | 08-25-26 |
| DEPT:   | P&H      |

## COUNCIL ACTION FORM

**SUBJECT: MINOR FINAL PLAT FOR NORTHRIDGE HEIGHTS 20TH ADDITION**

**BACKGROUND:**

Theodore and Stacie Schaper are requesting approval of a Minor Subdivision Final Plat to create Northridge Heights Subdivision 20th Addition. The property is currently platted as Northridge Heights Subdivision 12th Addition, Lot 4, and contains 1.4 acres (Attachment A). The lot is the home of the Super Shine Car Wash and is addressed as 3706 Stange Road (Attachment B).

The owner desires to divide the front portion off from the site to allow for development of a new Bank. The zoning district applied to this site is Convenience General Service (CGS).

The property currently contains Super Shine Car Wash, approved by the City in 2008. The car wash is set back from Stange Road by approximately 188 feet. Between the car wash and the street, set back approximately 86 feet from Stange, is a cross access drive that connects from Tiverton Court to the Casey's immediately to the south. The Plat will create a new buildable lot for this area that utilizes the existing shared access drive.

No public improvements are required for the subdivision and it can therefore be approved as a Minor Subdivision without first having a Preliminary Plat approval.

The proposed plat subdivides the existing Lot 4 into two lots: Lot 1, at the front (west) of the current property is to be 0.42 acres (Attachment C), which covers the grassy area and part of the access drive. The remainder of the property, 0.98 acres, is to be Lot 2. Lot 1 is intended for the construction of a VisionBank. Lot 2 will continue to host the car wash.

Lot 1 will have frontage on Stange Road and Tiverton Court. Lot 2 will have frontage on Tiverton Court. Each lot will meet individual development standards for parking, landscaping, lot area, etc. Both properties will continue to take vehicular access from Tiverton Court. An ingress-egress access easement currently exists over the access road, crossing the entire property from Tiverton Court to the Casey's property.

Lot 1 is crossed by two easements: one for a private water main and the other for a private sanitary sewer. These easements cover the existing utility connections for the car wash. Ordinarily, utility connections are not allowed to cross property lines and must be accessed directly from the public right-of-way. The pre-existing utilities are allowed to remain so long as they are covered by easements.

**ALTERNATIVES:**

1. Approve the final plat of Northridge Heights 20th Addition.
2. Deny the final plat for Northridge Heights 20th Addition on the basis that the Council finds that the development does not comply with the Zoning or the Subdivision Ordinances, 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 for Northridge Heights 20th Addition, staff finds that it complies with all relevant and applicable design and improvement standards of the Subdivision Regulations of Municipal Code, *Ames Plan 2040*, other adopted City plans, ordinances, and standards.**

**The proposed lot is buildable as intended for a small bank and with the approval of the subdivision, the bank project can proceed.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1, as described above.

**ATTACHMENT(S):**

[Attachment A - Existing Plat.pdf](#)

[Attachment B - Location & Zoning Maps.pdf](#)

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