

ITEM #:	26
DATE:	07-28-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR DAKOTA TOWNES SUBDIVISION AT 113 NORTH DAKOTA AVENUE

BACKGROUND:

Luke Jensen, LJREC, is requesting approval of a Final Plat for Dakota Townes Subdivision. The land is located at 113 North Dakota Avenue. The proposed final plat totals 1.69 acres (see the Location Map and 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 May 27, 2025.

The Final Plat will create 16 lots for single-family attached housing along with specified outlots. The units will be configured as three-story townhomes, each containing between two and three townhome units. The subdivision will be served by private streets: Brookline Lane, Hallbrook Way, and Brook Hollow Lane.

At the time of approval of the project there was substantial concern about the site conditions, trees, and compatibility with the existing neighborhood to the north and east. **The Final Plat includes a Slope Protection Easement as shown over approximately 20 percent of the northern portion of the site. The Slope Protection Easement is for preservation of slope stability and natural area.**

The Slope Protection Easement prohibits structures, grade disturbance, or other activity that may cause degradation of slope stability or the quality of the natural area. It allows for incidental decorative features and for the maintenance of the area by the homeowner's association and its members. Permanent disturbances to the slope and tree removal are subject to staff review and approval.

The private street 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 owner, LJREC, is required to construct public improvements as part of the subdivision. **Improvements including sidewalk installation along North Dakota Avenue and the extension of sanitary sewer and water main on site have not yet occurred. Therefore, financial security in the amount of \$164,180 has been provided for these improvements. City Council is being asked to accept the Agreement for Public Improvements with financial security for those improvements.**

ALTERNATIVES:

1. Approve the Final Plat of Dakota Townes Subdivision and accept the Agreement for Public Improvements for the completion of public improvements with the Financial Security of \$164,180 as conforming to all requirements of Chapter 23 Subdivision Code of the Ames Municipal Code.
2. Deny the Final Plat for Dakota Townes Subdivision, based on a finding that the proposed subdivision does not comply with applicable ordinances, standards or plans.
3. Refer the request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Major Final Plat is consistent with the Planned Unit Development (PUD) and Major Site Development Plan, as well as the Preliminary Plat approved by City Council as part of the rezoning with PUD. The designated slope easement was part of the initial approval, but the terms of the easement were not defined at that time. The description for the easement is included with the Final Plat and staff believes it meets the intent of preserving the area as originally discussed with the 2025 approval.

The Major Final Plat conforms to the adopted ordinances and policies of the City as required by Code and other agreements, including the allowance for financial security to complete public improvements. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Location Map.pdf](#)

[Proposed Final Plat](#)