

COUNCIL ACTION FORM

SUBJECT: REMOTE PARKING EASEMENT FOR 121 EAST 12th STREET AND 1128 DUFF AVENUE

BACKGROUND:

A Minor Site Development Plan for 121 East 12th Street for an office building supporting medical uses is pending administrative approval. The required minimum parking for this office use is one parking space per 250 square feet on the ground floor and one parking space per 200 square feet for other floors. Therefore, a total of 84 parking spaces are required for the proposed 24,000 square-foot building. There is sufficient space on the site for 56 parking spaces.

The property owner, Clinic Building Company, also owns property at 1128 Duff across East 12th Street to the south, where the McFarland Clinic Eye Care Center is located, facing Duff Avenue. This site currently contains 50 parking spaces required for the Eye Care Center building and 11 spaces required for the main McFarland Clinic building under a Remote Parking Easement. A Minor Site Development Plan has been provided for that property that shows expansion of the existing parking lot to provide 46 additional parking spaces. The property owner is seeking a Remote Parking Easement to use 30 spaces from the 1128 Duff Avenue site to meet the parking requirement for the new building on 121 East 12th Street. (See Attachment A)

Ames Municipal Code Section 29.406 (18) allows remote parking to satisfy required parking needed in the Hospital-Medical zoning district. This proposal satisfies the requirement of the Code section that the remote parking be located on a lot within 300 feet of the lot on which the principle building is located. The required Remote Parking Easement formalizing this method of meeting the City's parking requirements has been created by the City's Legal Department and signed by the property owner, and is attached for City Council approval.

ALTERNATIVES:

1. The City Council can approve the attached Remote Parking Easement for 121 East 12th Street and 1128 Duff Avenue.
2. The City Council can deny the attached Remote Parking Easement for 121 East 12th Street and 1128 Duff Avenue.
3. The City Council can refer this item to staff for further information.

MANAGER'S RECOMMENDED ACTION:

For a Minor Site Development Plan to be approved, parking must be provided that meets minimum City requirements. This proposal meets the standards for remote parking in the Zoning Ordinance and expands total parking in this area to exceed the required minimum, which may help reduce on-street parking in the future.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the attached Remote Parking Easement for 121 East 12th Street and 1128 Duff Avenue.

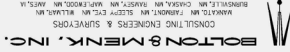
ATTACHMENT A

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www.rtharchitect.com

Final Record
Review
9/15/11

Revision Record
10/27/11

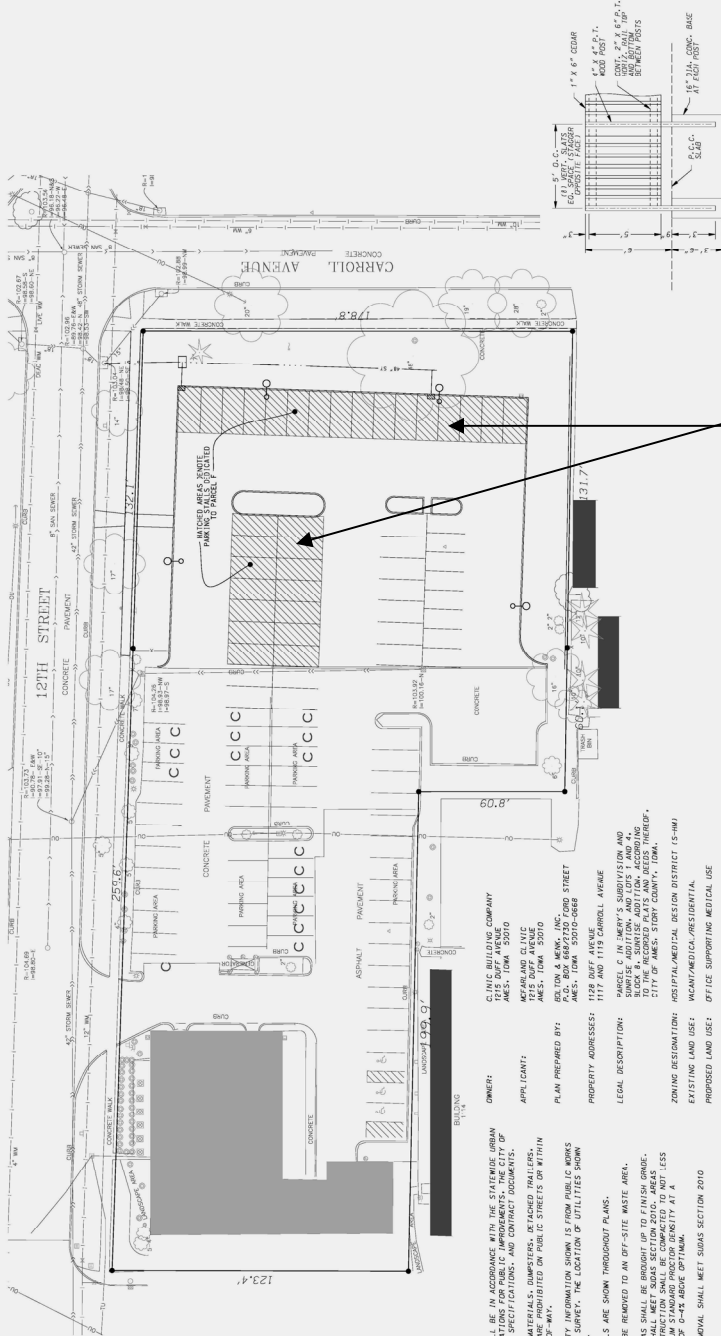
Consultant



McFARLAND CLINIC, P.C.
1070 STREET - BUSINESS
AMES, IOWA
PARKING AGREEMENT SKETCH

P1.0

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ARCHITECTS, P.C.



REMOTE PARKING FOR 121 E. 12TH

EXISTING AREAS	EXISTING AREAS
LOT LANDS/PARKING	58,866 SQ. FT. (1.36 AC)
LANDSCAPED:	28,629 SQ. FT. (0.66 AC)
PROPOSED AREAS	58,866 SQ. FT. (1.36 AC)
BUILDINGS/PARKING	43,998 SQ. FT. (1.01 AC)
LANDSCAPED:	14,868 SQ. FT. (0.34 AC)
TOTAL PARKING PROVIDED	107 STALLS

- NOTES:
- ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE STATUTORY URBAN DESIGN STANDARDS AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, THE CITY OF AMES SUPPLEMENTAL SPECIFICATIONS, AND CONTRACT DOCUMENTS.
 - ALL CONSTRUCTION MATERIALS, DIMENSIONS, DETACHED TRAILERS, AND UTILITIES SHALL BE LOCATED ON THE PUBLIC RIGHT-OF-WAY.
 - UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PUBLIC WORKS RECORDS AND FIELD SURVEY. THE LOCATION OF UTILITIES SHOWN IS FOR INFORMATION ONLY.
 - ADDITIONAL REMOVALS ARE SHOWN THROUGHOUT PLANS.
 - ALL DEBRIS SHALL BE REMOVED TO AN OFF-SITE WASTE AREA.
 - ALL DISTURBED AREAS SHALL BE BROUGHT UP TO FINISH GRADE. UNDER FUTURE CONSTRUCTION SHALL BE COMPLETED TO MEET ALL CITY STANDARDS AND SPECIFICATIONS FOR PUBLIC UTILITY AT A MINIMUM OF 18 INCHES.
 - TREE AND SHRUB REMOVAL SHALL MEET SUBSECTION 2010 REQUIREMENTS.
 - A MINIMUM OF 6-INCHES OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS NOT UNDER PROPOSED BUILDING OR PARKING LOT.
 - ANY DAMAGES TO AREAS OUTSIDE CONSTRUCTION LIMITS SHALL BE REPAIRED AND PAID FOR BY CONTRACTOR'S EXPENSE.
 - REMOVALS INCLUDE REMOVING AND DISPOSING OF ALL TREES, SHRUBS, AND ALL OTHER MATERIAL AND DEBRIS LOCATED WHERE PROPOSED PARKING LOT AND BUILDING CONSTRUCTION WILL OCCUR.
 - NO DEBRIS OR LIGHTING SHALL BE INSTALLED UNTIL FEATURES SHOWN ON THESE PLANS ARE COMPLETELY FINISHED BY THE CITY PLANNING DEPARTMENT.

ATTACHMENT B

REMOTE PARKING EASEMENT

The undersigned Grantors, Clinic Building Company, their successors and assigns, in consideration of the sum of One Dollar and other good and valuable consideration in hand paid, do hereby grant and convey to Clinic Building Company, his/her successors and assigns, and to the City of Ames, Grantees, the right, title and easement to park or direct and permit the parking of not more than **30** motor vehicles of the business invitees for the Business Support Facility premises at 121 E 12th Street (Parcel F), Ames, Iowa, on the land located at 1128 Duff Avenue (Parcel G) in Ames, Story County, to wit:

(See attached plat.)

The **30** parking spaces provided for hereunder shall at all times be clearly marked as such by the Grantor and the Grantor shall maintain the said spaces and access routes to and from the spaces in a passable and usable condition, clear of snow accumulations, ponded water, brush, weeds, or other conditions that could impede or discourage use of the spaces.

The forgoing shall be a covenant running with the land. If said rights and obligations are defeated, annulled or undone through forfeiture, default or breach of land purchase contract, mortgage foreclosure, bankruptcy, or other event or process, Grantors shall be bound hereby to Grantees to acquire and provide replacement parking rights under the same terms at a site within 300 feet of the building or buildings on the business premises at 121 E 12th Street (Parcel F), Ames, Iowa.

The foregoing shall not be released, abandoned, or conveyed except by resolution of the Ames City Council.

GRANTORS

BY: R Kluesner
BY: Jim Dohrmann

STATE OF IOWA, STORY COUNTY ss:

This instrument was acknowledged before me on October 3, ~~2008~~ ²⁰¹¹, by Roger Kluesner +
Jim Dohrmann

Linda D. Donohue
Notary Public in and for the State of Iowa

