

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 2826, 2904, 2912 South Loop Drive &
2900 University Boulevard

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- ☐ Conveyance parcel (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.309)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The subject site is located at:

Street Address: 2826, 2904, 2912 South Loop Drive &
2900 University Boulevard

Assessor's Parcel #: 0915340025, 0915340030, 0915340040, 0915325070

Legal Description: Parcel "A" and Lots 10, 11, and 12 of Iowa State
University Research Park 3rd Addition

Owner: Iowa State University Research Park

The plat consolidates three platted lots and one parcel into a single parcel, so the owner can expand the existing development for WebFilings. A copy of the proposed plat of survey is attached for Council consideration.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, without conditions.

The preliminary decision of approval requires all public improvements associated with and required for the proposed plat of survey be:

- ☐ Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- ☐ Delayed, subject to an improvement guarantee as described in Section 23.409.
- ☒ Not Applicable.

Under Section 23.308(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision to approve the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

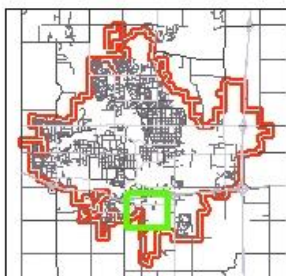
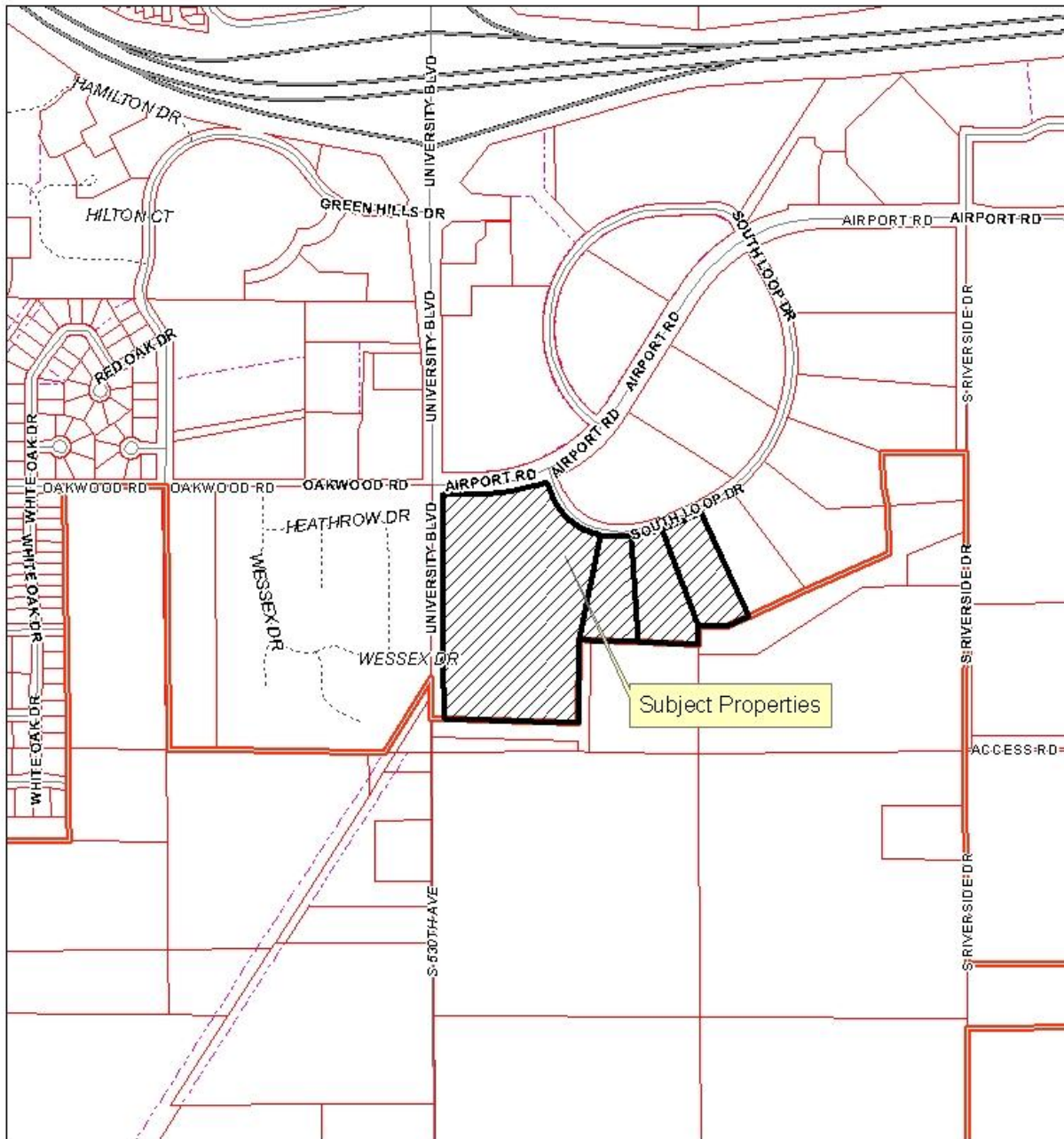
MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Department has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

Approval of the resolution will allow the applicant to prepare the official plat of survey and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

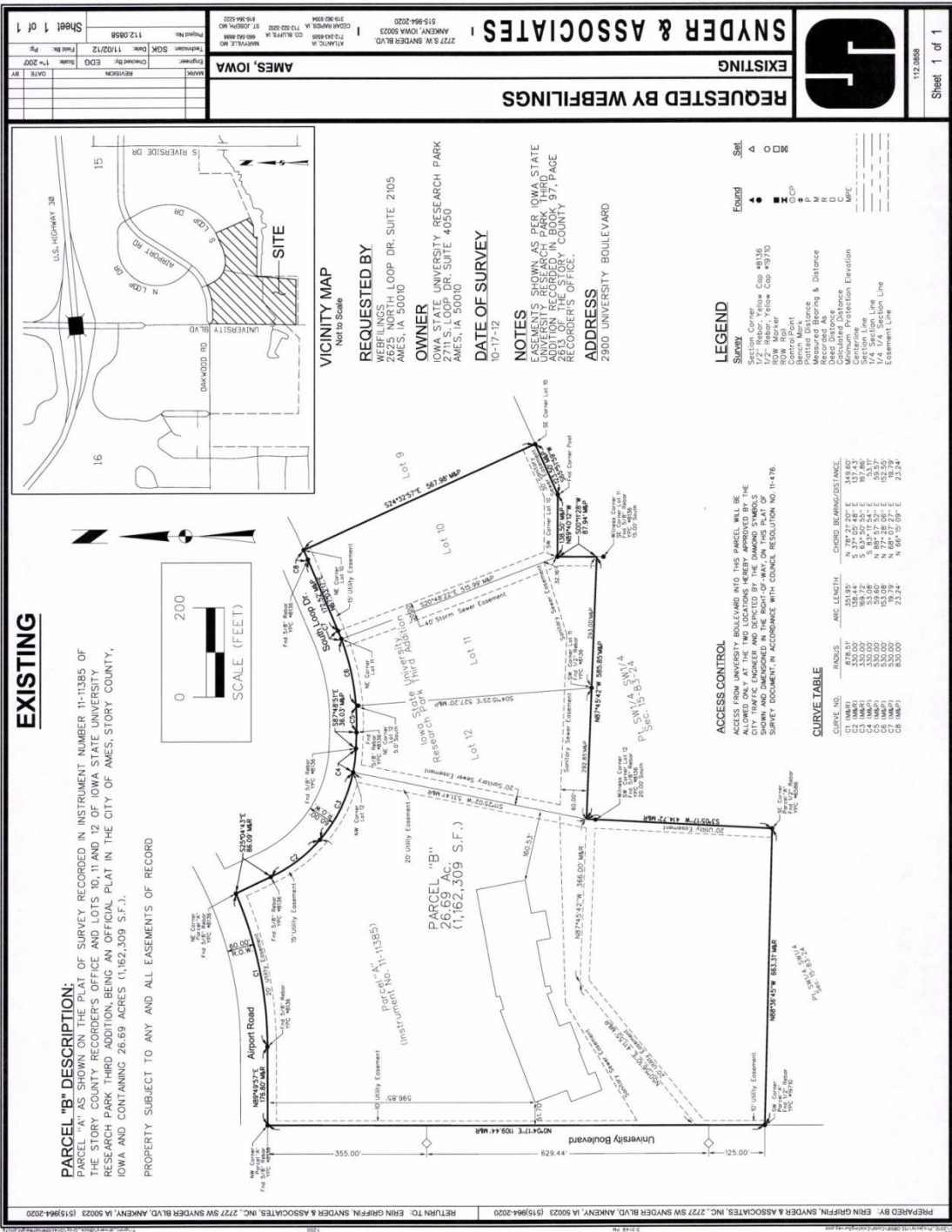
It should be noted that the official plat of survey will not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.



Location Map **2826, 2904, 2912 South Loop Drive** **& 2900 University Boulevard**

0 250 500 1,000 1,500
 Feet





EXISTING

PARCEL "B" DESCRIPTION:
PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 11-11385 OF THE STORY COUNTY RECORDER'S OFFICE AND LOTS 10, 11 AND 12 OF IOWA STATE UNIVERSITY RESEARCH PARK THIRD ADDITION, BEING AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND CONTAINING 26.69 ACRES (1,162,309 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

VICINITY MAP
Not to Scale

REQUESTED BY WEIRFILING

EXISTING

LEGEND

Found

Set

ACCESS CONTROL
ACCESS FROM UNIVERSITY BOULEVARD INTO THIS PARCEL WILL BE ALLOWED ONLY AT THE TWO LOCATIONS HEREBY APPROVED BY THE SURVEY DOCUMENT IN ACCORDANCE WITH COUNCIL RESOLUTION NO. 11-476.

CURVE TABLE

CURVE NO.	RADIUS	ARC LENGTH	CHORD BEARING/DISTANCE
C1 (M&P)	878.31	351.93	N 78° 27' 20" E 349.60
C2 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86
C3 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86
C4 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86
C5 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86
C6 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86
C7 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86
C8 (M&P)	330.00	189.72	S 83° 52' 45" E 167.86

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RETURN TO: ERIN GRIFFIN, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD., ANKENY, IA 50023 (515)964-2020

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