

COUNCIL ACTION FORM

SUBJECT: MINOR SUBDIVISION FINAL PLAT FOR DAUNTLESS
SUBDIVISION 11th ADDITION

BACKGROUND:

Iowa Youth Basketball Foundation, property owner, is requesting approval of a Final Plat for Dauntless Subdivision, 11th Addition, a minor subdivision that would divide Parcel 'A' of Lot 3, Dauntless Subdivision, 6th Addition, into two new lots (see *Attachment B – Proposed Final Plat*). A minor subdivision includes three, or fewer, lots and does not require additional public improvements. A minor subdivision does not require a Preliminary Plat, and may be approved by the City Council as a Final Plat, only, subject to the applicant completing the necessary requirements. Following City Council approval, the Final Plat must then be recorded with the County Recorder to become an officially recognized subdivision plat.

Parcel 'A', is presently occupied by "The Iowa Youth Basketball Facility", which was constructed in 2013, and an indoor tennis practice facility that is presently under construction. Iowa State University has entered into a lease with an option to purchase the tennis facility. Parcel 'A' includes approximately 4.23 acres, which is divided into Lot 1 (3.16 acres), and Lot 2 (1.07 acres). Lot 1 is located at 1010 Dickinson Avenue, and is occupied by "The Iowa Youth Basketball Facility." Lot 2 is located at 1025 South Dakota Avenue, and will be occupied by the ISU Tennis Practice Facility (see *Attachment A – Location & Zoning Map*). The Sukup Basketball Complex is located outside the boundaries of the proposed subdivision, on Parcel 'B', abutting the north boundary of the proposed subdivision, but will have a driveway and walkway connection to the proposed Lot 2.

Proposed Lot 1 has frontage on Dickinson Avenue and Lot 2 has frontage on South Dakota Avenue, however access to South Dakota is restricted by the City. Access for Lots 1 and 2 will both be from Dickinson Avenue. To provide access to Lot 2 from Dickinson Avenue, an ingress/egress easement, 25 feet wide, is proposed across Lot 1.

The proposed subdivision is located within the "CCN" (Community Commercial Node) zoning district, and within the "O-GSW" (Southwest Gateway Overlay District). Site Development Plans have been approved by the Planning & Housing Department for the Iowa Youth Basketball Facility and for the tennis practice facility as development of one lot. The proposed subdivision alters the development requirements as each of the lots must meet zoning requirements for the occupancy and use of the site. The unique element of zoning related to the two already approved Site Development Plans is the use of "collective parking," which allowed for a 15% reduction in the minimum number of

required off-street parking spaces. With the 15% reduction for collective parking, the number of required parking spaces is reduced to 149 spaces and 20 spaces for a total of 169 spaces across the current site.

The proposed Final Plat, places 174 parking spaces on Lot 1, for The Iowa Youth Basketball Facility, which exceeds the number of parking spaces required by twenty-five spaces. A total of nine parking spaces will be constructed on Lot 2, for the Tennis Practice Facility. The tennis facility would be eleven spaces short of the minimum of twenty spaces required for the stand alone use of Lot 2. To address this shortage of parking spaces for the Tennis Practice Facility, Miles E. Lackey, Chief Financial Officer and Chief of Staff for Iowa State University, has submitted a letter with the Final Plat documents (*see Attachment C – Parking for Tennis Performance Center*), stating that the Sukup Basketball Complex (located adjacent to the north boundary of the subdivision at 1011 South Dakota Avenue) has excess parking available for use by the Tennis Performance Center (a.k.a. Tennis Practice Facility). **Iowa State University representatives request that the City Council accept their commitment as satisfying any potential future need for joint parking because of the lease and option to purchase that is in place for the tennis facility and that it will be used for University purposes.**

Public utilities serve both parcels, and sidewalk has been constructed along the frontage for Lot 1, on Dickinson Avenue, and along the frontage for Lot 2, on South Dakota Avenue. The former water main easement, shown on the Plat of Survey for Parcel A, has been vacated by the City Council. A new water main easement on Lot 2, and crossing Lot 1 to Dickinson Avenue, consistent with the location of the new water main, is shown on the Final Plat, and is included as part of the public utility easements to be recorded with the Final Plat.

Please note that street trees are not required as part of the subdivision in commercially zoned areas.

ALTERNATIVES:

1. The City Council can approve the final plat for Dauntless Subdivision, 11th Addition, based upon the findings and conclusions stated above, with the following conditions:
 - A. That the City Council accept the written confirmation from Miles E. Lackey, Chief Financial Officer and Chief of Staff for Iowa State University, that parking spaces at the Sukup Basketball Complex, 1011 South Dakota Avenue, are available for use by visitors of the Tennis Performance Center, to compensate for the deficiency of eleven (11) parking spaces on Lot 2 of Dauntless Subdivision, 11th Addition (*see Attachment C – Parking for Tennis Performance Center*); and,

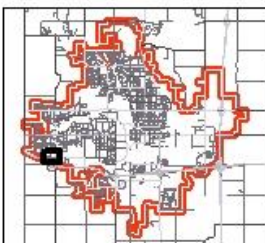
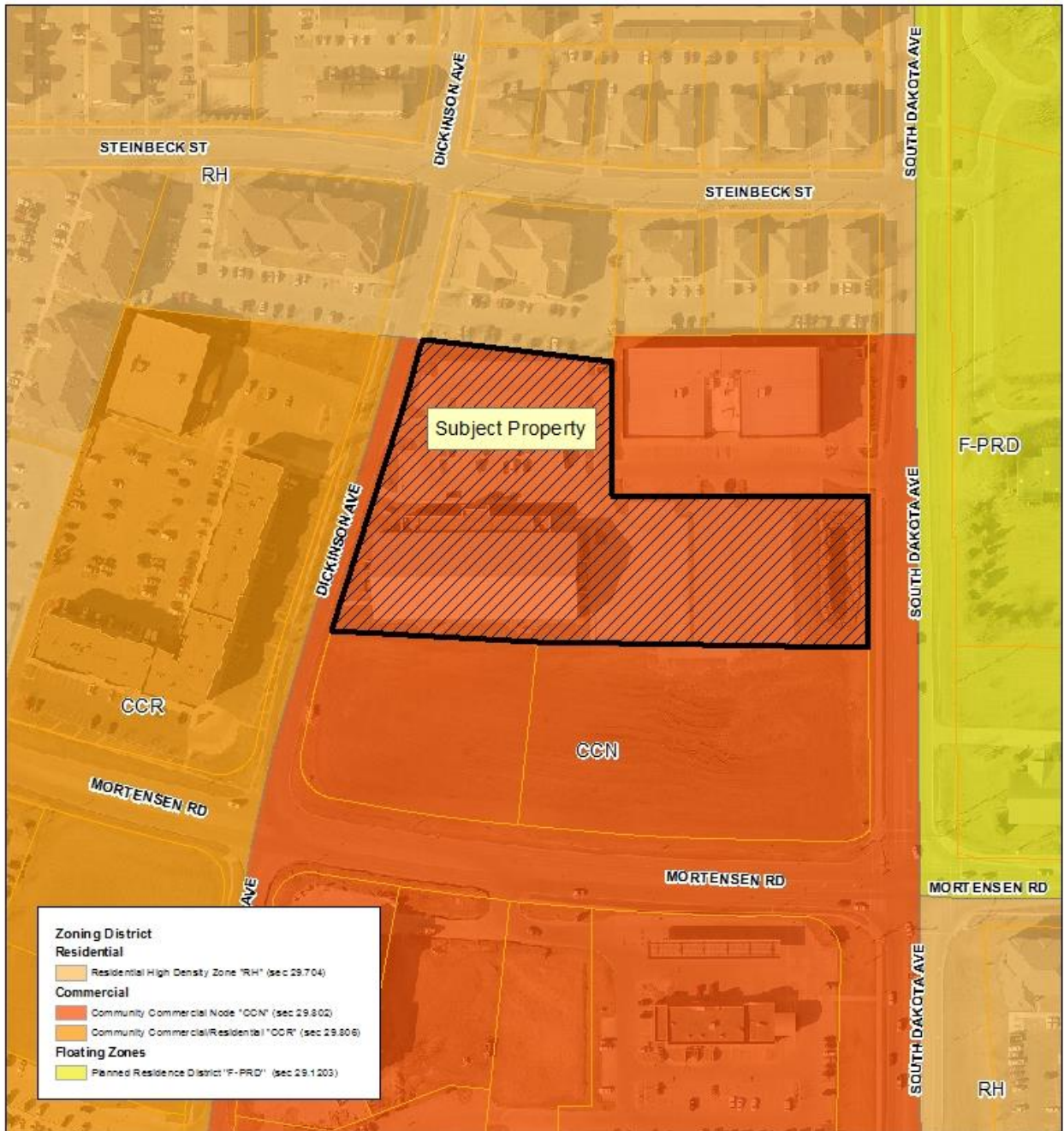
- B. That the northing and easting coordinates be added to the northwest, northeast, and southwest corners of the Final Plat, prior to recording the Final Plat with the Story County Recorder's Office; and,
 - C. That the full street address be added to Lots 1 and 2 on the Final Plat, prior to recording the Final Plat with the Story County Recorder's Office.
- 2. The City Council can approve the final plat for Dauntless Subdivision 11th Addition, based upon the findings and conclusions stated above, and based upon modifications to the conditions of approval.
 - 3. The City Council can deny the final plat for Dauntless Subdivision 11th Addition, if the City Council finds that the proposed subdivision does not comply with applicable ordinances, standards or plans.
 - 4. The City Council can refer this request back to staff or the applicant for additional information.

MANAGER'S RECOMMENDATION:

The proposed final plat for Dauntless Subdivision 11th Addition is consistent with the City's existing subdivision and zoning regulations with acceptance of the request by Iowa State University for their commitment to providing for joint use parking. Because of the lease and option to buy the facility once it is upon its own lot, staff supports the written confirmation from Iowa State University that parking spaces are available at the Sukup Basketball Complex, at 1011 South Dakota Avenue, to compensate for the deficiency of eleven (11) parking spaces for the Tennis Performance Center, on Lot 2 of the proposed subdivision. Additionally, the provision of the access easement to Dickinson ensures the site meets access requirements upon recording of the final plat.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 and its related conditions.

Attachment A Location & Zoning Map

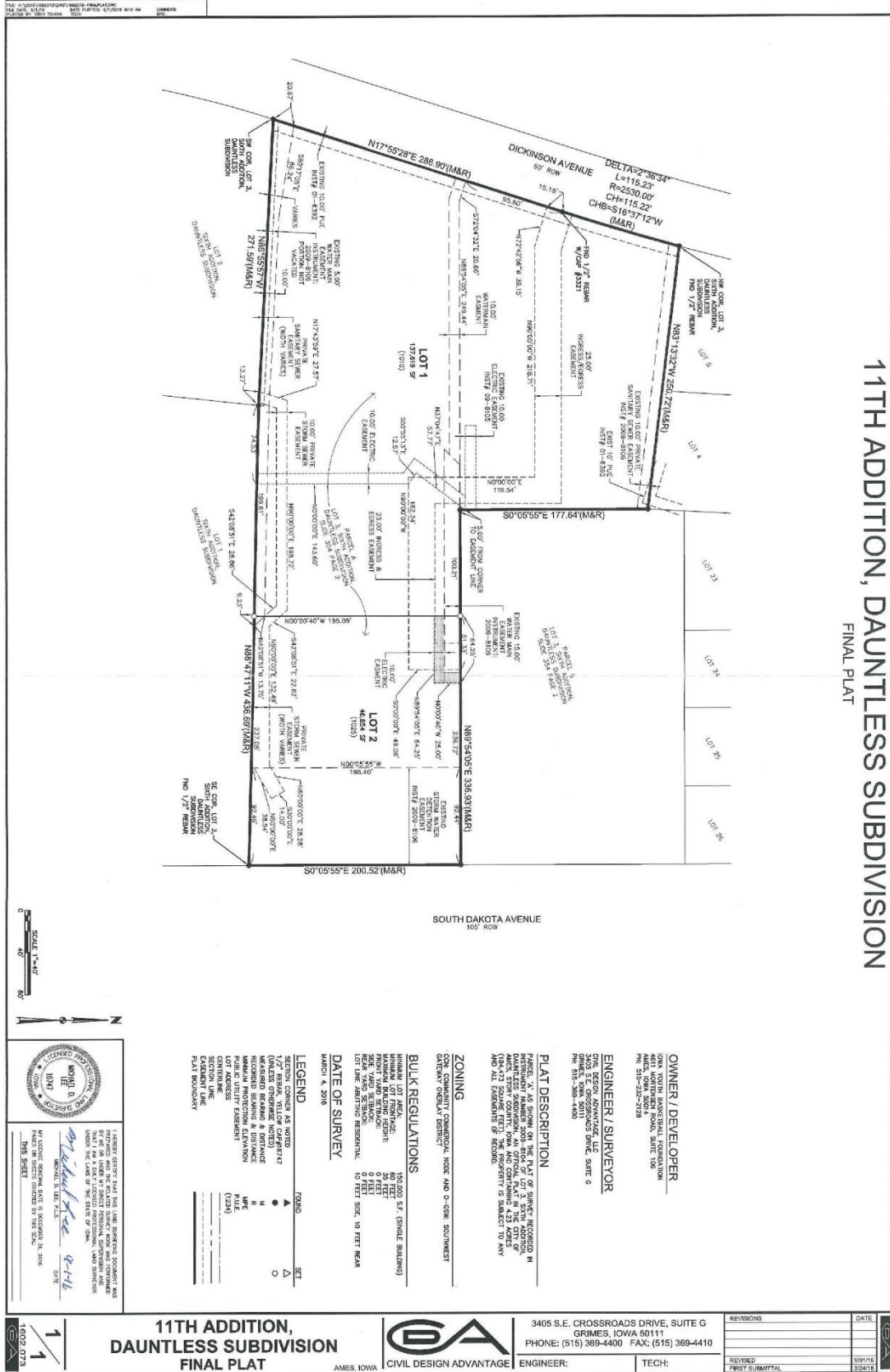


Location & Zoning Map Dauntless Subdivision, 11th Add.



0 65 130 260 390 Feet

Attachment B Proposed Final Plat of Dauntless Subdivision 11th Addition



Attachment C
Parking For Tennis Performance Center

IOWA STATE UNIVERSITY
OF SCIENCE AND TECHNOLOGY

Office of the President
1750 Beardshear Hall
Ames, Iowa 50011-2035
515 294-2042

August 31, 2016

RECEIVED

SEP 02 2016

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Mr. Kelly Diekmann
Director of Planning & Housing
515 Clark Avenue
Ames, IA 50010

Re: Parking for Tennis Performance Center

Dear Mr. Diekmann:

Iowa State University owns property at 1011 South Dakota Avenue. Iowa State University's Sukup Basketball Complex is located on this property.

The Iowa Youth Basketball Foundation owns property directly south of the Sukup Basketball Complex. Pursuant to a lease executed by the Board of Regents on behalf of Iowa State University and the Iowa Youth Basketball Foundation, the Iowa Youth Basketball Foundation will construct a Tennis Performance Center on the property that Iowa State University will then lease for its intercollegiate women's tennis team. Iowa State University also has the option to purchase the property.

I understand that your department has raised concerns about the sufficiency of the parking at the Tennis Performance Center. The Sukup Basketball Complex has excess available parking for use by the Tennis Performance Center. I am writing to confirm that Iowa State University is willing to allow visitors of the Tennis Performance Center to use the parking at the Sukup Basketball Complex.

I trust that this will address your concerns, but I am willing to discuss further if you wish.

Sincerely,



Miles E. Lackey
Chief Financial Officer and Chief of Staff

Attachment D

Applicable Laws

The laws applicable to this case file are as follows:

Code of Iowa, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

Ames Municipal Code Section 23.303(3) states as follows:

(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.