

COUNCIL ACTION FORM

**SUBJECT: MAJOR FINAL PLAT FOR ASPEN BUSINESS PARK SUBDIVISION
THIRD ADDITION**

BACKGROUND:

Tailwind 1854 Madison, LLC, representing the owners of 516 S. 17th Street, is requesting approval of a major final plat for Aspen Business Park Subdivision 3rd Addition. The Aspen Business Park Subdivision 3rd Addition lies north of Highway 30 and south of S. 16th Street (see Attachment A – *Location Map*).

A preliminary plat for the Aspen Business Park Subdivision 3rd Addition was approved in August of 2016. The approved preliminary plat consisted of four buildable lots, one outlot for storm water management, and extension of S. 17th Street through the subdivision. The preliminary plat was found to conform to both RH zoning standards and the terms of the contract rezoning agreement.

The proposed final plat establishes two buildable lots, one outlot for storm water management, and extension of S. 17th Street through the Aspen Business Park Subdivision 3rd Addition. The proposed subdivision includes a reservation of right-of-way along the west property line and the creation of utility easements. Although the number of lots has been reduced, the proposed final plat is in substantial conformance with the preliminary plat and can be approved as a minor amendment per the criteria of Section 23.306. Development of the proposed two lots is intended for multiple-family development consisting of ten apartment buildings split between the two lots and a clubhouse. The outlot will be used for stormwater management.

There is an existing City access easement along the west property line that will need to be vacated prior to development of the site. A separate hearing for the vacation of the easement will be scheduled subsequent to the final plat approval.

Public improvements, including streets, sidewalks, sanitary sewer, water, storm sewer system, street lights, trails, sub-drains and seeding for storm water detention basins, are required as part of this major subdivision. New sewer and water connections will be installed. A public improvement agreement in the amount of \$595,633.94 has been submitted with a letter of credit. The developer has also signed a sidewalk and street tree deferral agreement for the installation of sidewalks.

Public Works staff has reviewed a submitted Storm Water Management Plan for this subdivision and has determined that the development will comply with all applicable stormwater requirements.

The proposed plat conforms to requirements of the contract rezoning agreement for the extension of S. 17th Street and the reservation of area for future right-of-way within the southwest corner of the site to allow for the future extension of South Grand Avenue. A deed restriction accompanies the plat for the right-of-way reservation area.

ALTERNATIVES:

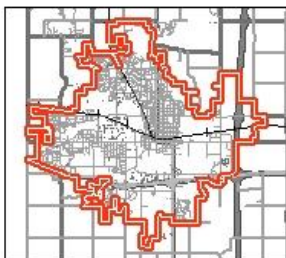
1. The City Council can approve the Final Plat of Aspen Business Park Subdivision 3rd Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, plans and previously approved Development Agreement.
2. The City Council can deny the Final Plat for Aspen Business Park Subdivision 3rd Addition, if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. The City Council can refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat and that the final plat conforms to the adopted ordinances and policies of the City as required by Chapter 23 of the Municipal Code. The proposed changes in lots are consistent with a minor amendment. The final plat is also consistent with the requirements of the contract rezoning agreement.

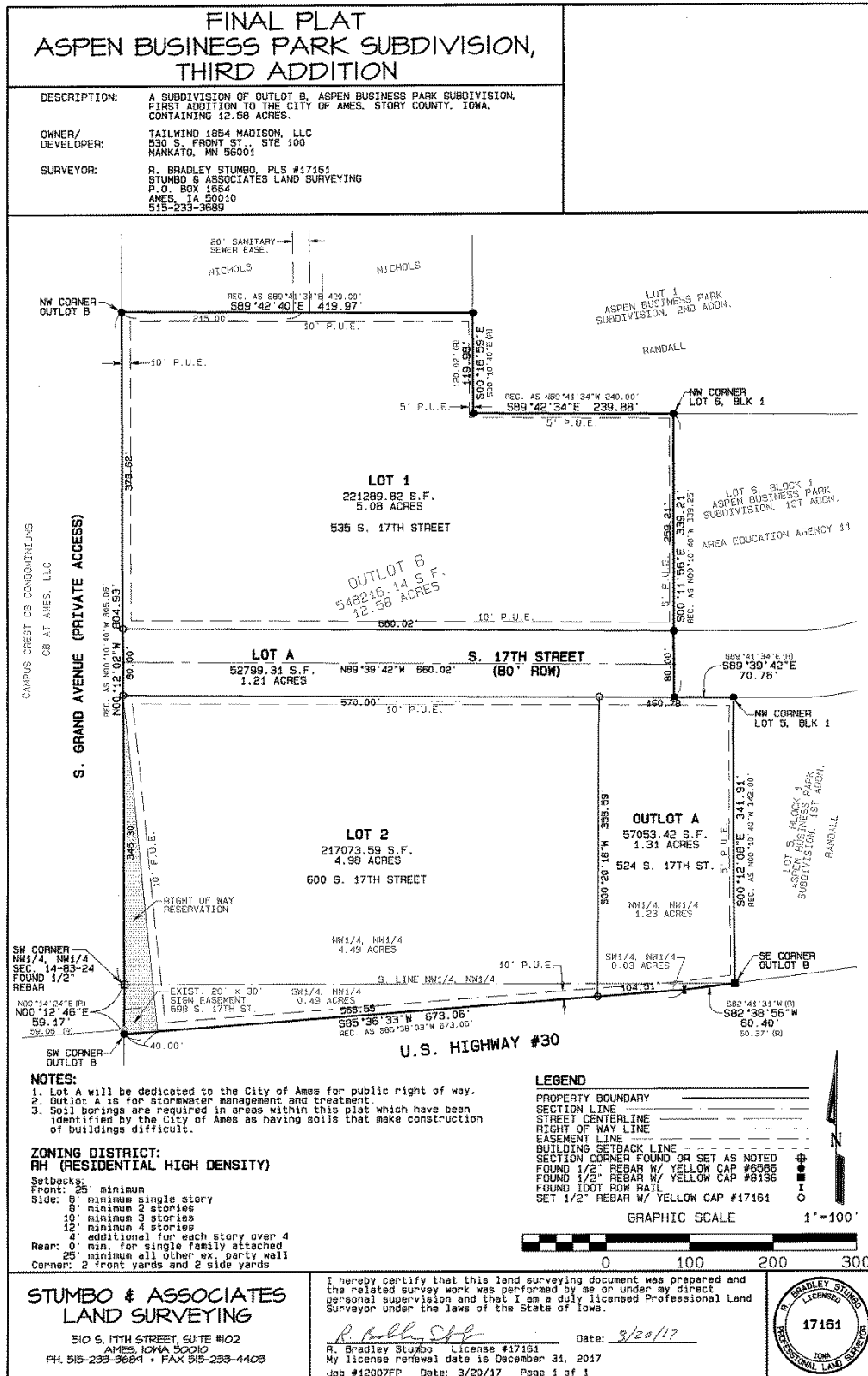
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the final plat for Aspen Business Park Subdivision 3rd Addition.

Attachment A-Location Map



**Location Map
519 S 17th Street**

Attachment B- Aspen Business Park Subdivision 3rd Addition



STUMBO & ASSOCIATES
LAND SURVEYING
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo Date: 3/20/17
R. Bradley Stumbo License #17161
My license renewal date is December 31, 2017
Job #12007FP Date: 3/20/17 Page 1 of 1

