

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK PHASE 4, 1st ADDITION

BACKGROUND:

The majority of the area subject to the proposed preliminary plat was included as an outlot with the preliminary plat for Iowa State University Research Park (ISURP), Phase 3 approved by the City Council on July 1, 2015. A location map is found in Attachment A. The first preliminary plat was based upon a master plan for Phase 3 that included 23 developable lots and three outlots for storm water management. Since the approval of the preliminary plat for Phase 3, two final plats have been approved establishing 7 lots for development, an outlot for the Tedesco Environmental Learning Corridor, and outlots for future development and storm water management. The most recent approval was for a major amendment to the Plat to create the 3rd Addition for the John Deere building site in 2018.

This proposed preliminary plat creates six lots and one outlot for future development (Outlot W). The construction of Collaboration Place and improvements to South Riverside are already underway by the City in conjunction with a development agreement with ISURP. This Preliminary Plat expands the area originally included within the master plan and preliminary plat boundaries of Phase 3 to absorb the former "Riley" Farm on the west side of South Riverside Drive, north of Collaboration Place and requires dedication of right-of-way as Lot A and Lot B. The project includes an updated Master Plan to guide future subdivision and improvements for the area, including utilities, trails, and open space. The Phase 4 area includes a trail connection from Collaboration Place to the Ted Tedesco Environmental Learning Corridor. The trail connections planned for the area provide amenities for the area and are related to the original street length waiver for Collaboration Place to exceed 1,320 feet of length without other intersections. The trail within Phase 4 is planned to be completed with development of the lots.

Utilities (water and sewer) along Collaboration Place were put in with a previous phase of development. An extension of water and sanitary sewer will occur south of Collaboration Place, adjacent to the existing developed lot at 3525 South Riverside Drive (John Deere). A shared use path will run along the west side of South Riverside Drive. Collaboration Place will include bike lanes on the street and sidewalks along the frontage. The sidewalk improvements are the responsibility of the developer.

The Planning and Zoning Commission review the project at a public hearing on August 21, 2019. The Planning and Zoning Commission voted (7-0) to recommend that the City Council approve the proposed preliminary plat. The applicant has completed conditions for updating notation on the plans that were part of the Commission recommendation to approve the plat.

ALTERNATIVES:

1. The City Council approve the Preliminary Plat for Iowa State University Research Park Phase 4, 1st Addition as consistent with the rezoning master plan and development standards of Chapter 23 of the Ames Municipal Code.
2. The City Council deny the Preliminary Plat for Iowa State University Research Park Phase 4, 1st Addition, by finding that the Preliminary Plat does not meet the requirements of Section and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(6)(b) of the Ames Municipal Code.
3. The Planning and Zoning Commission can defer action on this request to the next regular meeting and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER’S RECOMMENDED ACTION:

This preliminary plat proposal includes six developable lots and an outlot south of Collaboration Place for future development. Water and sanitary sewer that will serve the lots have previously been installed. The majority of the remaining public improvements will be completed by the City, the developer will complete other improvements, such as sidewalks, consistent with an existing development agreement.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 recommending approval of the Preliminary Plat for Iowa State University Research Park Phase 4, 1st Addition to the City Council.

Addendum

General Site Info

This preliminary plat proposal includes six developable lots, one outlot for future development and the dedication of right of way of South Riverside Drive and the extension of Collaboration Place. Improvements including sidewalks, shared use paths, utility extensions, and street paving will be completed as a Capital Improvement project. Utilities to serve individual lots will be installed as final plats are approved and development occurs.

Streets

South Riverside Drive will be improved as a 31' paved section within an 80' right of way, about 1,600 feet from where the paving currently ends. This will extend to the south edge of 3525 South Riverside Drive (John Deere). Collaboration Place will be improved as a 36' paved street in an 80' right of way. The street will include bike lanes.

Water

A public water main currently exists in the corridor of the planned extension of Collaboration Place, although the right-of-way had not been previously established nor that portion of the street paved. A new public water main will be installed in South Riverside Drive from the intersection with Collaboration Place to the south edge of 3525 South Riverside Drive (John Deere).

Sewer

A public sanitary sewer line currently exists between the north side of Collaboration Place and the north boundary of the plat where it ties into the existing system. A new section of sanitary sewer, approximately 300' long, will be installed as part of the improvements to South Riverside Drive on the north side of 3525 South Riverside Drive (John Deere).

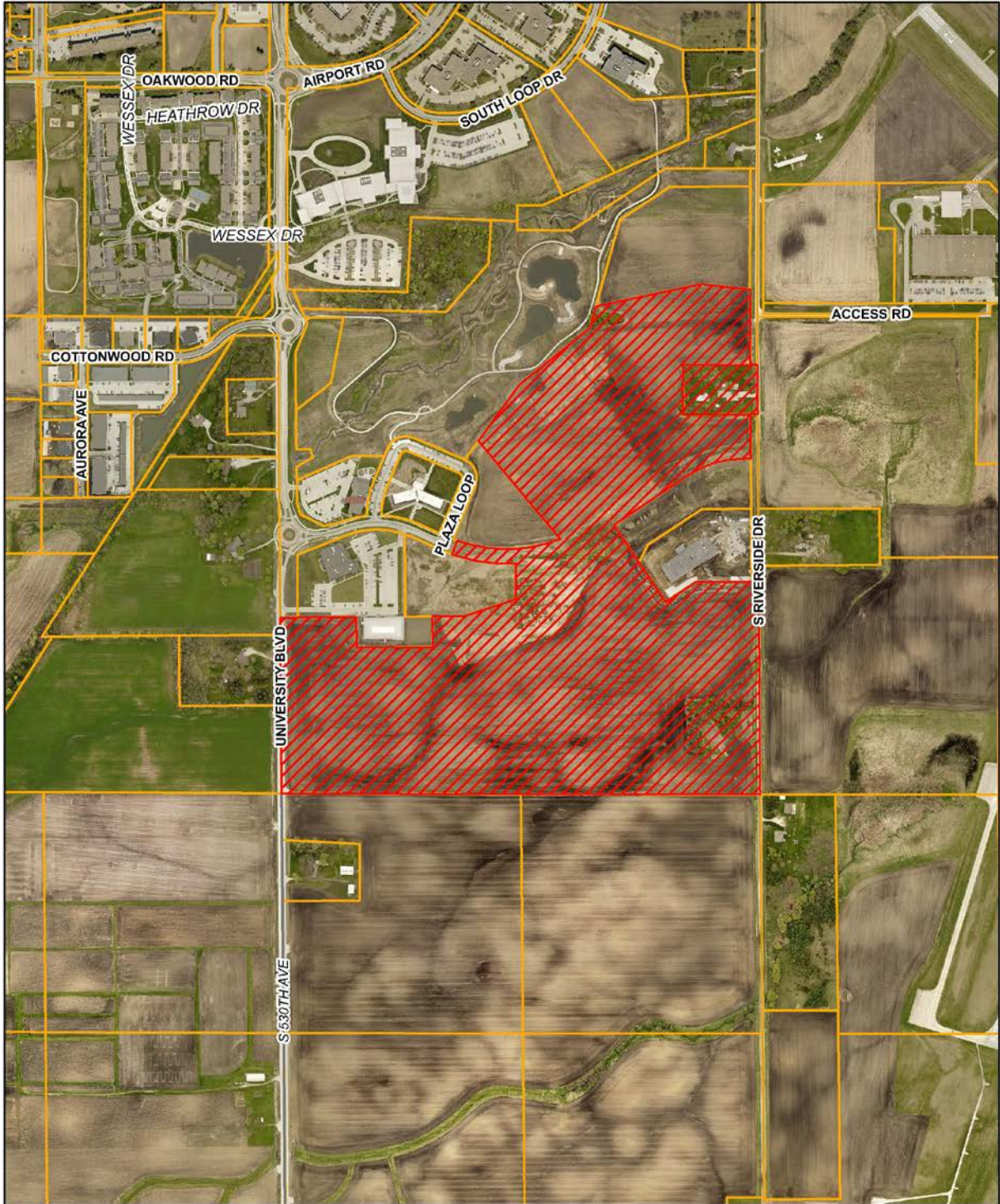
Sidewalks and Trails

A shared-use path will be installed along the west side of South Riverside Drive as part of the road improvements. Sidewalks will be constructed along Collaboration Place. Additionally, the developer will be responsible for a trail connection to be installed in order to provide a connection between the Ted Tedesco Environment Living Corridor and development to the south.

Storm Water Management

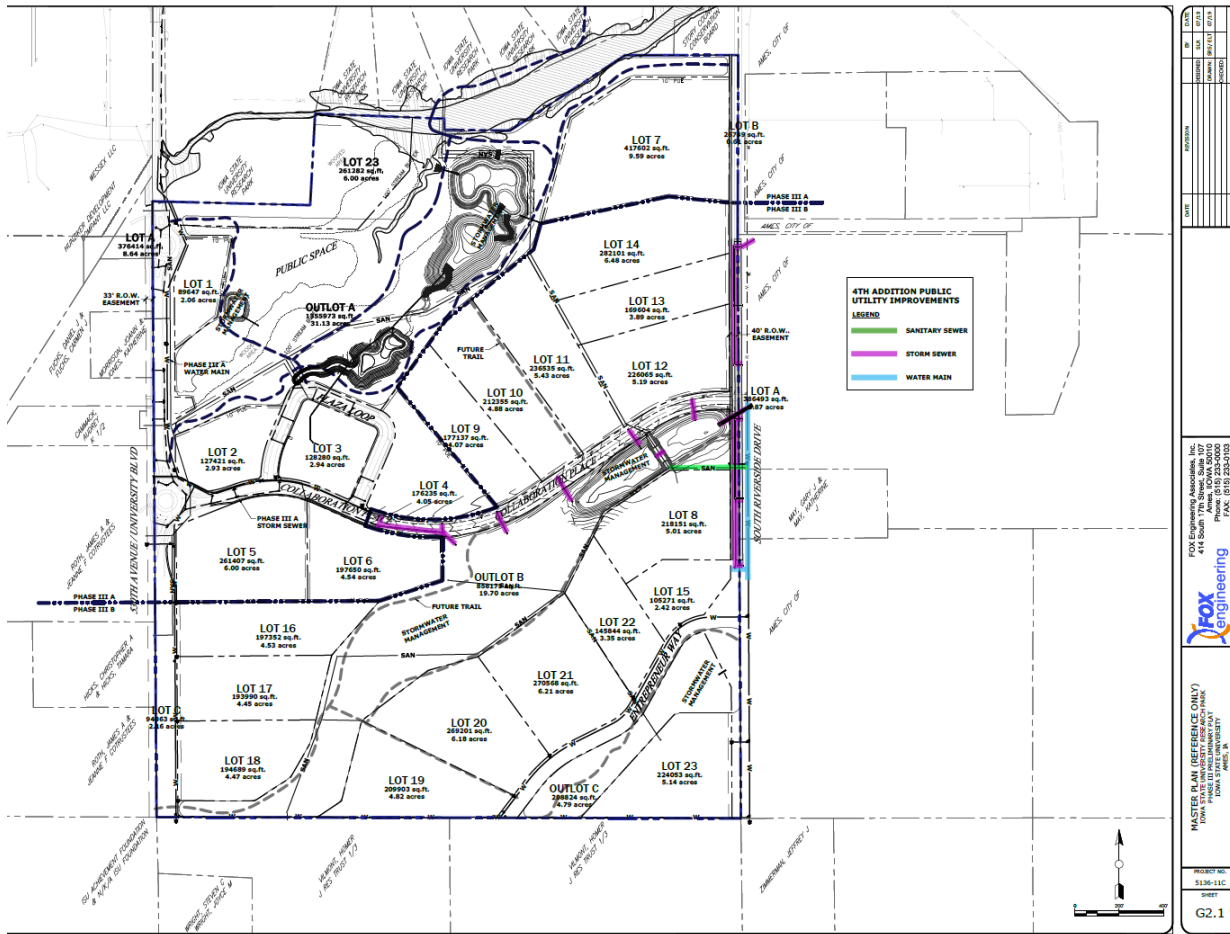
The overall area is served by a number of regional storm water facilities to the north and south. Storm water facilities will be directed to the detention pond between Collaboration Place and 3525 South Riverside Drive (John Deere).

ATTACHMENT A: LOCATION MAP

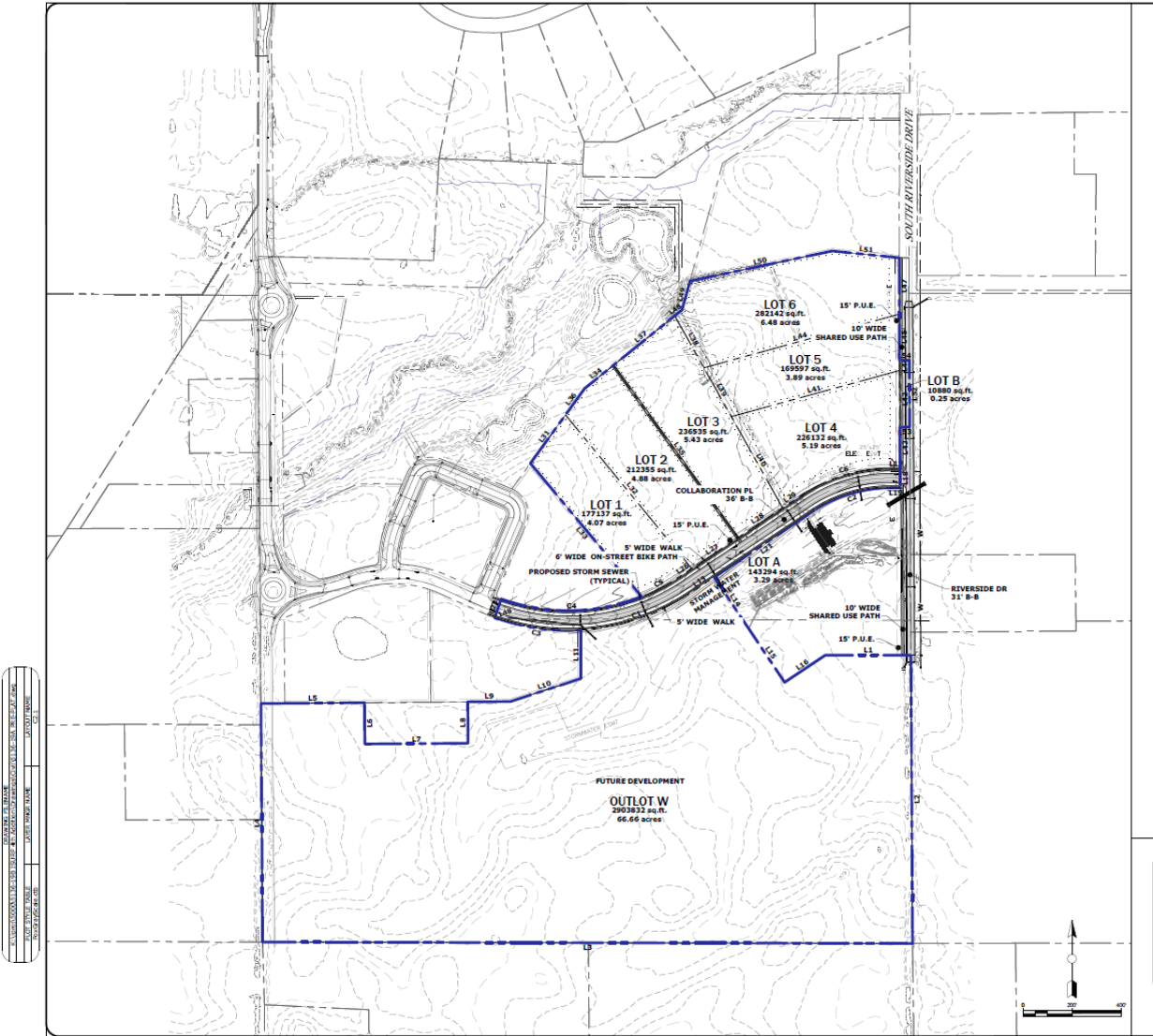


**Preliminary Plat of Iowa State University Research Park
Phase Four - 1st Addition**

ATTACHMENT B: PROPOSED MASTER PLAN LOT LAYOUT(INFORMATIONAL)



ATTACHMENT C: PROPOSED PRELIMINARY PLAT



ATTACHMENT D: APPLICABLE SUBDIVISION LAW

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

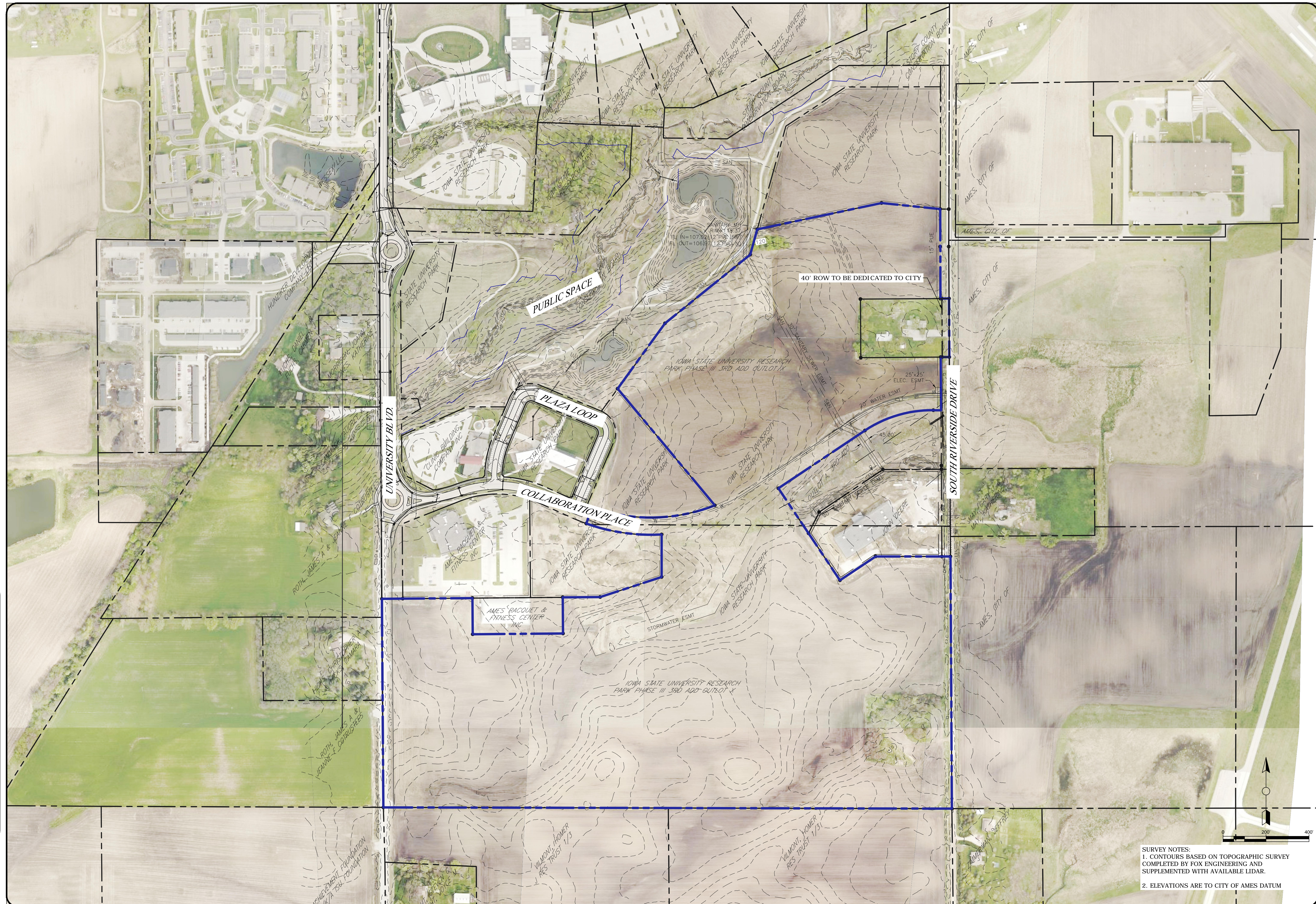
Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(6):

(6) *City Council Action on Preliminary Plat:*

- (a) *Based upon such examination, the City Council shall determine whether the Preliminary 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 and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition of approval.*
- (b) *Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.*

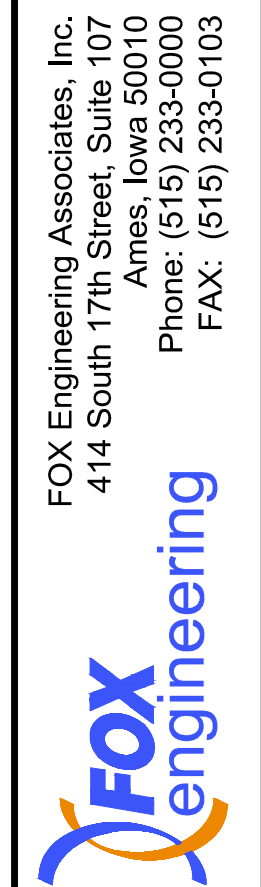
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SURVEY NOTES:
1. CONTOURS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY FOX ENGINEERING AND SUPPLEMENTED WITH AVAILABLE LIDAR.
2. ELEVATIONS ARE TO CITY OF AMES DATUM

DATE	BY	REVISION
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		CHECKED
		LAST UPDATE: 8/20/19

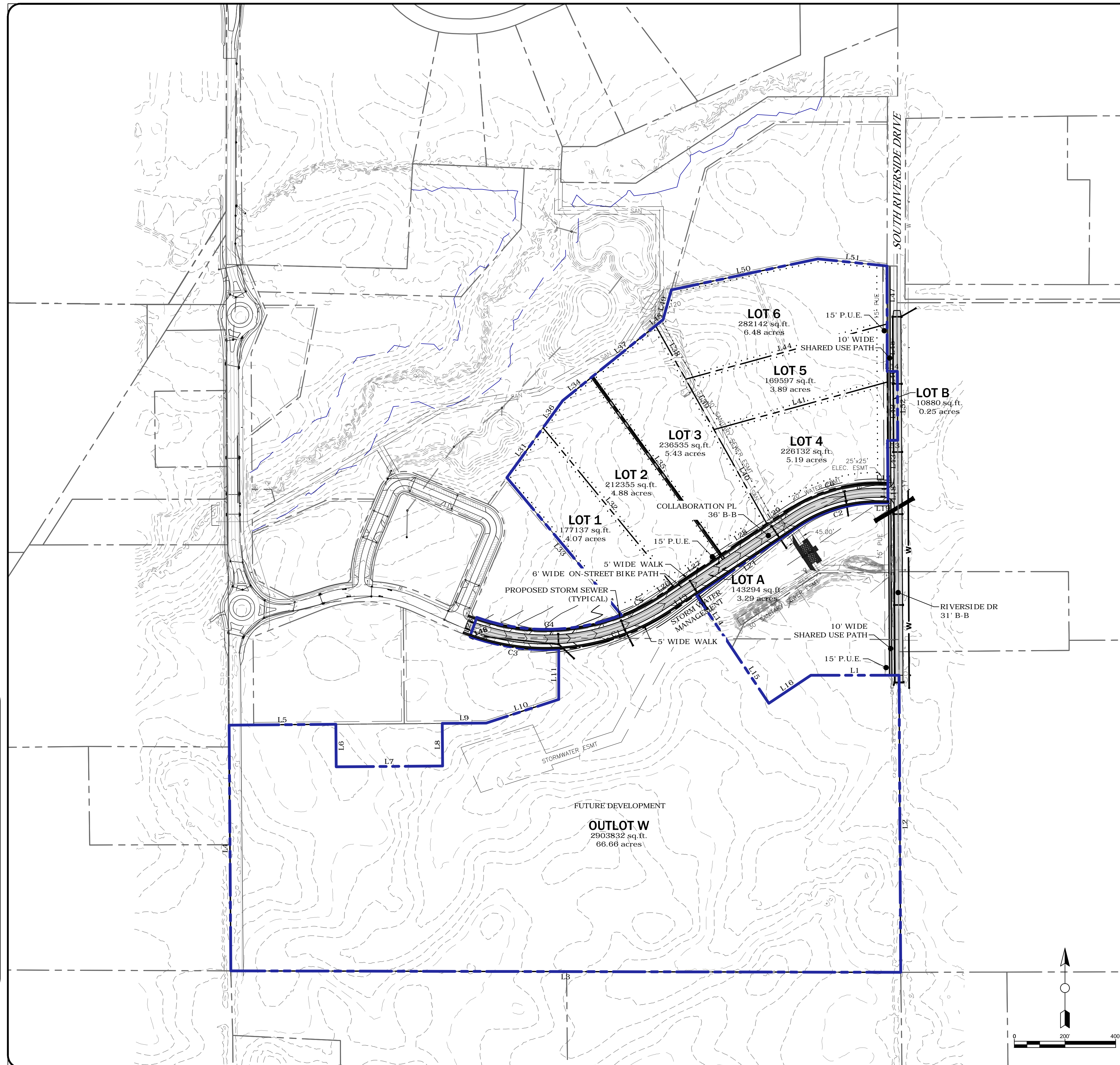
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



EXISTING CONDITIONS
IOWA STATE UNIVERSITY RESEARCH PARK
PHASE FOUR - 1ST ADDITION
IOWA STATE UNIVERSITY
AMES, IOWA

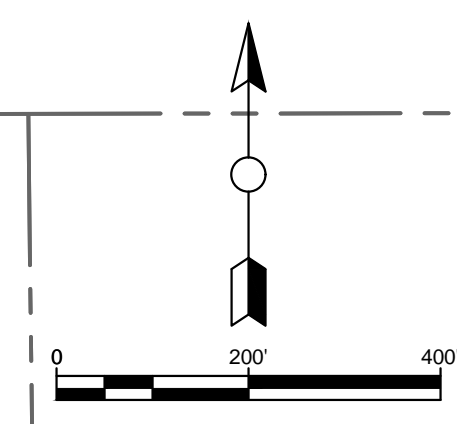
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Parcel Line Data		
Line Number	Bearing	Distance
L1	N89°59'52"E	347.98'
L2	S0°19'22"E	1172.51'
L3	N89°52'24"W	2644.20'
L4	N0°24'00"W	969.62'
L5	N89°27'41"E	421.16'
L6	S0°28'21"E	168.44'
L7	N89°31'58"E	420.00'
L8	N0°28'21"W	168.96'
L9	N89°27'41"E	175.06'
L10	N72°05'23"E	299.45'
L11	N0°00'00"E	197.76'
L13	N56°16'49"E	603.77'
L14	S33°49'00"E	252.16'
L15	S33°49'00"E	262.68'
L16	N56°16'49"E	199.46'
L17	S89°17'44"E	34.61'
L18	S0°19'19"E	80.01'
L19	N89°17'44"W	36.05'
L21	S56°16'49"W	484.25'
L23	N19°47'18"E	80.00'
L26	N56°16'49"E	62.56'
L27	N56°16'49"E	225.71'
L28	N56°16'49"E	219.08'
L29	N56°16'49"E	96.42'
L31	N35°54'39"E	375.42'
L32	S39°23'42"E	808.59'
L33	N39°49'19"W	705.95'
L34	N51°07'52"E	509.09'
L35	S35°52'49"E	864.74'
L36	N35°54'39"E	375.42'
L37	N51°07'52"E	509.09'
L38	S29°20'47"E	242.11'
L39	S29°20'47"E	227.99'
L40	S29°20'47"E	425.47'
L41	N74°40'41"E	709.46'
L42	S0°19'19"E	272.02'
L43	S0°19'19"E	167.52'
L44	N74°40'41"E	823.98'
L45	S0°19'19"E	187.09'
L46	S0°19'19"E	272.02'
L47	S0°03'21"W	229.00'
L48	N51°07'52"E	509.09'
L49	N15°31'36"E	122.07'
L50	N78°03'58"E	591.22'
L51	S84°05'51"E	274.12'
L52	S0°19'19"E	272.01'
L53	S89°35'28"W	40.00'
L54	N89°36'11"E	40.00'

Parcel Curve Data			
Curve Number	Length	Radius	Delta
C1	473.12'	890.00'	30°27'30"
C2	336.46'	560.00'	34°25'27"
C3	356.57'	890.00'	22°57'17"
C4	583.51'	810.00'	41°16'29"
C5	171.47'	810.00'	12°07'44"
C6	384.43'	645.00'	34°08'57"



DATE		BY	
DATE	REVISION	DATE	REVISION
08/19	DESIGNED: ELT	08/19	ELT
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	LAST UPDATE: 8/20/19		

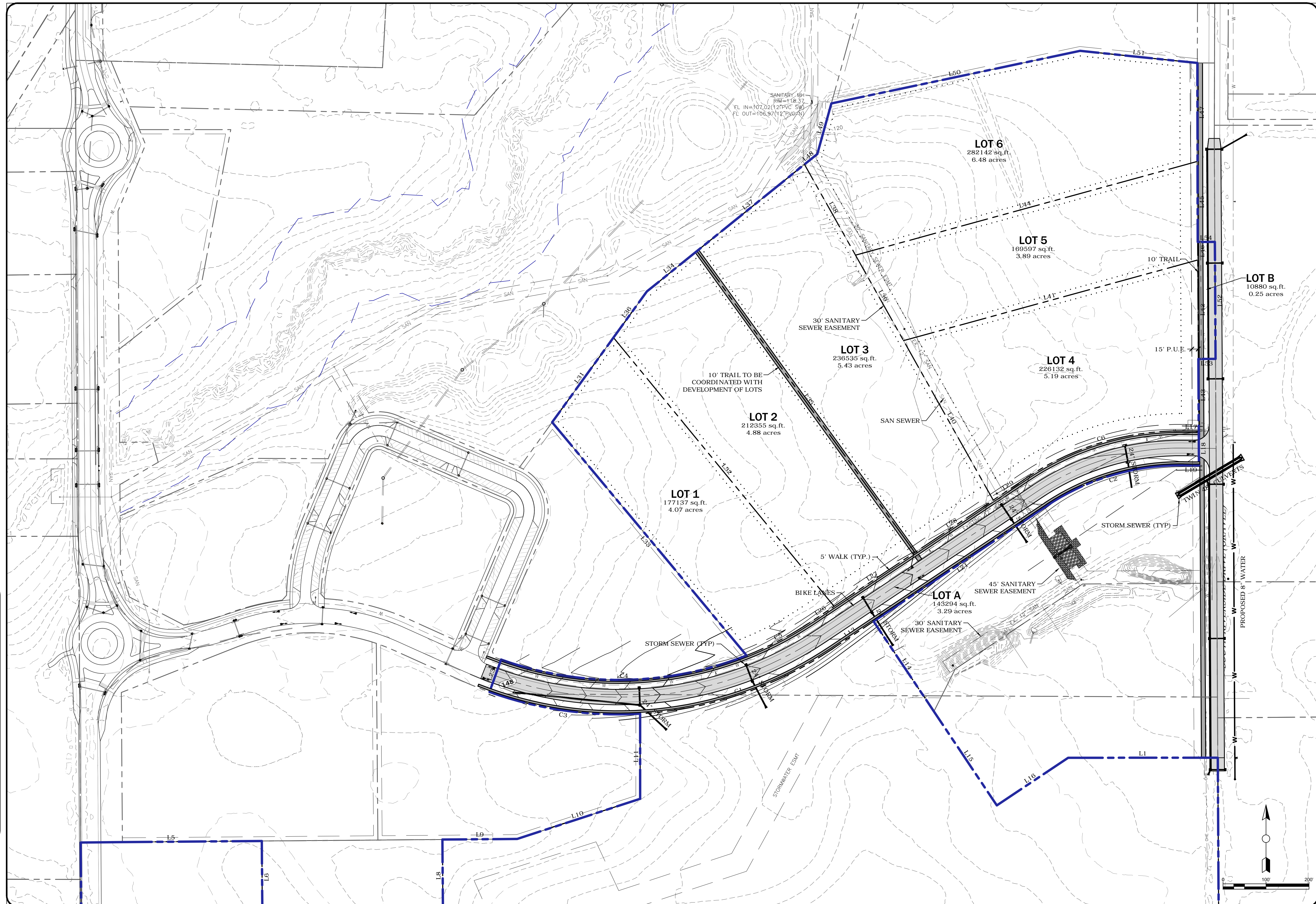
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PHASE FOUR - 2ND ADD. PRELIMINARY PLAT (OVERALL)
IOWA STATE UNIVERSITY RESEARCH PARK
PHASE FOUR - 1ST ADDITION
IOWA STATE UNIVERSITY
AMES, IOWA

PROJECT NO.
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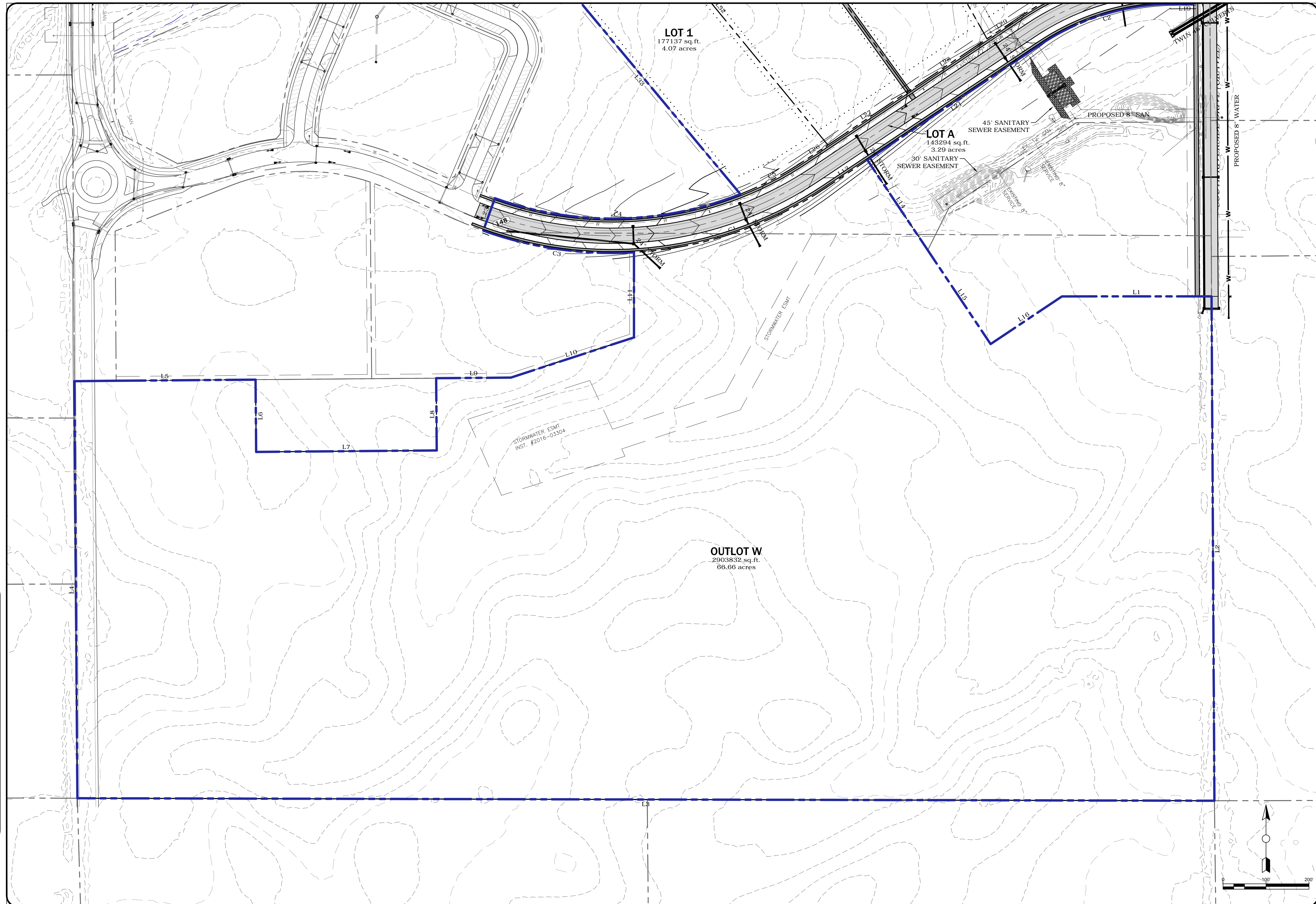
FOX Engineering

PHASE FOUR - 2ND ADD. PRELIMINARY PLAT (NORTH)
 IOWA STATE UNIVERSITY RESEARCH PARK
 PHASE FOUR - 1ST ADDITION
 IOWA STATE UNIVERSITY
 AMES, IOWA

PROJECT NO.
 5136-19B

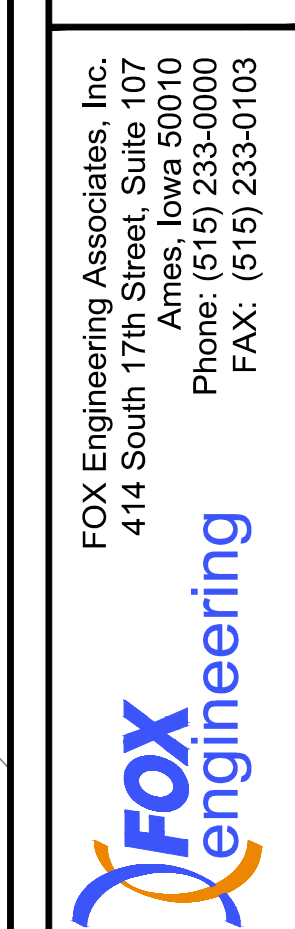
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		LAST UPDATE: 8/20/19

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PHASE FOUR - 2ND ADD. PRELIMINARY PLAT (SOUTH)
IOWA STATE UNIVERSITY RESEARCH PARK
PHASE FOUR - 1ST ADDITION
IOWA STATE UNIVERSITY
AMES, IOWA

PROJECT NO.
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