

ITEM#: 45
DATE: 06-27-23
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, 5th ADDITION

BACKGROUND:

The City's subdivision regulations are included in Chapter 23 of the *Ames Municipal Code*. Once an applicant has completed the necessary requirements by installing the required public improvements or providing financial security for their completion, an application for a "final plat" may then be made for City Council approval. After City Council approval of the final plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The final plat must be found to conform to the ordinances of the City and any conditions placed upon the preliminary plat approval.

Iowa State University Research Park has submitted a final plat for Iowa State University Research Park Phase III, Fifth Addition, which includes approximately 64.13 acres, for one buildable lot and an outlot. This is a replat of Outlot U, except Parcel B, of the Fourth Addition of Iowa State University Research Park Phase III (see *Attachment A – Location Map*). At the time of preliminary plat approval, three lots were shown for this area. The change to less lots is a minor amendment approvable at final plat.

"Lot 1" is planned for development and includes approximately 9.48 acres. "Lot A" is for the dedication of street right-of-way for University Boulevard between the north and south boundaries of the proposed subdivision. "Outlot Z" includes approximately 52.49 acres for future development (see *Attachment B – Proposed Final Plat*).

City Council approved a preliminary plat for the Iowa State University Research Park Phase III on May 8, 2018. **The public improvements required of the developer, ISU Research Park, include an extension of a water main (8-inch pipe) along University Boulevard, installation of sanitary sewer main (12-inch pipe), and extension of public sidewalk along University Boulevard (5-foot wide). A storm water flowage easement is required for the subdivision. Electrical service will be expanded to the site.**

Financial security in the form of a letter of credit for \$434,437.00 has been submitted for all public improvements. These improvements are required to be completed by the developer within three years of final plat approval, or prior to the development and occupancy of a lot in the subdivision.

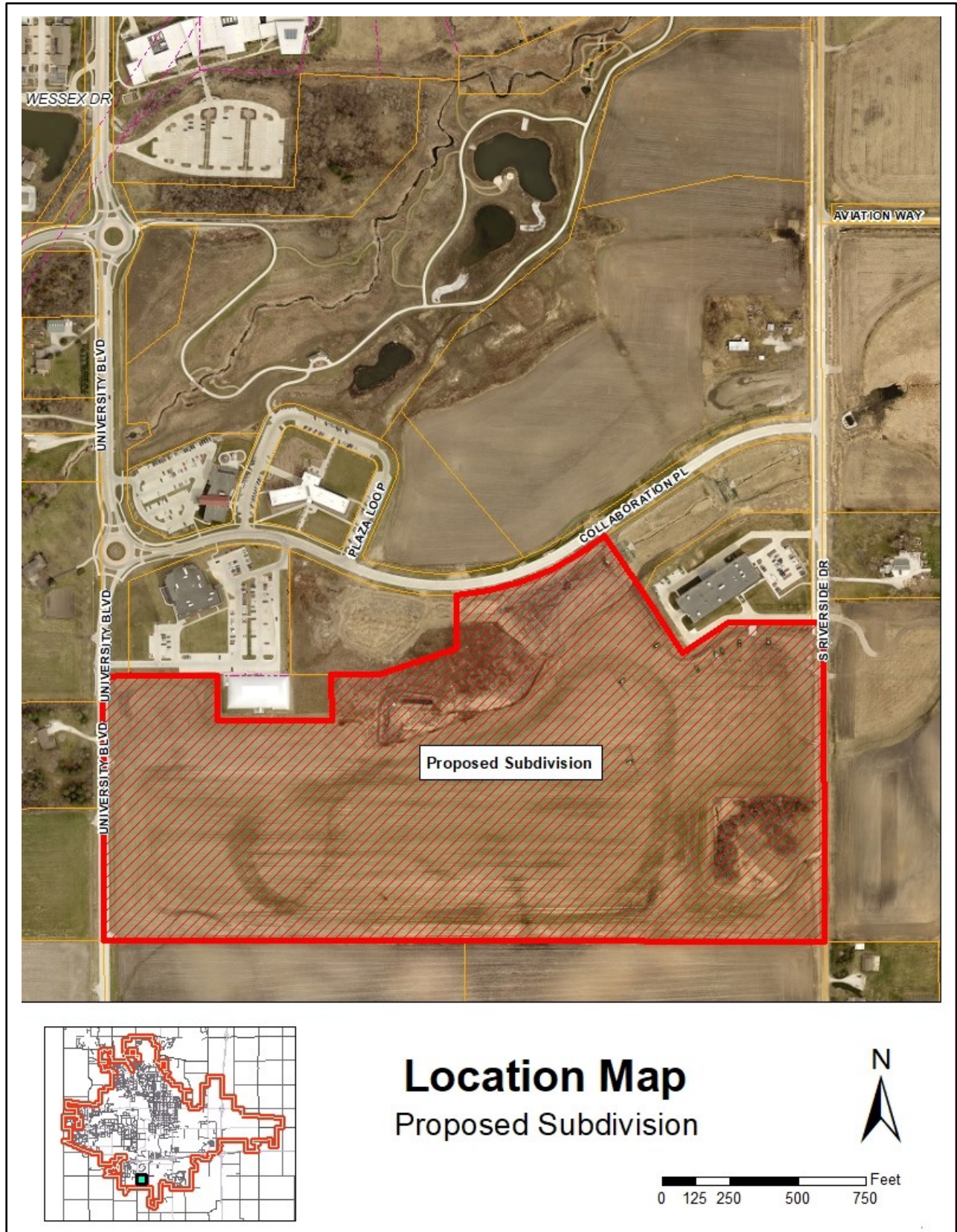
ALTERNATIVES:

1. The City Council can approve the final plat of Iowa State University Research Park Phase III, Fifth Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans and acceptance of financial security for completion of public improvements by the developer, ISU Research Park.
2. The City Council can deny the final plat for Iowa State University Research Park Phase III, Fifth 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. Refer this request back to staff or the applicant for additional information.

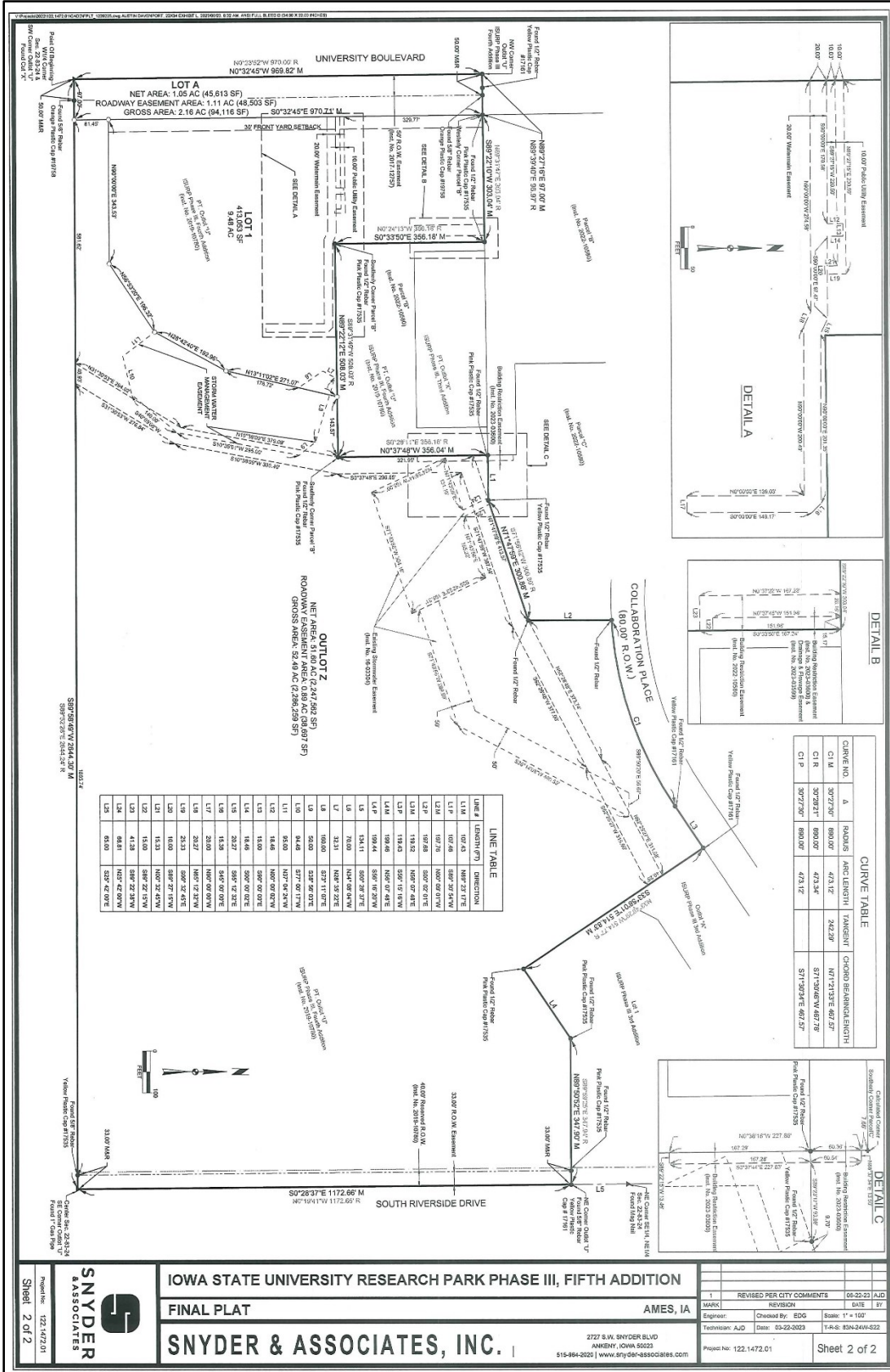
CITY MANAGER'S RECOMMENDED ACTION:

The proposed final plat for Iowa State University Research Park Phase III Fifth Addition is consistent with the Preliminary Plat approved by the City Council and the plat conforms to the adopted ordinances and policies of the City as required by Code. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.

Attachment A- Location Map



Attachment B - Proposed Final Plat (Sheet 2 of 2)



IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, FIFTH ADDITION

FINAL PLAT

AMES, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
AMES, IA 50003
515-864-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	08-22-23	AJD

Engineer: Chaoed by: EDG Scale: 1" = 100'
 Technician: AJD Date: 02-22-2023 T-4-S: E34-24W-622
 Project No: 122.1472.01 Sheet 2 of 2

Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

Ames Municipal Code Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. 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.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

(Ord. No. 3524, 5-25-99)