

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT (MINOR SUBDIVISION) FOR IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, SECOND ADDITION

BACKGROUND:

Iowa State University Research Park requests approval of a Final Plat for a Minor Subdivision of property located at 3200 University Boulevard (*see Attachment A – Location Map*). Although this area was previously part of a Preliminary Plat and final platted within the First Addition, **the property owner has proposed to create one additional lot beyond those which were originally approved. The Subdivision Code classifies the addition of one lot as a minor amendment to be processed as a Minor Subdivision, rather than as a new Major Subdivision.**

The proposed Final Plat includes the division of Outlot A (37.13 acres) of the First Addition into Lot 1 and Outlot B. Lot 1 (6.00 acres) would be available for development in the Research Park Innovation (RI) zoning district. Outlot B (31.13 acres) includes a designated flood plain, storm water detention areas, open space, and a future network of pedestrian trails for public use. One of three recently constructed roundabouts on University Boulevard abuts the west boundary of Outlot A, and will serve as access to Lot 1. Proposed Outlot B abuts University Boulevard, but no vehicular access from University Boulevard is planned. The sidewalk agreement approved by City Council for the First Addition covers the responsibilities of construction of sidewalks along the east side of University Boulevard for the proposed Second Addition.

Upon review of the proposed Final Plat, staff finds that it complies with the approved Preliminary Plat (Res. #15-446), adopted plans (including the City's Land Use Policy Plan), and all other relevant design and improvement standards required by the Municipal Code.

ALTERNATIVES:

1. The City Council can approve the Final Plat of Iowa State University Research Park, Second Addition, based upon findings that the Final Plat conforms to relevant and applicable design standards, other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.
2. The City Council can deny the Final Plat of Iowa State University Research Park, Second Addition, if it finds that it does not comply with the applicable ordinances, standards or plans.
3. The City Council can refer this request back to staff or the applicant for additional

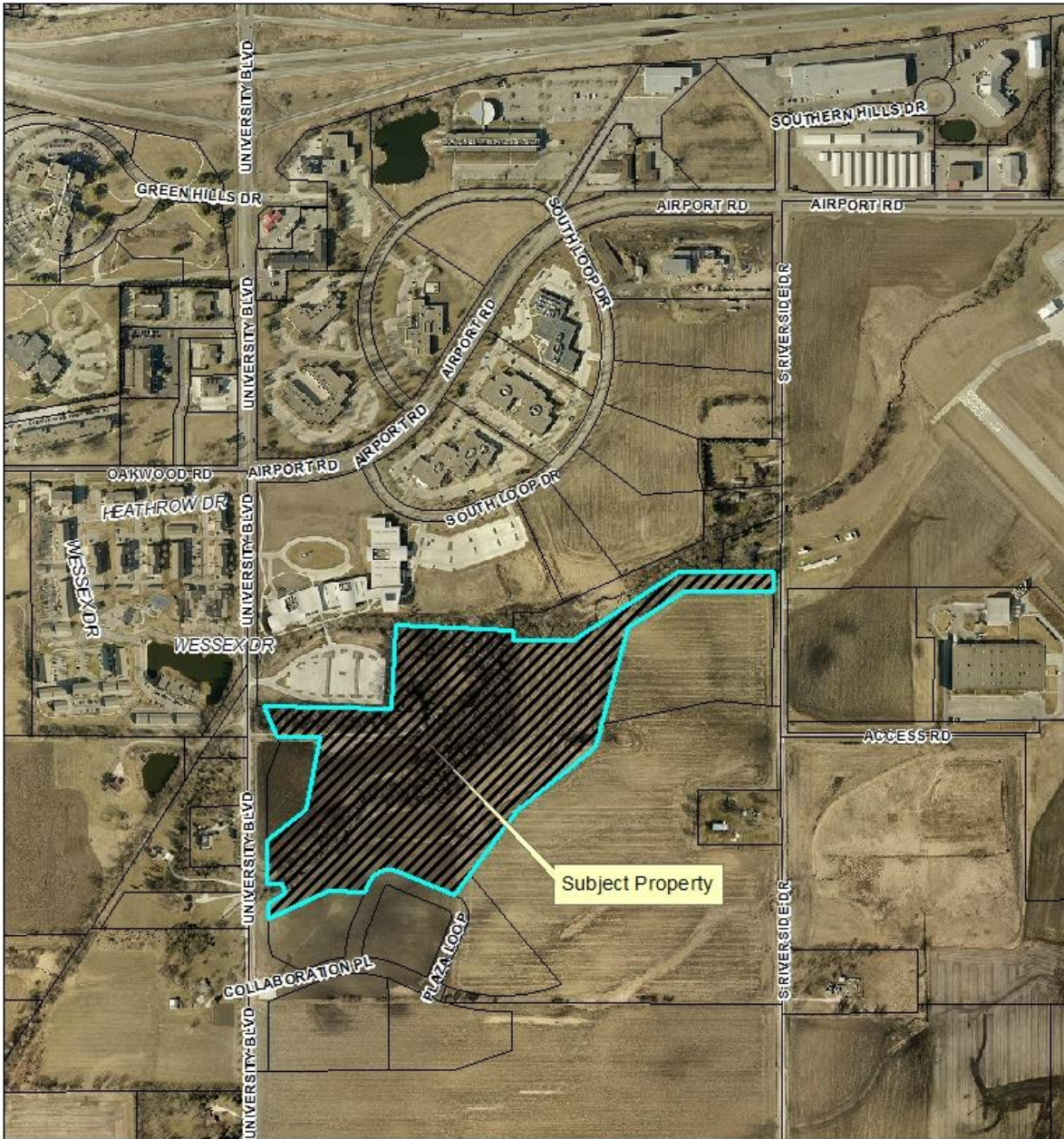
information. (The *Municipal Code* requires a final decision regarding final plat approval be rendered by the City Council within 60 days of the complete application for Final Plat approval of a Minor Subdivision. City Council must approve, approve subject to conditions, or disapprove this Final Plat application no later than March 18, 2016, to meet the 60 day deadline.)

CITY MANAGER'S RECOMMENDED ACTION:

City staff has evaluated the proposed final subdivision plat and determined that the proposal is consistent with the preliminary plat approved by City Council, the required frontage improvements are complete or secured, 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 adopt Alternative #1 as described above.

ATTACHMENT A: LOCATION MAP

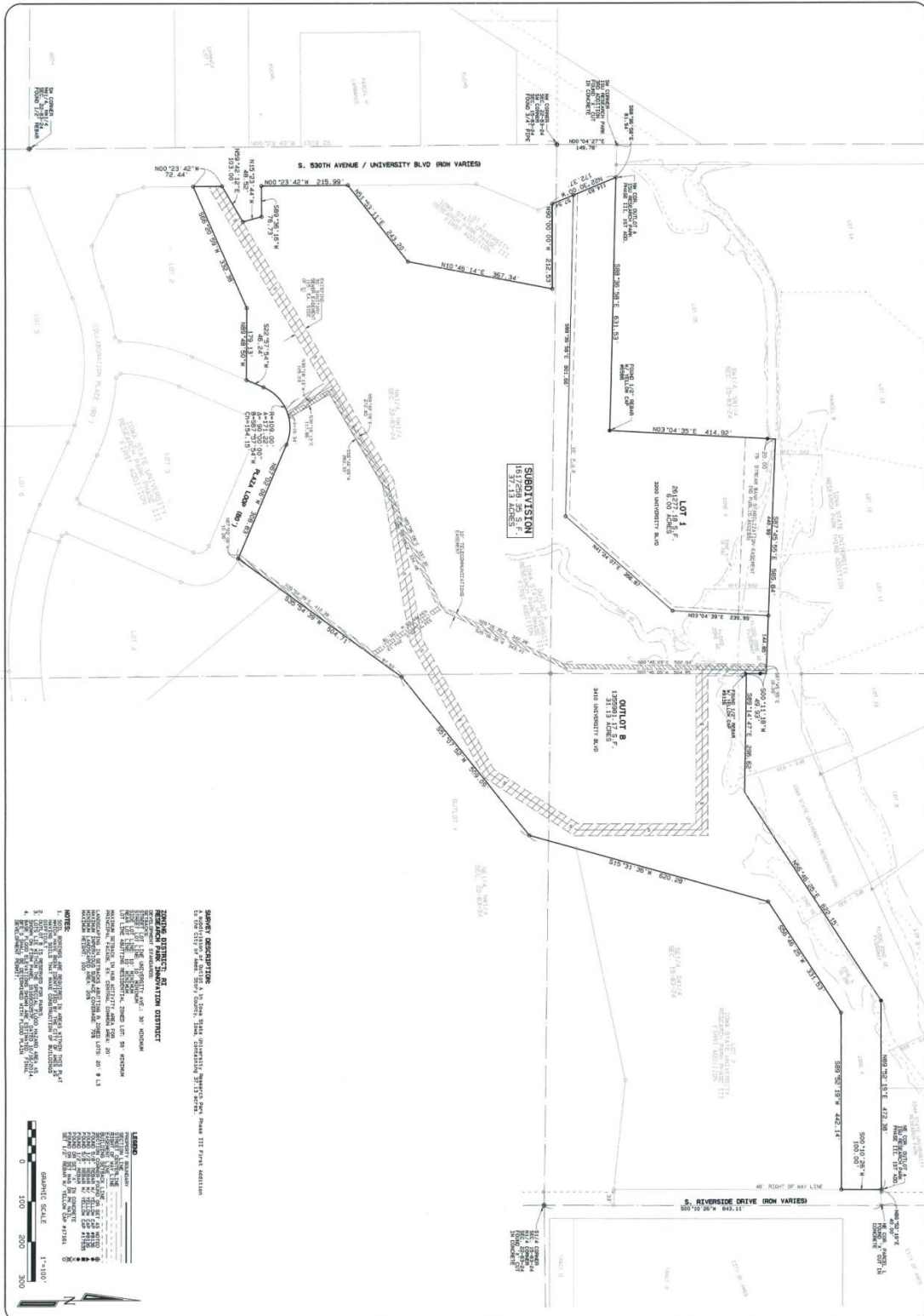


**Location Map
ISU Research Park
Phase III, Second Addition**



0 250 500 1,000 1,500
Feet

ATTACHMENT B: PROPOSED SUBDIVISION



SURVEY DESCRIPTION:
 A SURVEY OF THE LAND SHOWN ON THE ATTACHED PLAT, BEING THE SECOND ADDITION TO RESEARCH PARK PHASE III, IOWA STATE UNIVERSITY, IOWA. THE SURVEY WAS PERFORMED BY STUMBO & ASSOCIATES, LAND SURVEYORS, INC., ON FEBRUARY 11, 2015.

GENERAL NOTES:
 1. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE IOWA SURVEYING ACT AND THE IOWA SURVEYING BOARD RULES AND REGULATIONS.
 2. THE SURVEY WAS PERFORMED USING THE FOLLOWING EQUIPMENT AND METHODS:
 - TOTAL STATION: SOKKIA TS-10
 - DISTANCE MEASUREMENT: ELECTRONIC DISTANCE MEASUREMENT (EDM)
 - ANGLE MEASUREMENT: OPTICAL SIGHTS
 - REDUNDANCY: THREE (3) MEASUREMENTS PER POINT
 - ADJUSTMENT: LEAST SQUARES
 3. THE SURVEY WAS PERFORMED UNDER THE CLOSEST OF THE FOLLOWING CONDITIONS:
 - ALL CORNERS WERE RECOVERED AND FOUND TO BE IN GOOD CONDITION.
 - ALL BOUNDARIES WERE MEASURED AND FOUND TO BE ACCURATE.
 - ALL ANGLES WERE MEASURED AND FOUND TO BE ACCURATE.
 - ALL DISTANCES WERE MEASURED AND FOUND TO BE ACCURATE.
 4. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE IOWA SURVEYING ACT AND THE IOWA SURVEYING BOARD RULES AND REGULATIONS.

LEGEND:
 - SOLID LINE: BOUNDARY
 - DASHED LINE: ADJACENT PROPERTY
 - DOTTED LINE: PROPOSED BOUNDARY
 - HATCHED AREA: PROPOSED SUBDIVISION

GRAPHIC SCALE:
 0 100 200 300 FEET

STUMBO & ASSOCIATES
 LAND SURVEYING
 510 S. 17th STREET, SUITE 102 AMES, IOWA 50010
 PHONE 515-233-3609 FAX 515-233-4403

FINAL PLAT
 IOWA STATE UNIVERSITY
 RESEARCH PARK PHASE III
 SECOND ADDITION
 JOB #16649FP2 DATE: 2/03/16 PAGE: 1 of 1

Certification: I hereby certify that this land surveying document was prepared and the related survey was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Stumby Stumbo, License #17161 Date: _____
 My license renewal date is December 31, 2017.



ATTACHMENT C 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.

Attachment D
Excerpt Subdivision Code 29.403 (emphasis added)

(14) Sidewalks and Walkways:

(a) Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the City-wide sidewalk system. A minimum of a five-foot wide concrete sidewalk shall be installed in the public right-of-way along each side of any street in all zoning districts except General Industrial and Planned Industrial. A minimum of a five-foot wide concrete sidewalk shall be installed in the public right-of-way along one side of any street in the General Industrial and Planned Industrial zoning districts. If sidewalks on adjacent property are greater than five feet, the subdivider shall install sidewalks to match. If constraints exist that preclude installation of a sidewalk within the public right-of-way, the subdivider shall install the required sidewalk on adjacent land within a sidewalk easement. All required sidewalks shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area.

b) Exception: For any final plat for which a preliminary plat has been approved prior to January 1, 2015, the following standard shall be met: Sidewalks and walkways shall be designed to provide convenient access to all properties and shall connect to the Citywide sidewalk system. A minimum of a four-foot wide concrete sidewalk shall be installed in the public right-of-way Sup #2015-3 23-23 Rev. 07-1-15 along each side of any street within residentially and commercially zoned areas and along at least one side of any street within industrially zoned areas. Such a sidewalk shall connect with any sidewalk within the area to be subdivided and with any existing or proposed sidewalk in any adjacent area. Any required sidewalk shall be constructed of concrete and be at least four feet wide.

(c) A deferment for the installation of sidewalks may be granted by the City Council when topographic conditions exist that make the sidewalk installation difficult or when the installation of the sidewalk is premature. Where the installation of a sidewalk is deferred by the City Council, an agreement will be executed between the property owner/developer and the City of Ames that will ensure the future installation of the sidewalk. The deferment agreement will be accompanied by a cash escrow, letter of credit, or other form of acceptable financial security to cover the cost of the installation of the sidewalk.