

**COUNCIL ACTION FORM**

**SUBJECT:**      **PRELIMINARY PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK PHASE 3, 3<sup>rd</sup> ADDITION**

**BACKGROUND:**

A preliminary plat for Iowa State University Research Park, Phase 3 was approved by the City Council on July 14, 2015. A location map is found in Attachment A. The first preliminary plat was based upon a master plan for Phase 3 that included 22 developable lots and three outlots for storm water management. Since that preliminary plat, 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 ISU Research Park has been approached by a firm seeking to build on a particular area within the Research Park along South Riverside Drive. This requires a new Preliminary Plat to create Lot 8 for development and to extend public infrastructure to serve the new lot. The proposed preliminary plat includes a developable lot (Lot 8), an outlot for storm water management (Outlot B), and an outlot for future development (Outlot X). **The proposed infrastructure for this development includes the extension of water and sanitary sewer to the site and an extension of pavement improvements along Riverside Avenue to the site.**

An included revised Master Plan (Sheet G2.1 of the included preliminary plat, an excerpt of which is in Attachment B) shows a concept of the full buildout of the remainder of Phase 3, including the extension of utilities to all lots.

Future development is expected to fill in the area between this site and the existing area of development north of the site. Separate plat approvals are needed for additional development.

**Planning and Zoning Commission Recommendation:**

At a public hearing on April 18, 2018, the Planning and Zoning Commission voted (5-0) to recommend that the City Council approve the proposed preliminary plat. Two adjacent owners spoke, asking questions about the impact on them, especially regarding street paving, and access to sewer and water.

**ALTERNATIVES:**

1. The City Council can approve the Preliminary Plat for Iowa State University Research Park Phase 3, 3<sup>rd</sup> Addition as consistent with the master plan and development standards of Chapter 23 of the Ames Municipal Code.

2. The City Council can deny the Preliminary Plat for Iowa State University Research Park Phase 3, 3<sup>rd</sup> Addition, by finding that the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) or Section 23.603 of the Ames Municipal Code and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.
3. The City Council 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 a single developable lot and an adjacent outlot for storm water management. The minimum infrastructure to serve the lot is proposed. Although this lot is not immediately adjacent to existing development, it is anticipated that the Research Park will eventually fill in these gaps and provide a more efficient development pattern.

**Due to the location of Lot 8 in relation to existing public improvements there are substantial road paving and utility extensions needed to serve the site. The developer is responsible for constructing such improvements and is required to financially secure their installation at the time of Final Plat approval.**

**The ISU Research Park officials have indicated that they intend to seek outside funding in the form of Federal, State, City incentives to pay for the needed improvements for this phase of the Research Park expansion. Due to the timing of such grant applications, the ISU Research Park may seek a temporary deferral of some of the public improvements at the time of Final Plat approval. However, should the outside funding sources not be secured prior to the approval of the Final Plat, the ISU Research Park will be expected to provide a letter of credit to secure the requirement to complete the necessary infrastructure improvements.**

**Therefore, the City Manager recommends that the City Council act in accordance with Alternative #1, approving the Preliminary Plat for Iowa State University Research Park Phase 3, 3<sup>rd</sup> Addition. A final determination on public improvement schedules and financial assistance in partnership with the City will need to be reviewed and approved by the City Council prior to Final Plat approval.**

## **Addendum**

### ***General Site Info***

This preliminary plat proposal includes a single developable lot. Although Sheet G2.1 (Attachment B) shows the full buildout of the site, it is intended to be only a concept/master plan showing how the Research Park can meet full build-out. Like the master plan approved as part of the 2015 preliminary plat (Attachment C), the new master plan is intended to provide a degree of flexibility of lot arrangement to serve the development expectations of the Research Park. As such, the preliminary plat does not anticipate full buildout of utilities as part of this addition. It does show, however, that all future lots can eventually be served by public sanitary sewer and water.

### ***Streets***

South Riverside Drive will be extended as a 31' paved street about 1,500 feet from where the paving currently ends. This will extend to the south edge of the proposed Lot 8. The current right-of-way is a 66' easement (33' each side of the quarter section line). In anticipation of an 80' future right-of-way, the project will dedicate 40' of right-of-way abutting that quarter section line. Only the ISU Research Park is obligated to dedicate right-of-way—the private owner (Riley) on the west side of South Riverside Drive is not.

### ***Water***

A public water main currently exists in the corridor of the planned extension of Collaboration Way, although the right-of-way has not been established nor that portion of the street paved. A new public main will be installed in South Riverside Drive to the south edge of Lot 8, although service to the Lot 8 will be a private service line across Outlot B.

### ***Sewer***

A public sanitary sewer line will be installed across Outlot B, extending north to tie in to an existing sanitary sewer line. This line will provide service for future lots yet to be platted. The extension of this line to the northeast corner of Lot 8 allows for future extension to the south and to allow the May house on the east side of the street to connect at some future point (if they wish and at their cost).

### ***Sidewalks and Trails***

A shared-use path will be installed along the west side of South Riverside Drive as part of the road improvements within right-of-way dedicated with the proposed project.

### ***Storm Water Management***

Storm water facilities for development on Lot 8 will be accomplished with the detention pond proposed in Outlot B. The master plan indicates an enlargement of this storm water area as development in the Park to the west and south of Lot 8 moves forward.

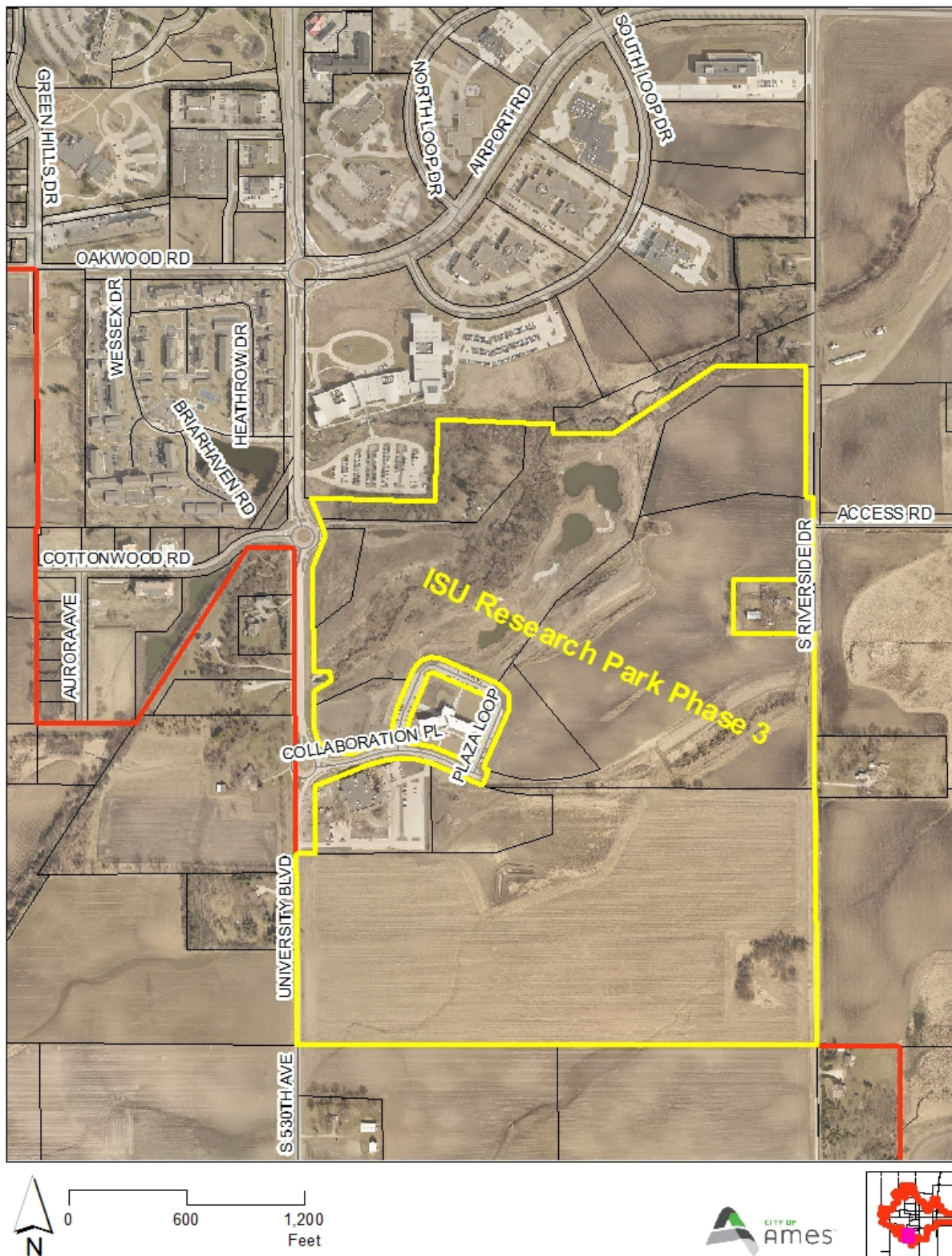
### ***Final Plat Requirements***

At the time that final plat approval is sought, the City subdivision regulations require that all required public improvements be installed or financial security provided. In this case, City staff and the Iowa State University Research Park are continuing discussions about

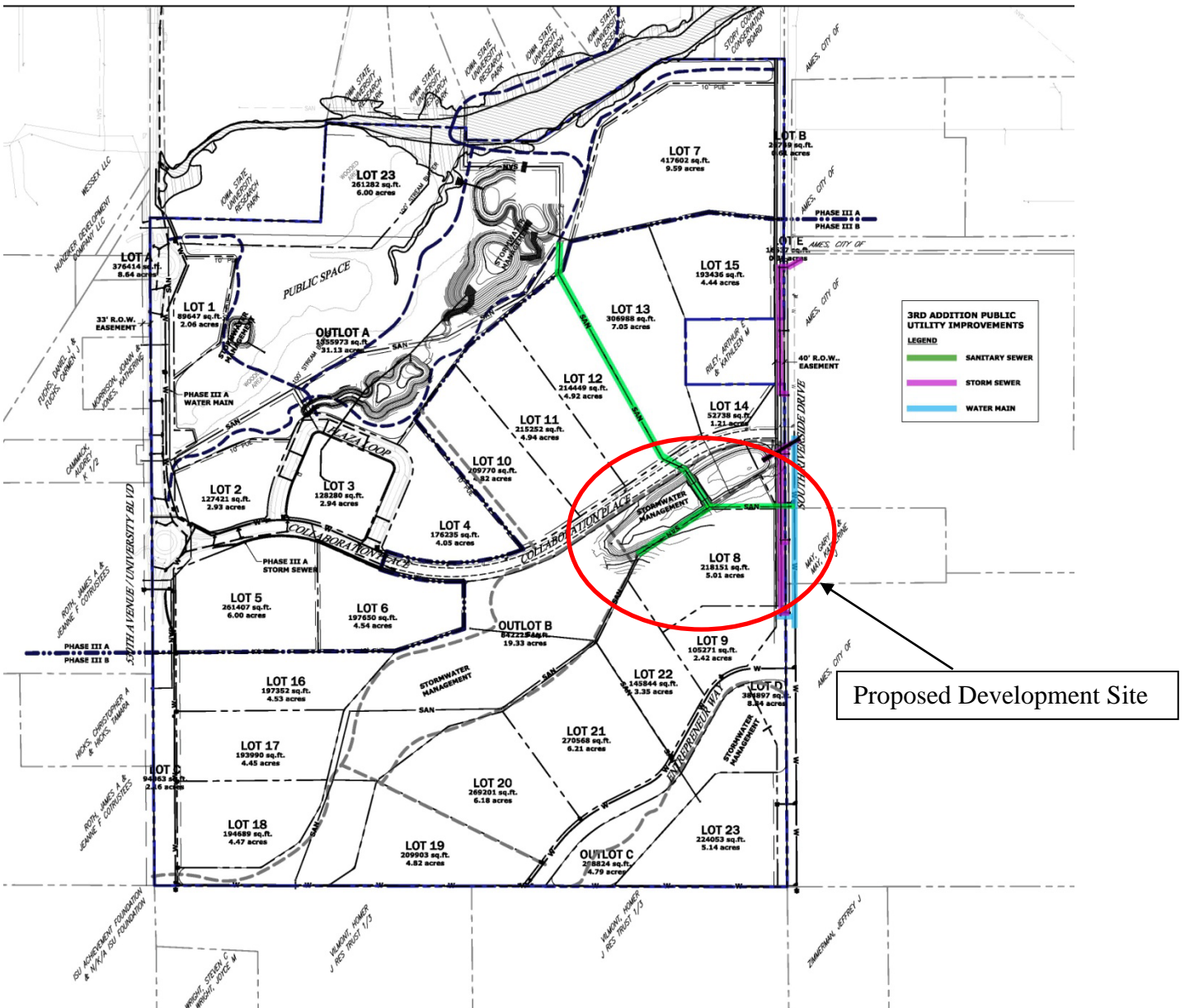
the timing for street paving and sanitary sewer and water extensions as they related to serving the proposed Lot 8. The targeted tenant hopes to begin construction on their test facility as soon as possible and complete construction during the winter, but cannot do so until the legal lot is created—that is, when the final plat is approved and recorded. A determination of the timing of improvements will be decided with the approval of the Final Plat and may include a request to defer completion of street paving until the summer of 2019.



## ATTACHMENT A: LOCATION MAP

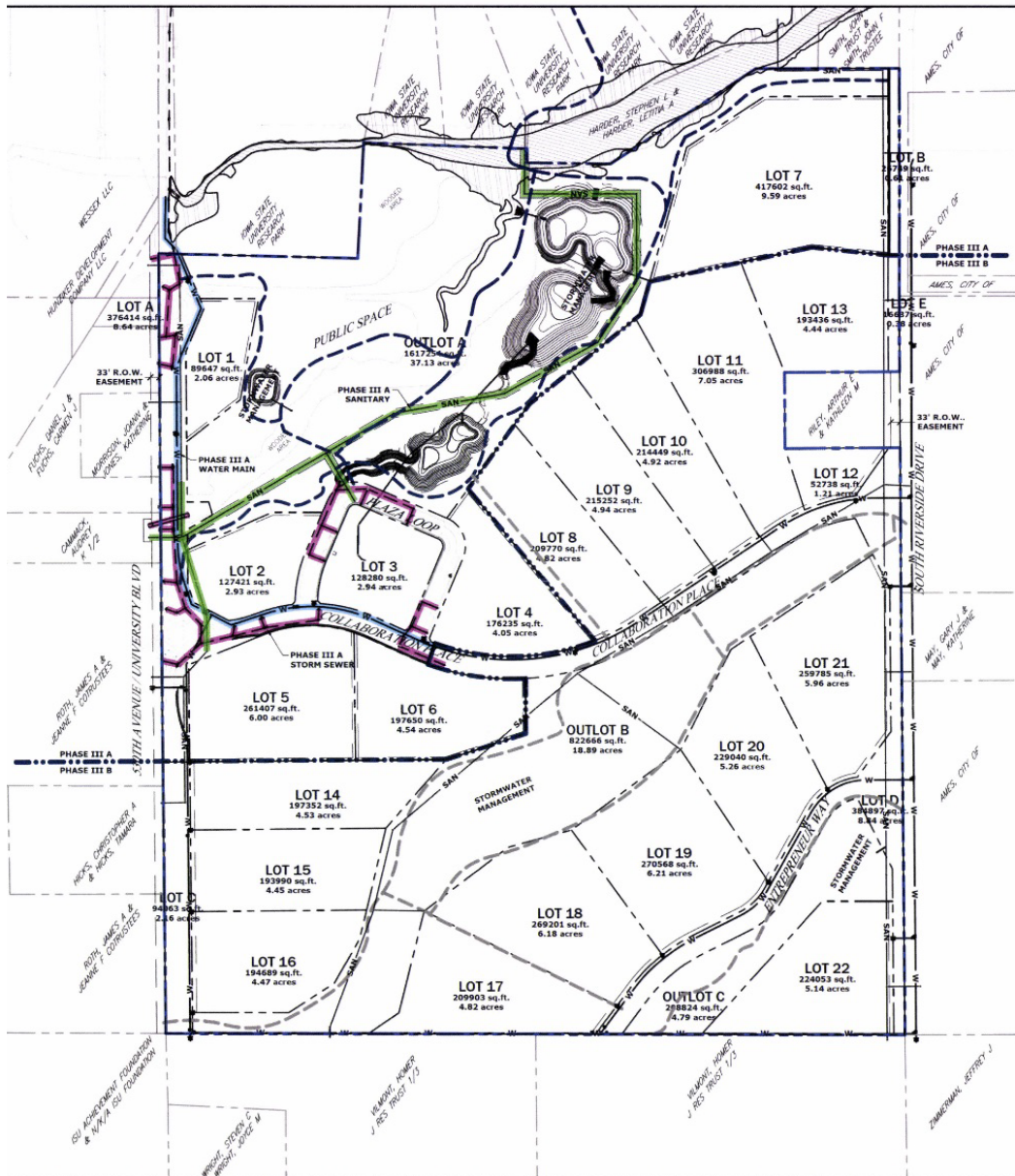


## ATTACHMENT B: PROPOSED MASTER PLAN LOT LAYOUT





## ATTACHMENT C: 2015 MASTER PLAN LOT LAYOUT



## 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(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain 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 Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*

**ATTACHMENT E: PROPOSED PRELIMINARY PLAT AS A SEPARATE ATTACHMENT**

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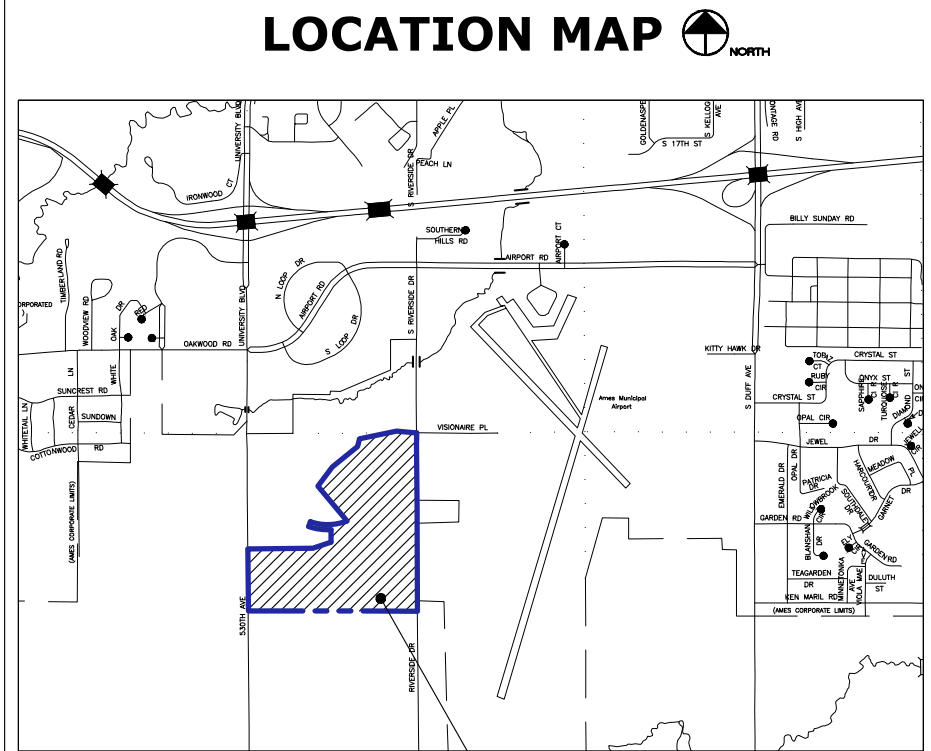
IOWA STATE UNIVERSITY RESEARCH PARK

# IOWA STATE UNIVERSITY RESEARCH PARK

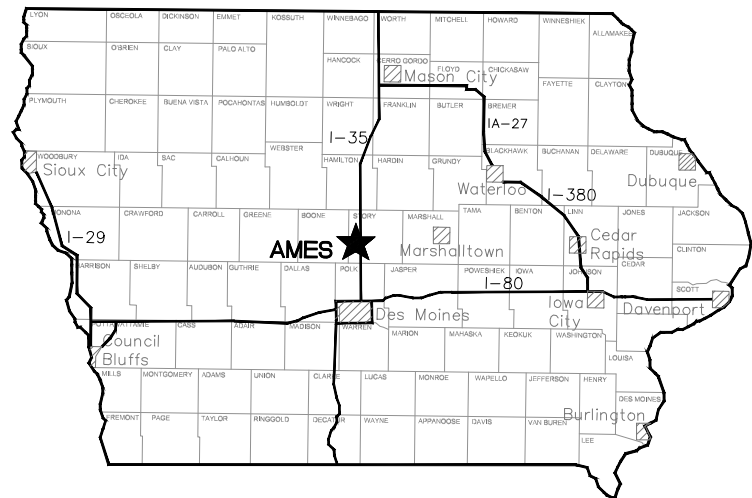
## PHASE THREE PRELIMINARY PLAT - 3RD ADDITION & PUBLIC IMPROVEMENT PLAN

### IOWA STATE UNIVERSITY AMES, IOWA

#### LOCATION MAP



#### PROJECT LOCATION



GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.

#### PLANS OF PROPOSED IMPROVEMENTS FOR

INDEX OF SHEETS	
No.	Description
G1.1	COVER SHEET/ LOCATION MAP/LEGEND
G2.1	MASTER PLAN (REFERENCE ONLY)
C1.1	EXISTING CONDITIONS
C2.1	PHASE III 3RD ADDITION PRELIMINARY PLAT (OVERALL)
C2.2	PHASE III 3RD ADDITION PRELIMINARY PLAT (NORTH)
C2.3	PHASE III 3RD ADDITION PRELIMINARY PLAT (SOUTH)
C3.1	PUBLIC IMPROVEMENTS PLAN
C3.2 - C3.5	UTILITY PLAN AND PROFILE
C4.1 - C4.2	RIVERSIDE DR PLAN AND PROFILE

**OWNER (s)**  
Iowa State University Research Park  
1805 Collaboration Place  
Suite 1250  
Ames, IA 50010

**Board of Regents State of Iowa**  
For Benefit of ISU  
3550 Beardshire Hall  
Ames, IA 50011

**DEVELOPER**  
ISU Research Park  
2712 South Loop Drive  
Suite 4050  
Ames, IOWA 50010

**PLAN PREPARER/ENGINEER**  
Eric Thompson, P.E.  
FOX Engineering Associates  
414 S. 17th Street, Suite 107  
Ames, IOWA 50010

**LEGAL DESCRIPTION**  
Iowa State University Research Park Phase III  
1st Add Outlot Y  
and  
Iowa State University Research Park Phase III  
1st Add Outlot Z

**ZONING**  
Existing: Research Park Innovation District  
Proposed: No changes are proposed.

**UTILITIES**  
All private utilities will be located within public utility easements shown, or within utility corridors provided for by the City's "Use of City Rights-of-Way Users" ordinance.

All sanitary sewer mains will be 12" or 8" diameter.

All water mains will be 12" diameter as shown.

**SIDEWALKS, SHARED-USE PATHS, AND BICYCLE FACILITIES**  
5' wide sidewalks will be constructed along public streets, where shown.

10' wide paved shared-use paths will be constructed, where shown.

**STREETS**  
Collaboration Place will be 36' wide within 80' wide right-of-way.

Plaza Loop, a one-way street, will have a 14' wide drive lane within 72' wide right-of-way.

Riverside Dr will be 31' wide within 80' wide right of way

Lots A and B will be dedicated to the City of Ames as Right of Way

**PARKING RESTRICTIONS**  
Vehicle parking will be prohibited as follows:  
Collaboration Place

**SEDIMENT AND EROSION CONTROL**  
This site will be covered by an IOWA Department of Natural Resources NPDES permit. A sediment and erosion control plan will be created, and NPDES and City of Ames COSECO permits will be obtained before grading activities for each addition within the subdivision begin.

**ENGINEER:**  
**FOX ENGINEERING**  
414 SOUTH 17TH STREET, SUITE 107  
AMES, IOWA 50010  
PHONE: (515) 233-0000  
FAX: (515) 233-0103



LEGEND	
PROPOSED	EXISTING
Concrete Paving	Beehive Intake
Sidewalk	Bollard
Cleanout	Building
	Buried Power
	Bushes
	Cable Pedestal
	Cleanout
	18" CMP
	Culvert
	Curb Stop
	Electric Pedestal
	Fence
	FO Fiber Optic
	FM Force Main
	G Gas Line
	Gas Meter
	Gas Valve
	Hydrant
	Electric Junction Box
	Light Post
	Mailbox
	Manhole
	OT Overhead Communication
	OHE Overhead Power
	Power Pole
	Property Pin
	Property/Right-Of-Way Line
	Railroad Tracks
SAN Sanitary Manhole	SAN Sanitary Manhole
Sanitary Sewer	Sanitary Sewer
Storm Intakes	Storm Intakes
Storm Sewer	Storm Sewer
Storm Sewer Manhole	Storm Sewer Manhole
SubDrain	Stump
	Buried Communication
	Telephone Manhole
	Telephone Pedestal
	Telephone Pole
	Traffic Pole
	Treeline
	Trees
W Water Line	W Water Line
Water Valve	Water Manhole
Yard Hydrant	Water Meter
	Water Valve
	Witness Post
	Yard Hydrant

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS 2018) AND THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS PLUS GENERAL SUPPLEMENTAL SPECIFICATIONS; AND APPLICABLE SUPPLEMENTAL SPECIFICATIONS, DEVELOPMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS, AND ALL APPROPRIATE ADDENDUMS AND REVISIONS SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED ON THE PLANS OR IN THE CONTRACT.

**SPECIFICATIONS:**  
ALL WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF AMES STANDARD SPECIFICATIONS COPIES OF WHICH CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT, 515 CLARK AVENUE.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

ERIC L. THOMPSON P.E.  
License number 21937

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

**SITE NOTE:**  
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

REVISION	DATE	BY	DESIGNED	ELT	DRAWN	ELT	CHECKED	LAST UPDATE:
								04/04/18

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

**FOX engineering**

COVER SHEET/ LOCATION MAP/ LEGEND  
IOWA STATE UNIVERSITY RESEARCH PARK  
PHASE THREE PRELIMINARY PLAT - 3RD ADDITION  
IOWA STATE UNIVERSITY  
AMES, IOWA

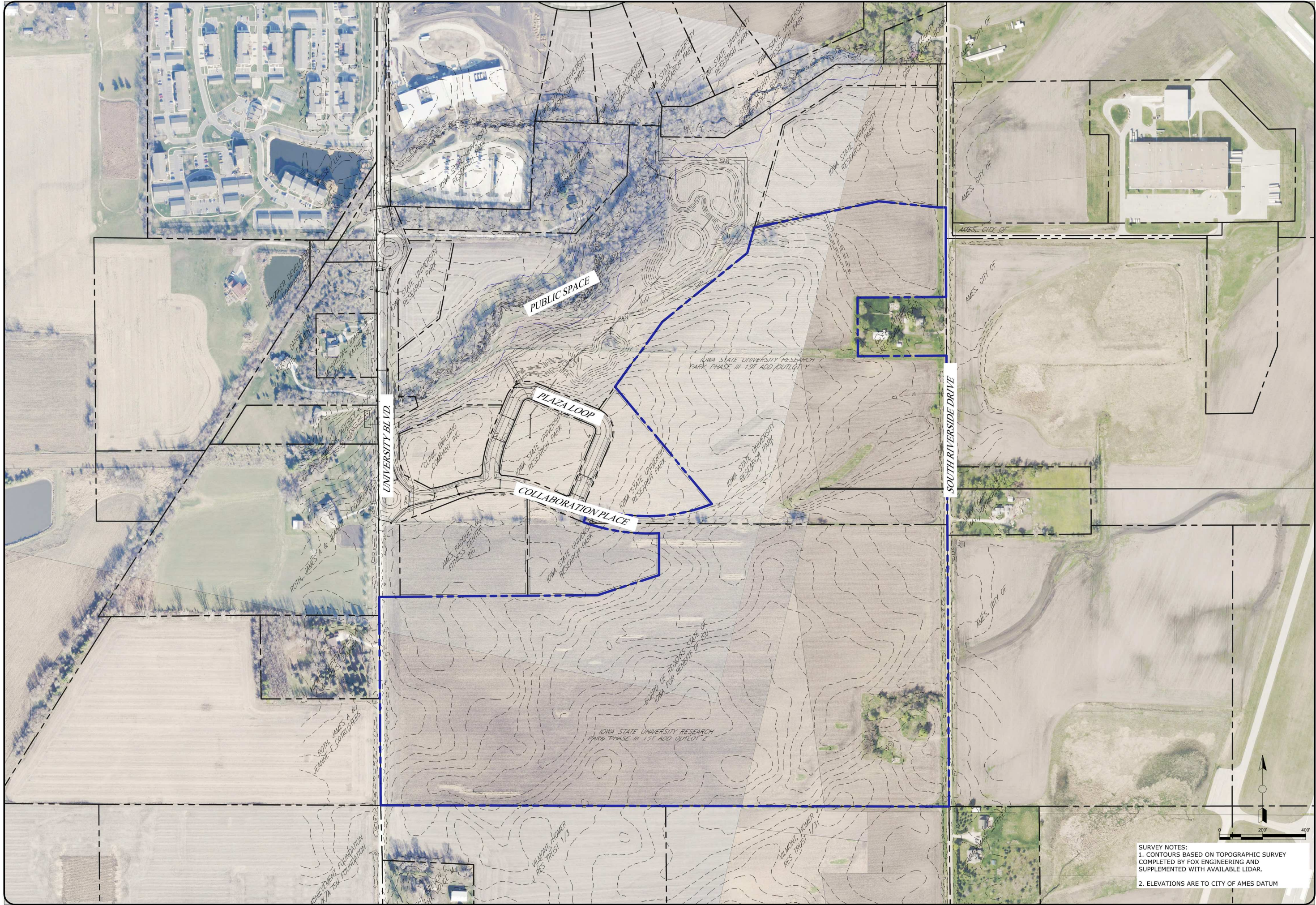
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SHEET  
G1.1









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

EXISTING CONDITIONS  
IOWA STATE UNIVERSITY RESEARCH PARK  
PHASE THREE PRELIMINARY PLAT - 3RD ADDITION  
IOWA STATE UNIVERSITY  
AMES, IOWA

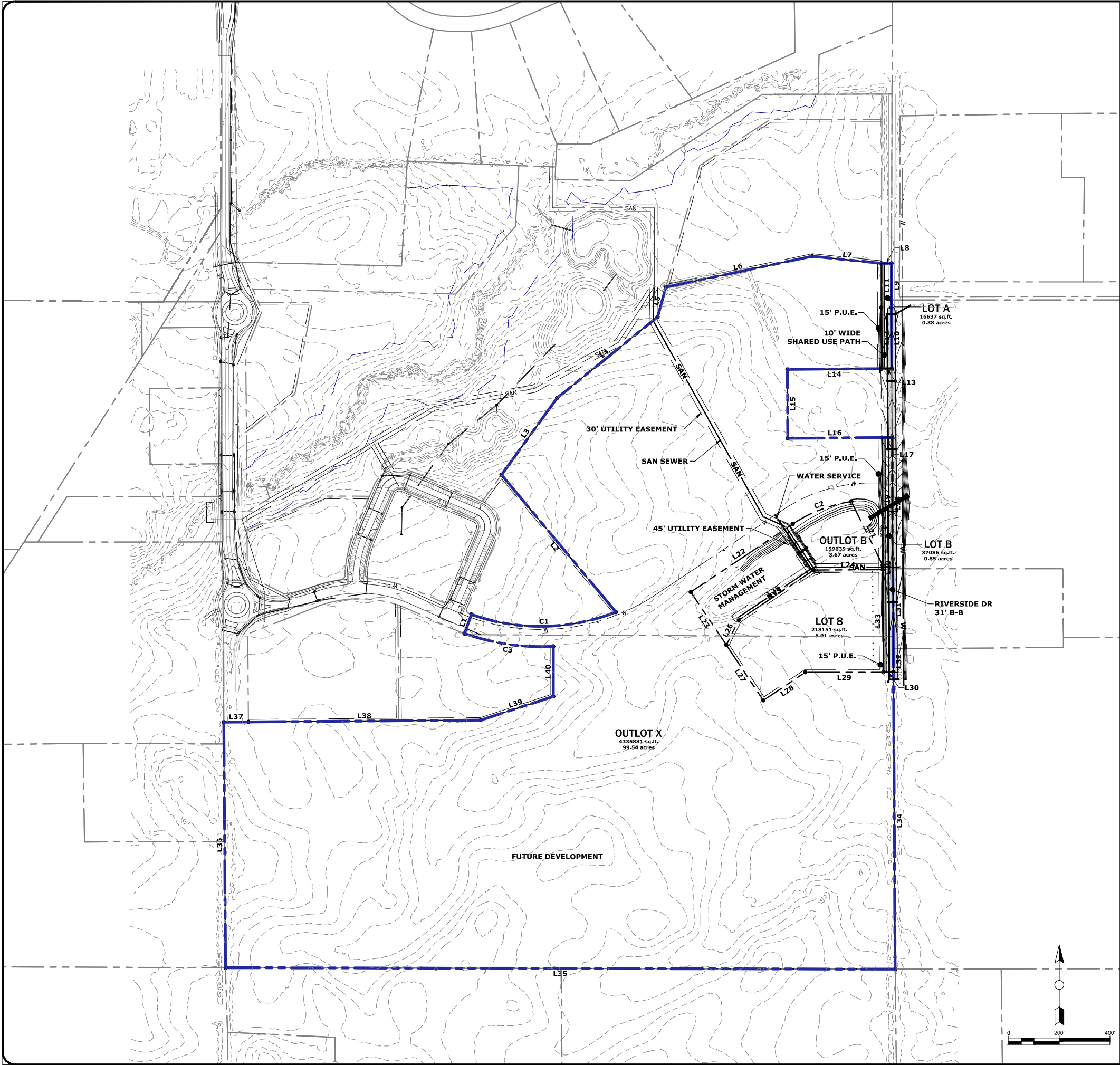


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PROJECT NO.  
5136-17A  
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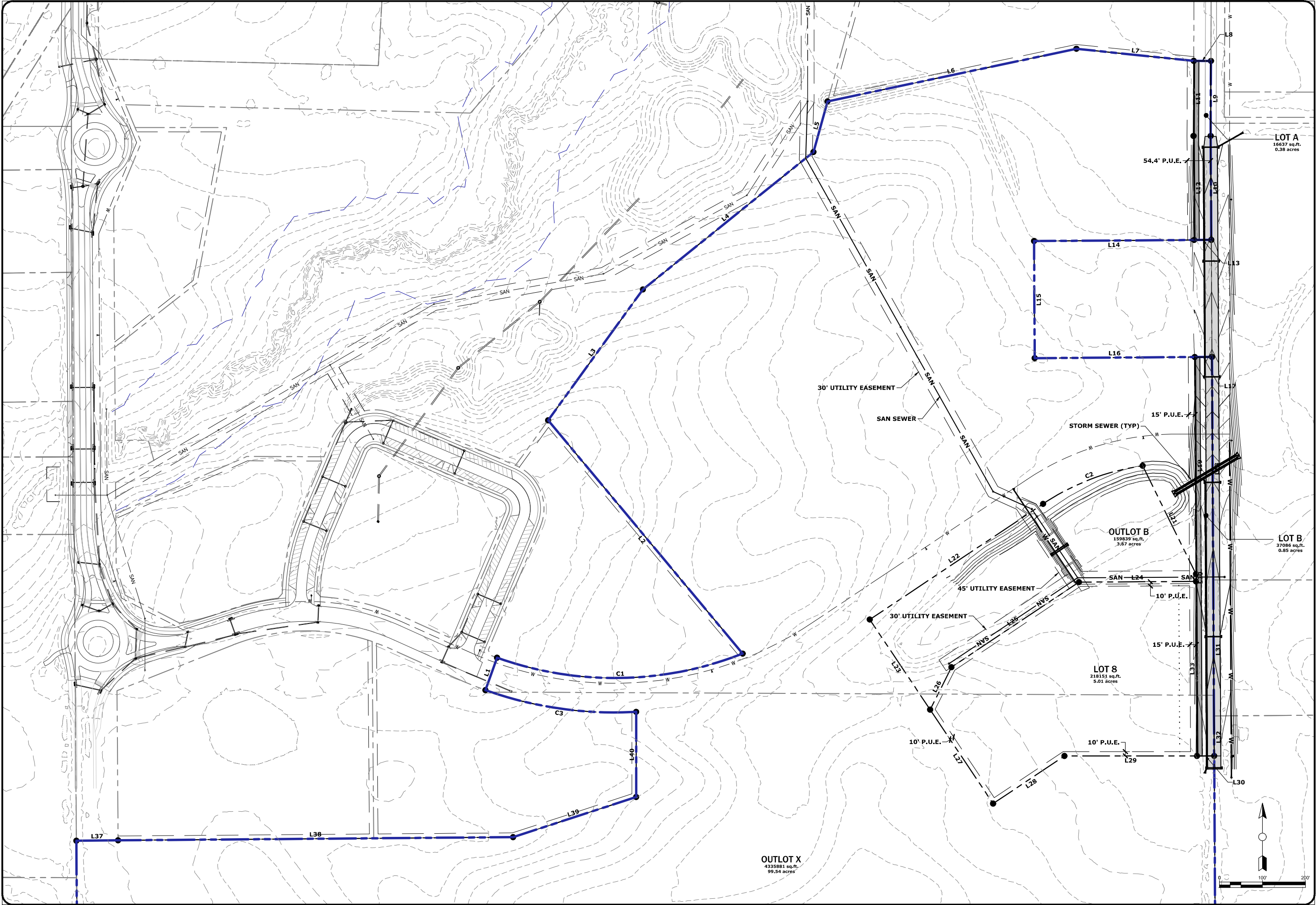




Parcel Line Data		
Line Number	Bearing	Distance
L1	N19°41'02"E	80.00'
L2	N39°49'19"W	705.95'
L3	N35°54'39"E	375.42'
L4	N51°07'52"E	509.09'
L5	N15°31'36"E	122.07'
L6	N78°03'58"E	591.22'
L7	S84°05'51"E	274.12'
L8	S89°49'34"E	40.00'
L9	S0°10'26"W	174.28'
L10	S0°19'19"E	241.46'
L11	S0°10'26"W	174.45'
L12	S0°19'19"E	241.64'
L13	S89°40'41"W	40.00'
L14	S89°36'11"W	371.96'
L15	S0°19'27"E	272.09'
L16	N89°35'58"E	371.95'
L17	N89°35'58"E	40.00'
L18	S0°19'19"E	519.82'
L19	S0°19'19"E	504.36'
L20	S0°19'19"E	17.16'
L21	N26°12'36"W	280.53'
L22	S56°16'49"W	484.25'
L23	S33°49'00"E	252.16'
L24	S89°40'41"W	272.03'
L25	S56°16'49"W	356.20'
L26	S26°37'18"W	110.45'
L27	S33°49'00"E	262.68'
L28	N56°16'49"E	199.46'
L29	N89°59'59"E	307.98'
L30	N89°59'01"E	40.00'
L31	S0°19'19"E	320.00'
L32	S0°19'22"E	87.49'
L33	S0°19'21"E	405.52'
L34	S0°19'22"E	1172.51'
L35	N89°52'24"W	2644.20'
L36	N0°24'00"W	969.62'
L37	N89°27'41"E	96.99'
L38	N89°32'18"E	918.12'
L39	N71°55'43"E	300.87'
L40	N0°00'00"E	197.76'

Parcel Curve Data			
Curve Number	Length	Radius	Delta
C1	583.51'	810.00'	41°16'29"
C2	249.77'	560.00'	25°33'18"
C3	356.42'	890.00'	22°56'43"

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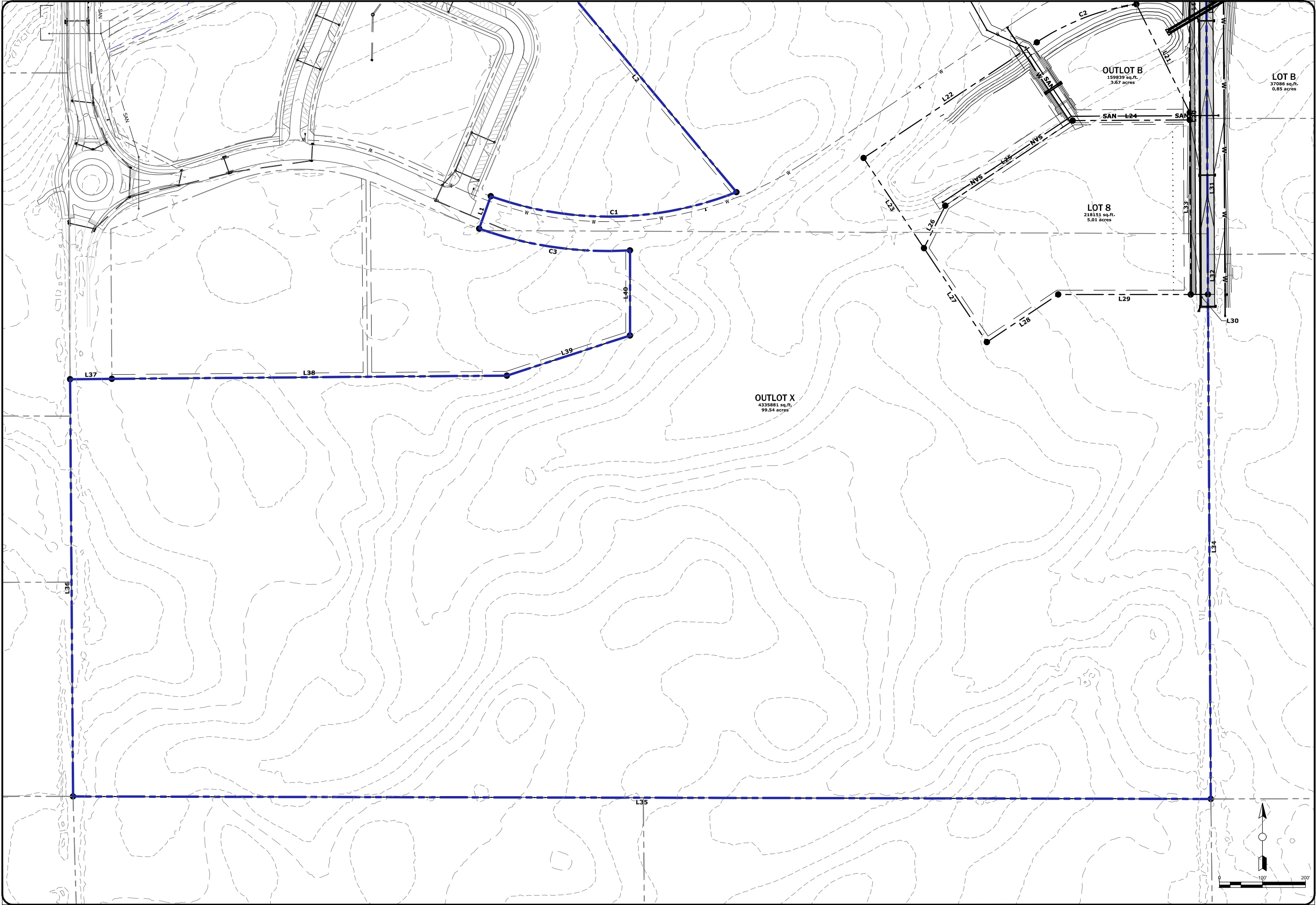


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FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103	
<b>FOX Engineering</b>	
PHASE III - 3RD ADD. PRELIMINARY PLAT (NORTH) IOWA STATE UNIVERSITY RESEARCH PARK PHASE THREE PRELIMINARY PLAT - 3RD ADDITION IOWA STATE UNIVERSITY AMES, IOWA	
PROJECT NO. 5136-17A	
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PHASE III - 3RD ADD. PRELIMINARY PLAT (SOUTH) IOWA STATE UNIVERSITY RESEARCH PARK PHASE THREE PRELIMINARY PLAT - 3RD ADDITION IOWA STATE UNIVERSITY AMES, IOWA		DESIGNED	
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FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103		REVISION	
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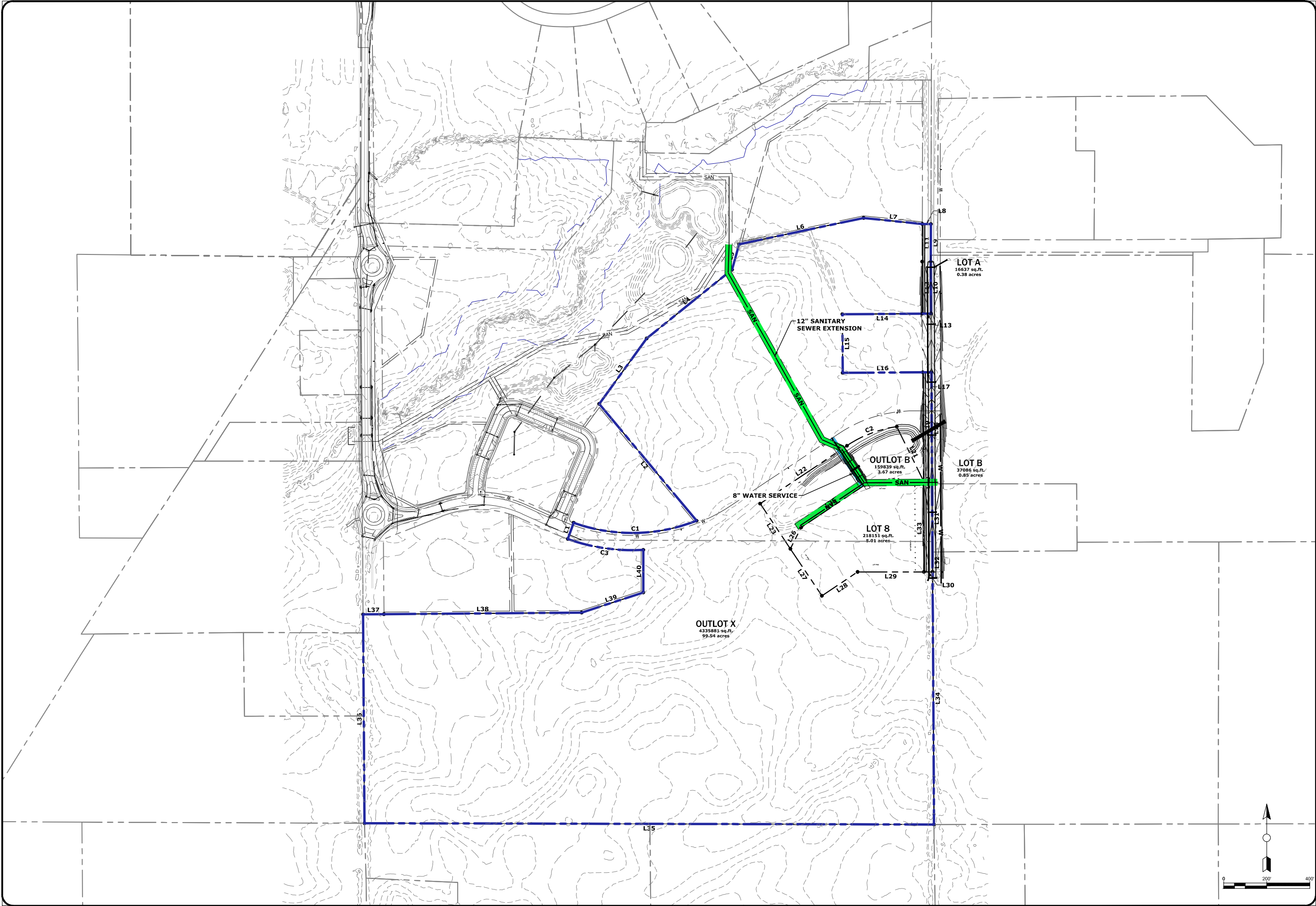
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PROJECT NO.

5136-17A

SHEET

C3.1

PUBLIC IMPROVEMENTS PLAN OVERVIEW

IOWA STATE UNIVERSITY RESEARCH PARK

PHASE THREE PRELIMINARY PLAT - 3RD ADDITION

IOWA STATE UNIVERSITY

AMES, IOWA

FOX Engineering

FOX Engineering Associates, Inc.

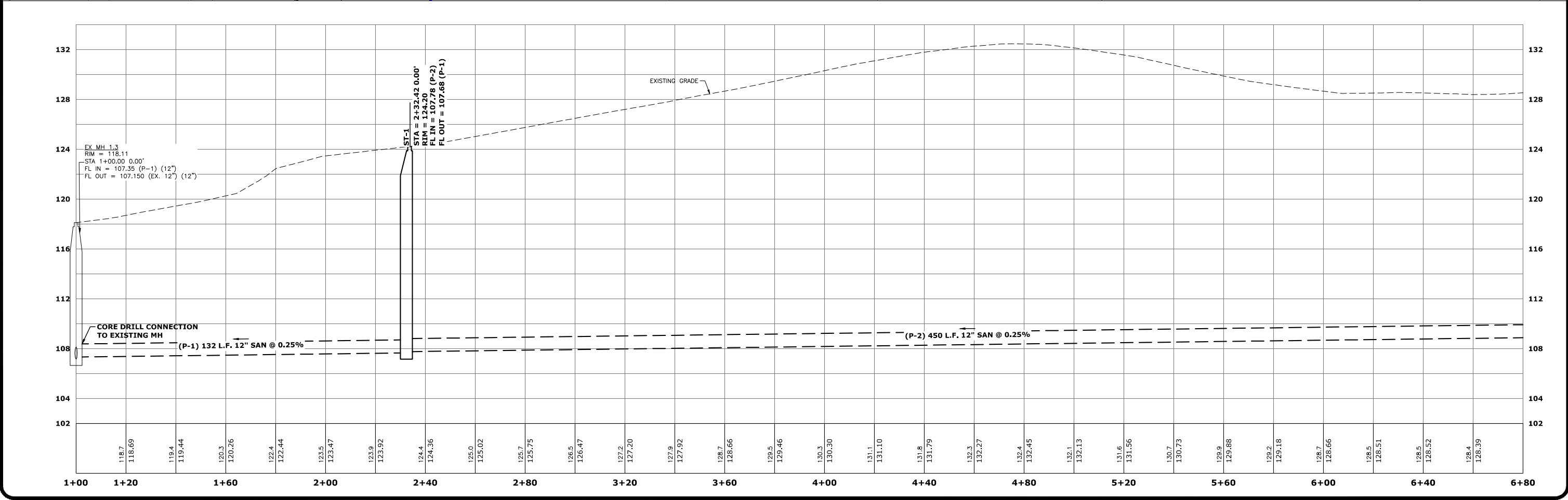
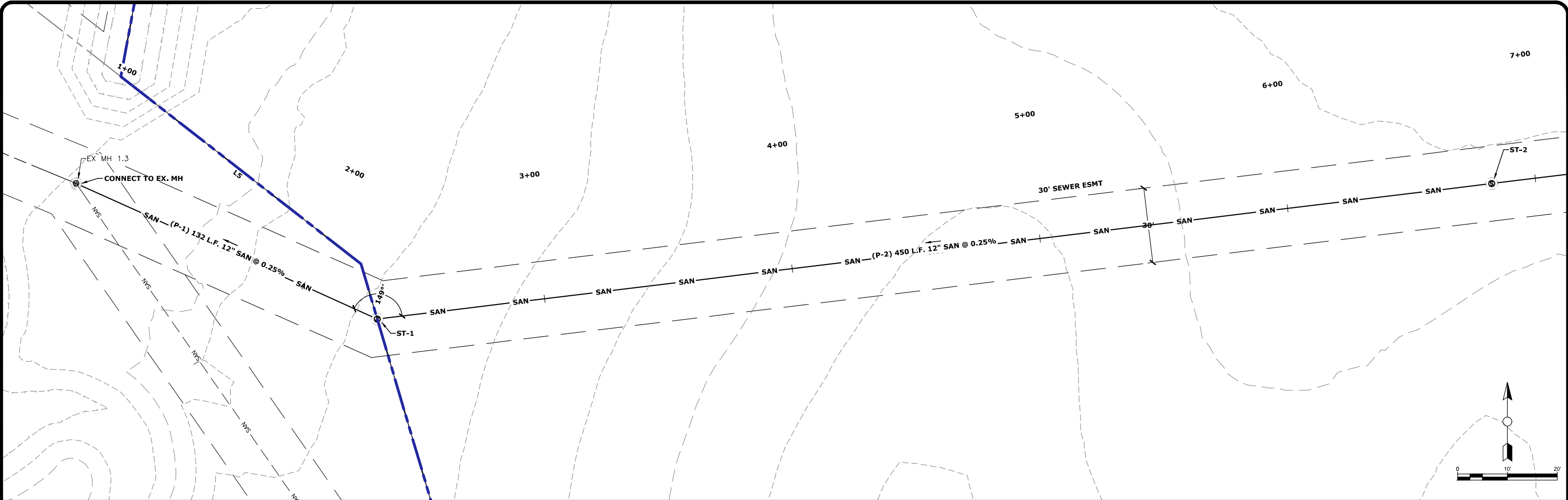
414 South 17th Street, Suite 107

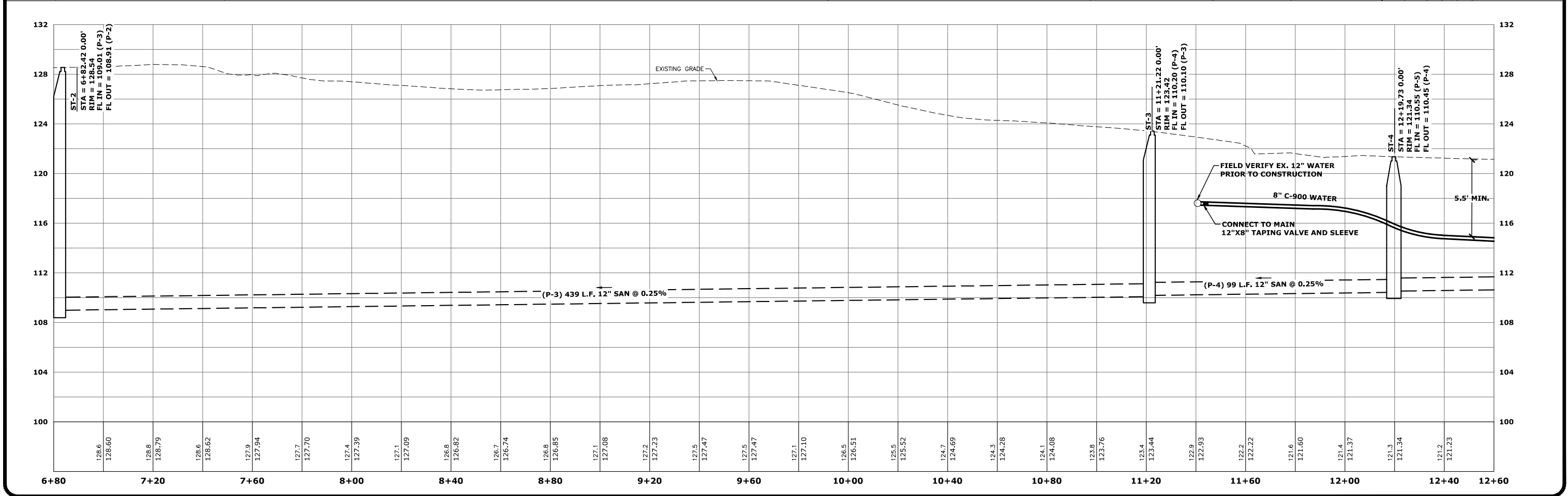
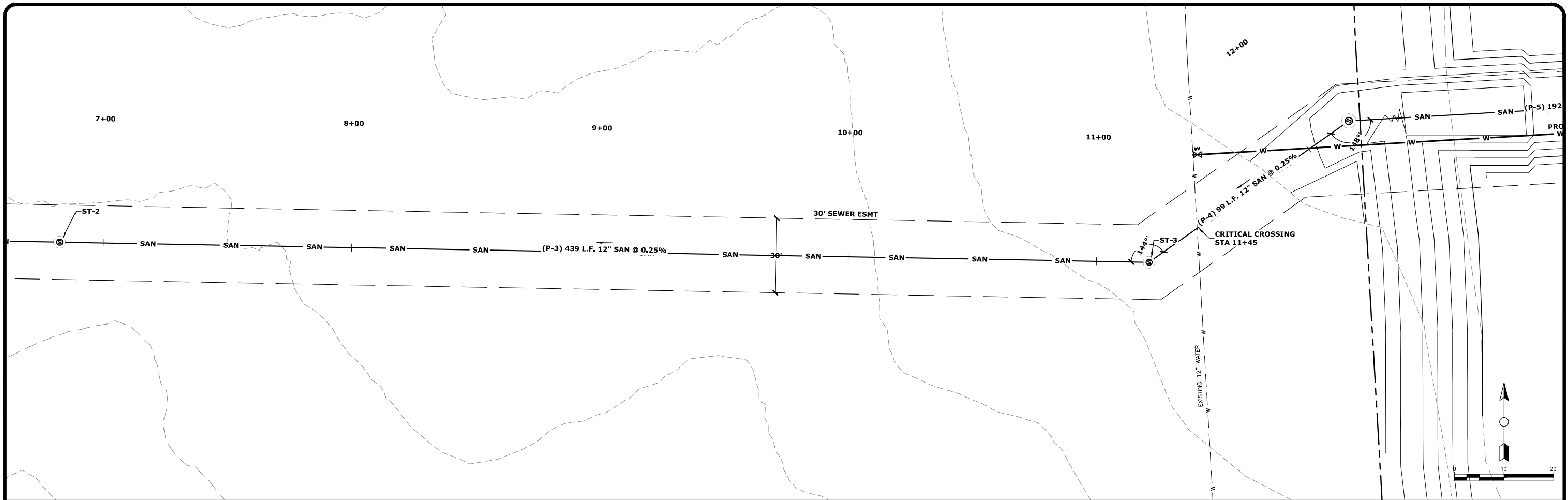
Ames, Iowa 50010

Phone: (515) 233-0000

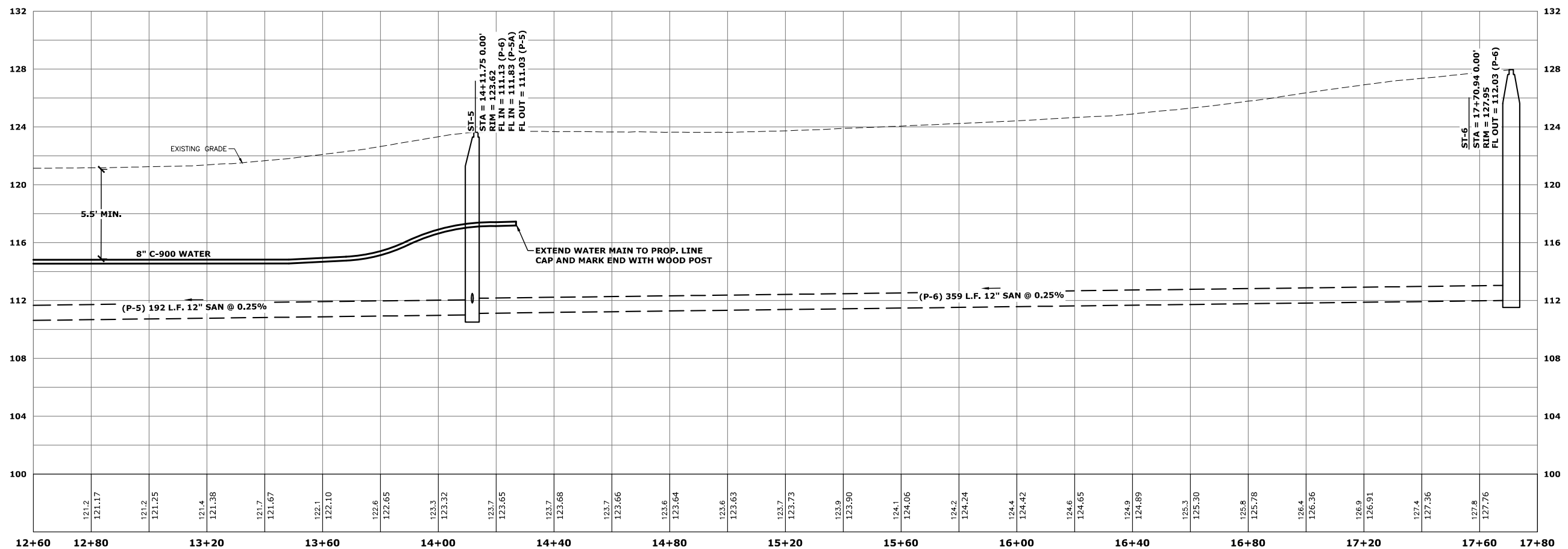
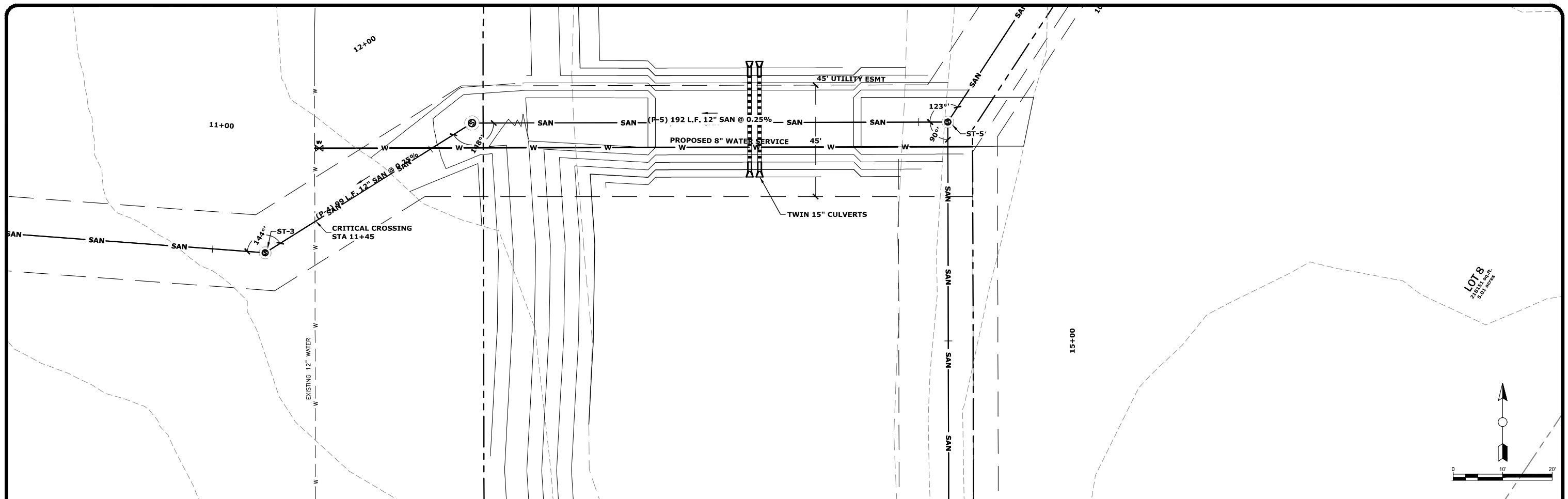
FAX: (515) 233-0103

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STATION  
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PROJECT NO.  
5136-17A

FOX  
Engineering

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

AMES, IOWA

DATE

REVISION

CHECKED BY:

DATE:

UTILITY PLAN AND PROFILE  
PHASE THREE PRELIMINARY PLAT - 3RD ADDITION

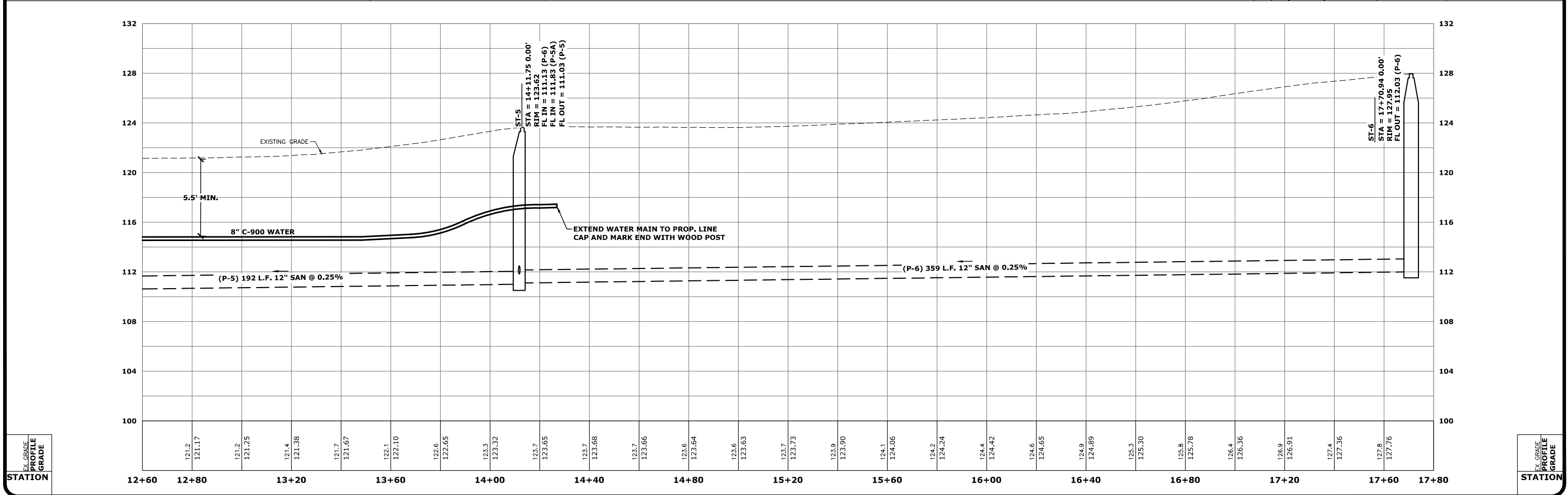
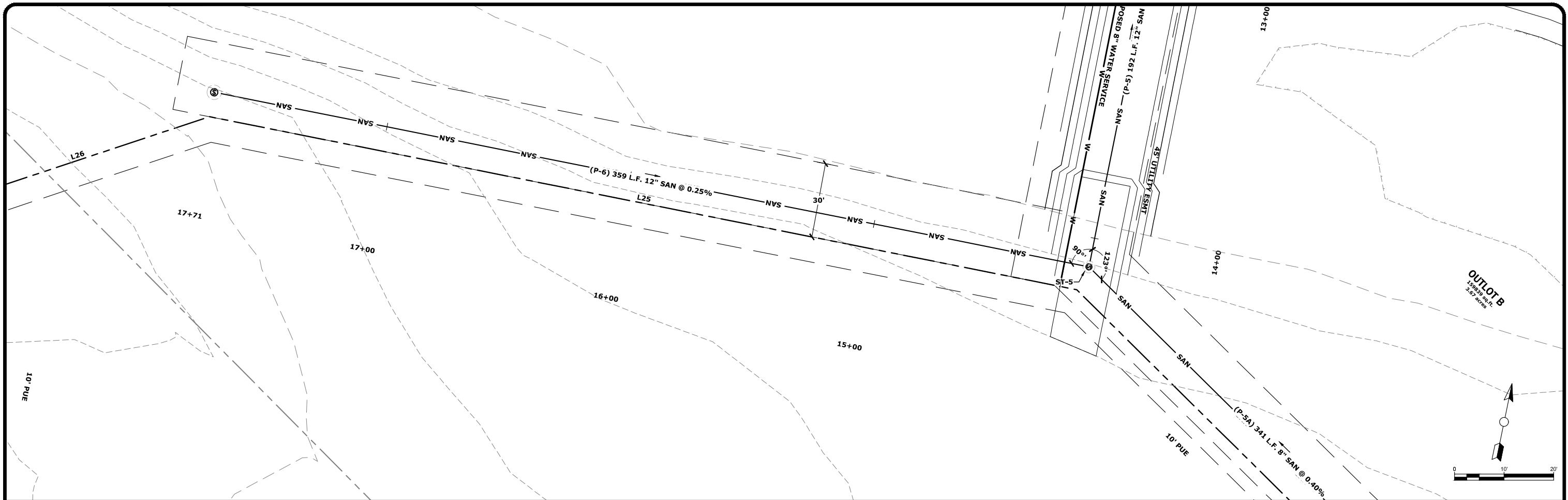
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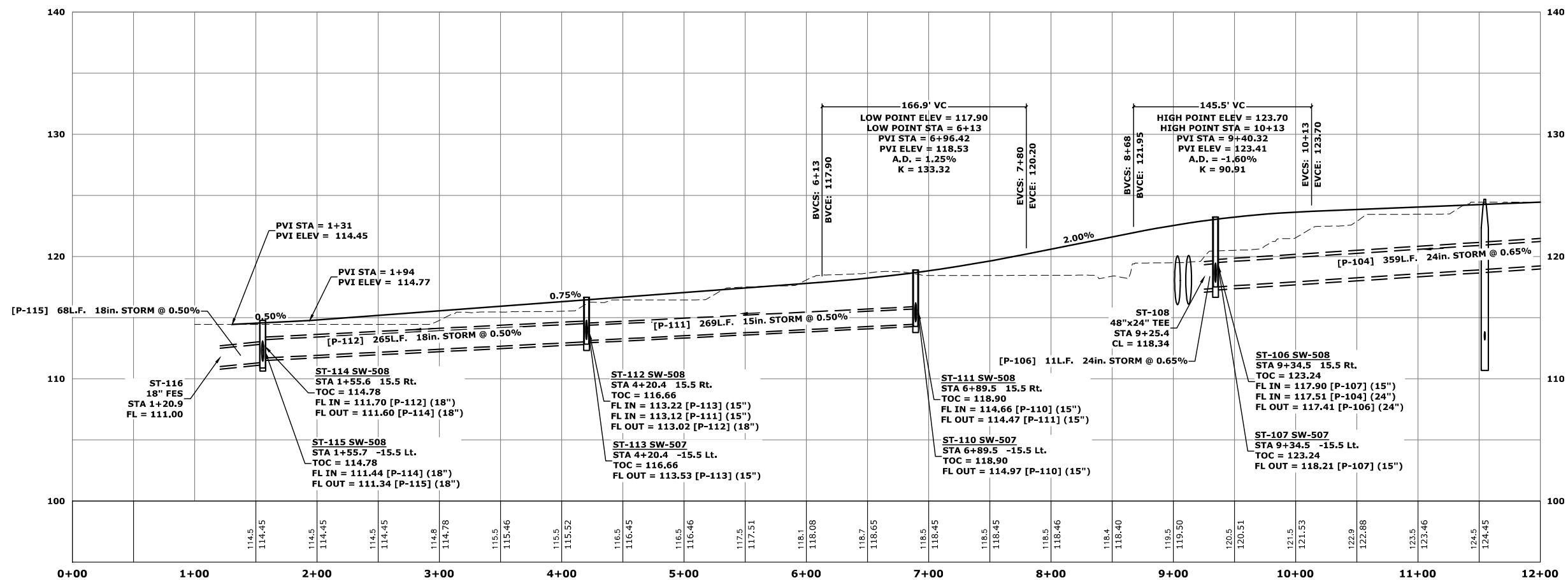
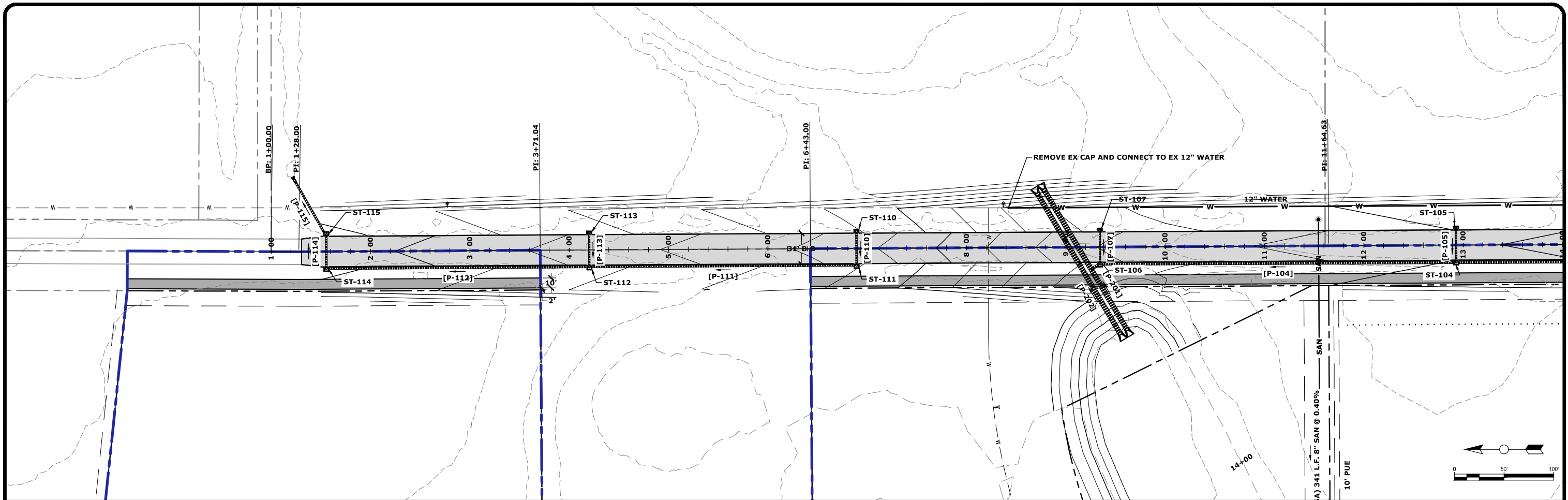
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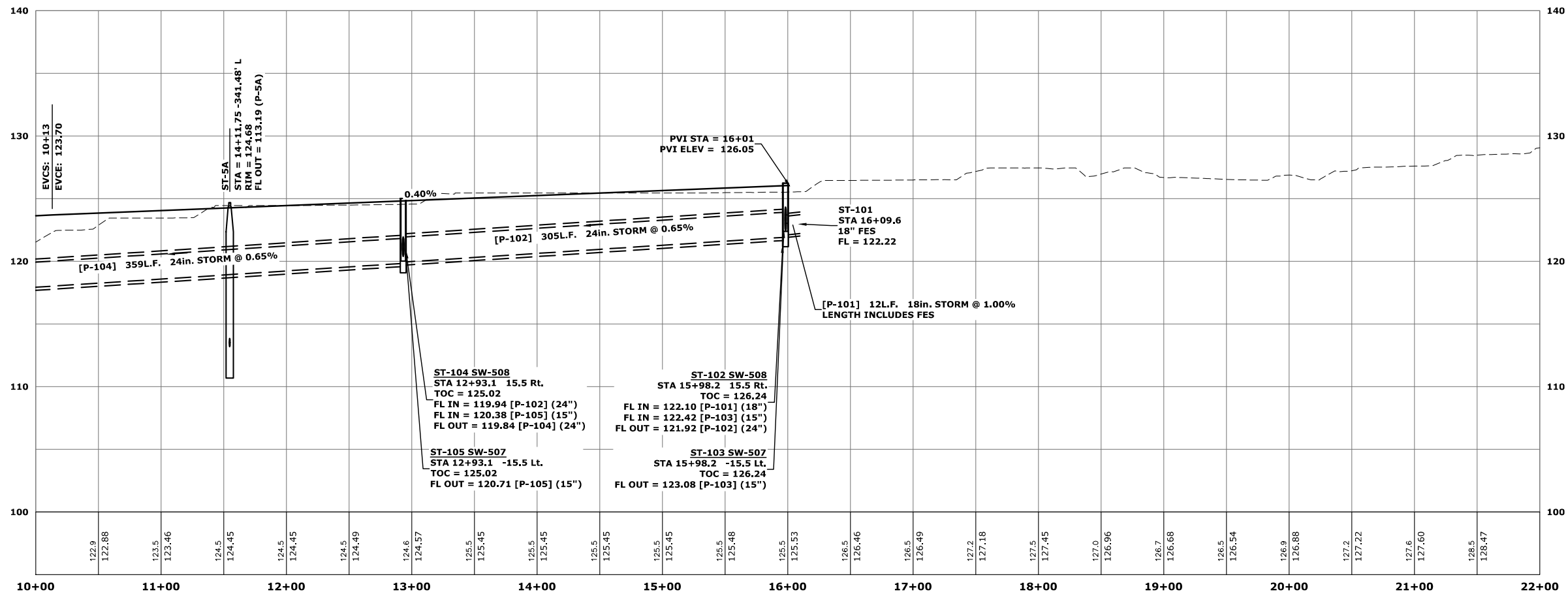
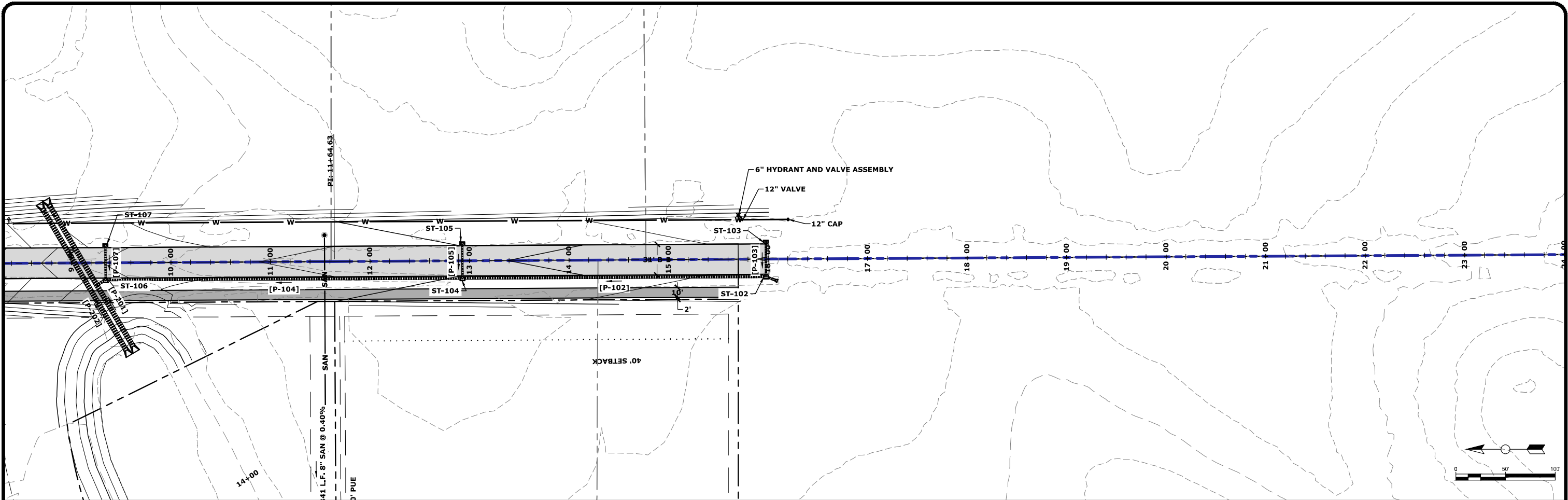
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STATION  
EX. GRADE  
PROFILE  
GRADE

STATION  
EX. GRADE  
PROFILE  
GRADE

C4.2

LAST UPDATE:  
04/04/18

PROJECT NO.  
5136-17A

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DATE

REVISION

CHECKED BY:

DATE:

RIVERSIDE DR PLAN & PROFILE  
PHASE THREE PRELIMINARY PLAT - 3RD ADDITION

PROJECT NO.  
5136-17A

LAST UPDATE:  
04/04/18

C4.2