

COUNCIL ACTION FORM

SUBJECT: MAJOR FINAL PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, 3RD ADDITION SUBDIVISION

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 the creation of a 5.01-acre lot to accommodate a proposed testing facility for John Deere. The final plat also creates an outlot specifically for storm water management and a larger outlot for the future expansion of the Research Park. Two smaller lots will be dedicated as part of the widening of S. Riverside Drive.

The Ames City Council approved a preliminary plat for the Iowa State University Research Park Phase III on May 8, 2018. **The required public improvements include a paved extension of S. Riverside Drive, an extension of a water main along S. Riverside Drive, and an 1,100-foot extension of sanitary sewer to the north. In addition, electrical service will be expanded to the site. A shared use path will be installed on the west side of S. Riverside Drive.**

Financial security in the form of a letter of credit for approximately 1.233 million dollars has been submitted for all public improvements and storm water management. Typically, these improvements are required to be completed within three years of final plat or prior to the development and occupancy of a lot in the subdivision. **As part of the Preliminary Plat, the ISU Research Park identified a desire to allow for road improvements to be authorized to be completed prior to November 30, 2019 as part of their efforts to secure grant funding for the project.** This deferral request would allow for development of Lot 1 and occupancy of the building in the event that the building on Lot 1 is completed prior to finishing the construction of road improvements.

ALTERNATIVES:

1. The City Council can approve the Final Plat of Iowa State University Research Park Phase III Third Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a Public Improvement Agreement and financial security, including a deferral on

roadway improvements:

- a. Allow for a deferral of completing road improvements for Riverside Drive until November 30, 2019 and allow for the development of Lot 1 and occupancy of a building on Lot 1 prior to completing all roadway improvements.
2. The City Council can deny the Final Plat for Iowa State University Research Park Phase III Third 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.

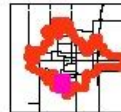
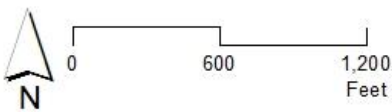
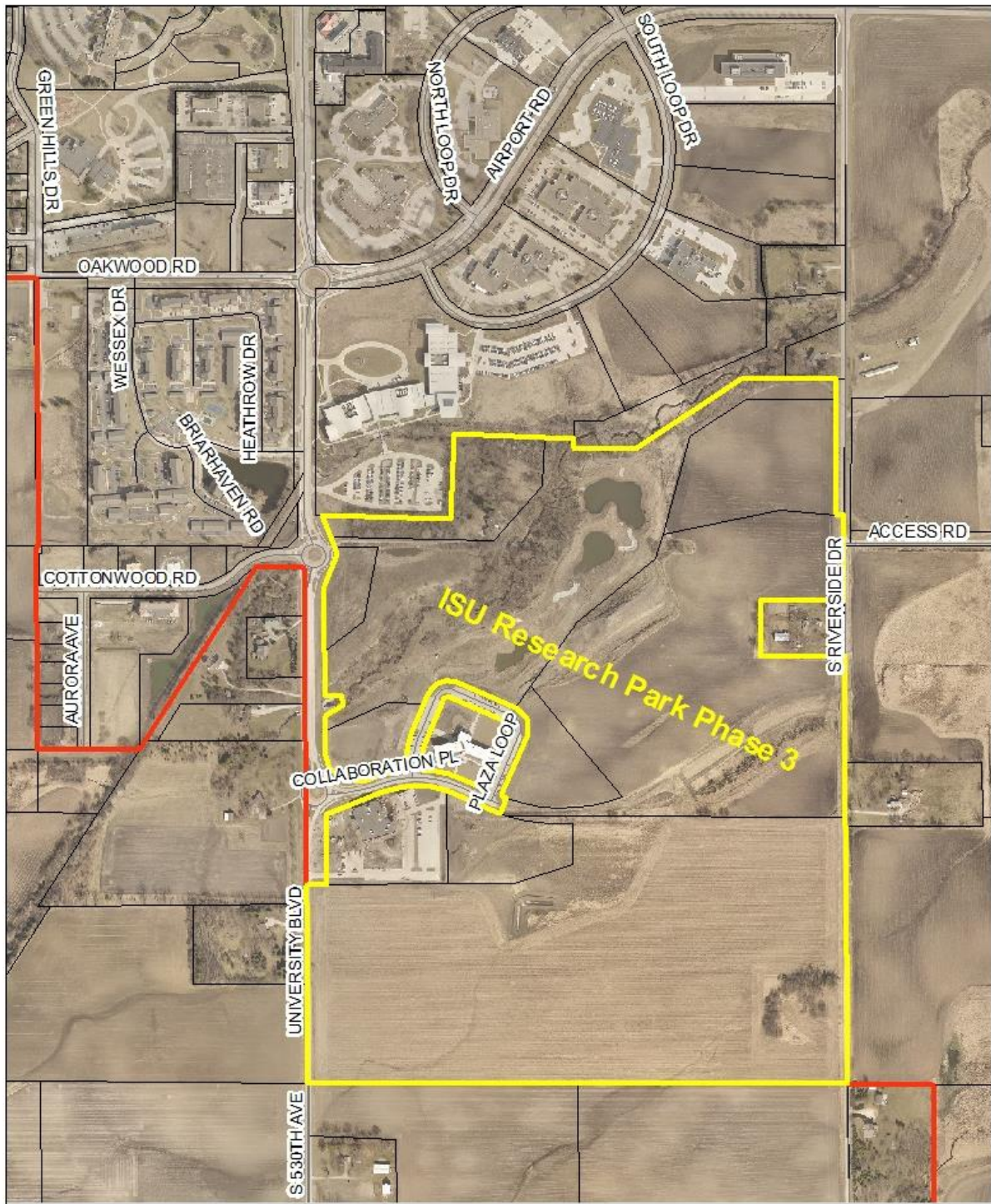
CITY MANAGER’S RECOMMENDED ACTION:

City staff has evaluated the proposed Final Plat for a major subdivision and determined that the proposal is consistent with the Preliminary Plat approved by the City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

The temporary deferral of roadway improvements will allow for flexibility in the development of Lot 1 while trying to secure grant funding and completing the extensive improvements required along Riverside Drive.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, approving the Final Plat of Iowa State University Research Park Phase III Third Addition.

ATTACHMENT 1: LOCATION MAP



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)