

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 3600 AND 3898 UNIVERSITY BOULEVARD

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

This plat of survey adjusts the boundary line between two existing parcels. **Ames Fitness, the owner of 3600 University Boulevard, seeks to acquire a portion of ISU Research Park land addressed as 3898 University Boulevard. Notably, the expanded lot for 3600 University Boulevard will be part of the Hub Area of the RI zoning for the Research Park to allow for the construction of an indoor tennis facility.** 3600 University Boulevard was created as part of the First Addition of Phase III of the Iowa State University Research Park and 3898 University Boulevard is the remaining outlot following the recent platting of the Third Addition to allow for the John Deere Spray Lab. The remaining outlot area is not within the Hub Area of the RI zoning and this area intended for future industrial uses. The outlot will remain unbuildable until approval of a future plat. Future improvements will be required of the outlot at the time it is platted.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can approve the proposed plat of survey consistent with the standards of Chapter 23 for approval of replat of a pre-platted parcel.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey for design and improvements as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all Code requirements for the consolidation of the properties for the boundary line adjustment and has made a preliminary decision of approval. The approved Master Plan for the RI zoning indicates the

Hub Area in this vicinity; however, there is no specific zoning designation for the Hub Area within the current RI zoning besides the Master Plan. **By acknowledging the expanded site is within the intended Hub Area it allows for Ames Fitness to proceed with the construction of an accessory building for use as an indoor tennis facility.** Staff has also determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM
PLAT OF SURVEY FOR A REPLAT OF 3600 AND 3898 UNIVERSITY BOULEVARD

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

Owner of Lot 5, ISURP Phase III, 1st Addition: Ames Fitness Center, Inc.
Parcel ID: 0911275100

Owner of Outlot X, ISURP Phase III, 3rd Addition: Iowa State University Research Park
Parcel ID: Not yet assigned following new final
plat

New Legal Descriptions: Parcel A, All of Lot 5, Iowa State University Research Park Phase III, First Addition and Part of Outlot X, Iowa State University Research Park Phase III, 3rd Addition, and

Outlot X of Iowa State University Research Park Phase III, 3rd Addition Except Parcel B.

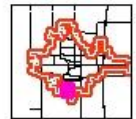
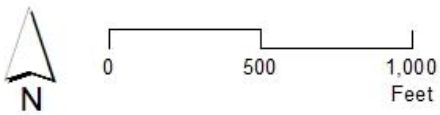
Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

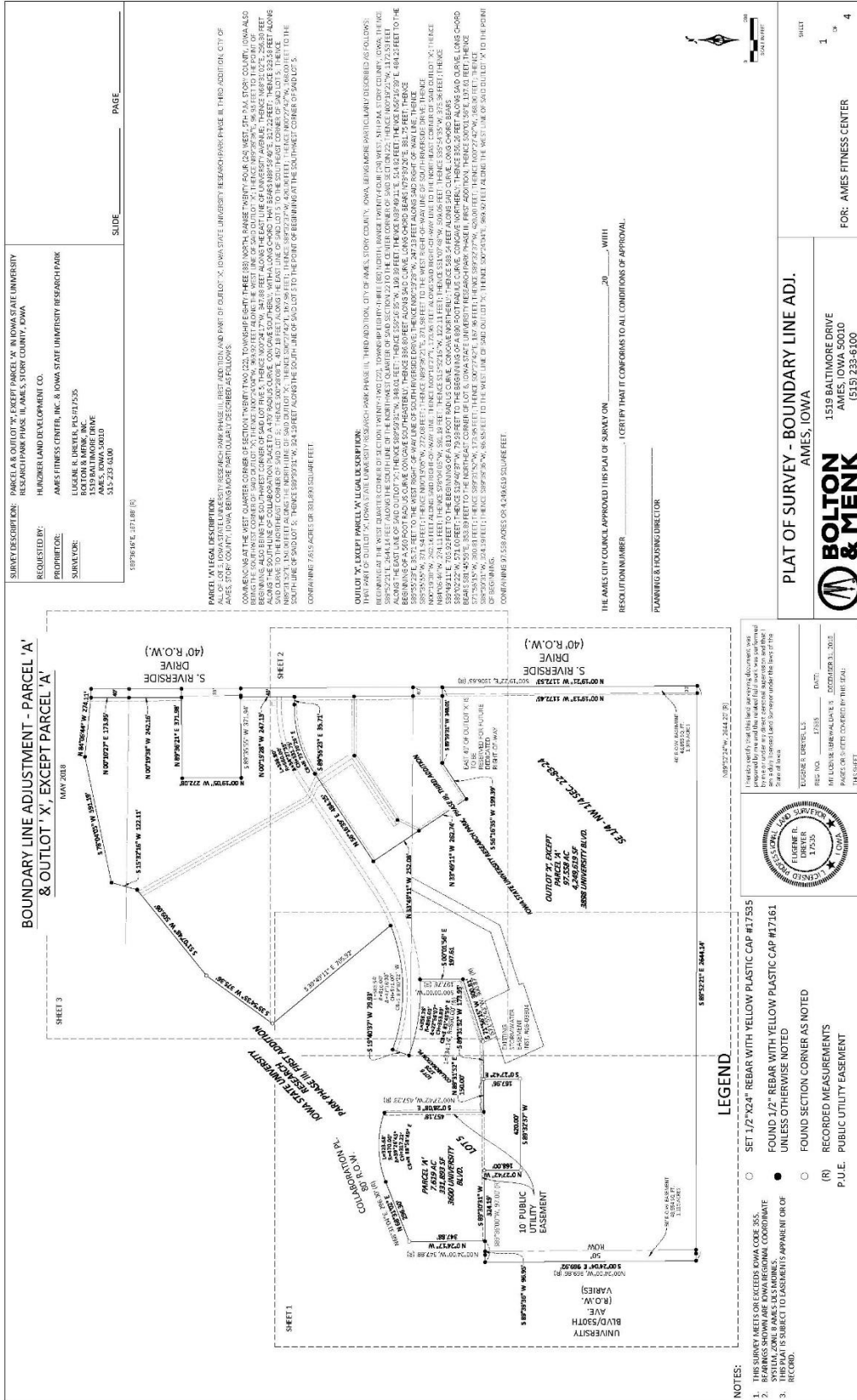
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP¹



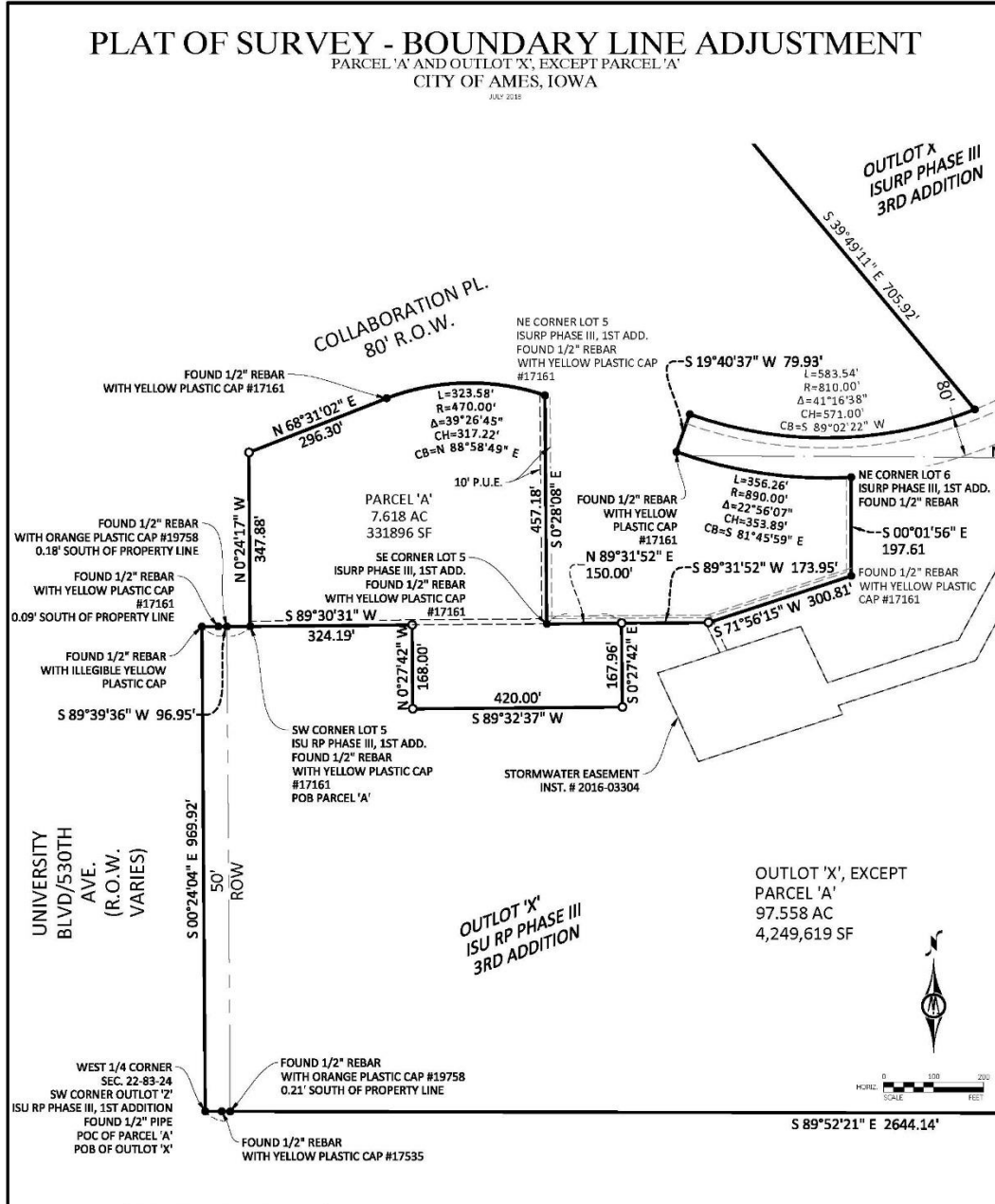
¹ GIS has not yet been updated to reflect the recent final plat of ISU Research Park Phase III, 3rd Addition on July 10, 2018.

ATTACHMENT B: PLAT OF SURVEY



INDEX LEGEND	
LOCATION	NW 1/4 SECTION 22 AND SW 1/4 OF SECTION 15, T. 83 N., R. 24 W. STORY COUNTY, IOWA
REQUESTOR:	HUNZIKER LAND DEVELOPMENT CO.
PROPRIETOR:	AMES FITNESS CENTER, INC. & IOWA STATE UNIVERSITY RESEARCH PARK
SURVEYOR:	EUGENE R. DREYER, P.L.S. # 17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	GENE DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100

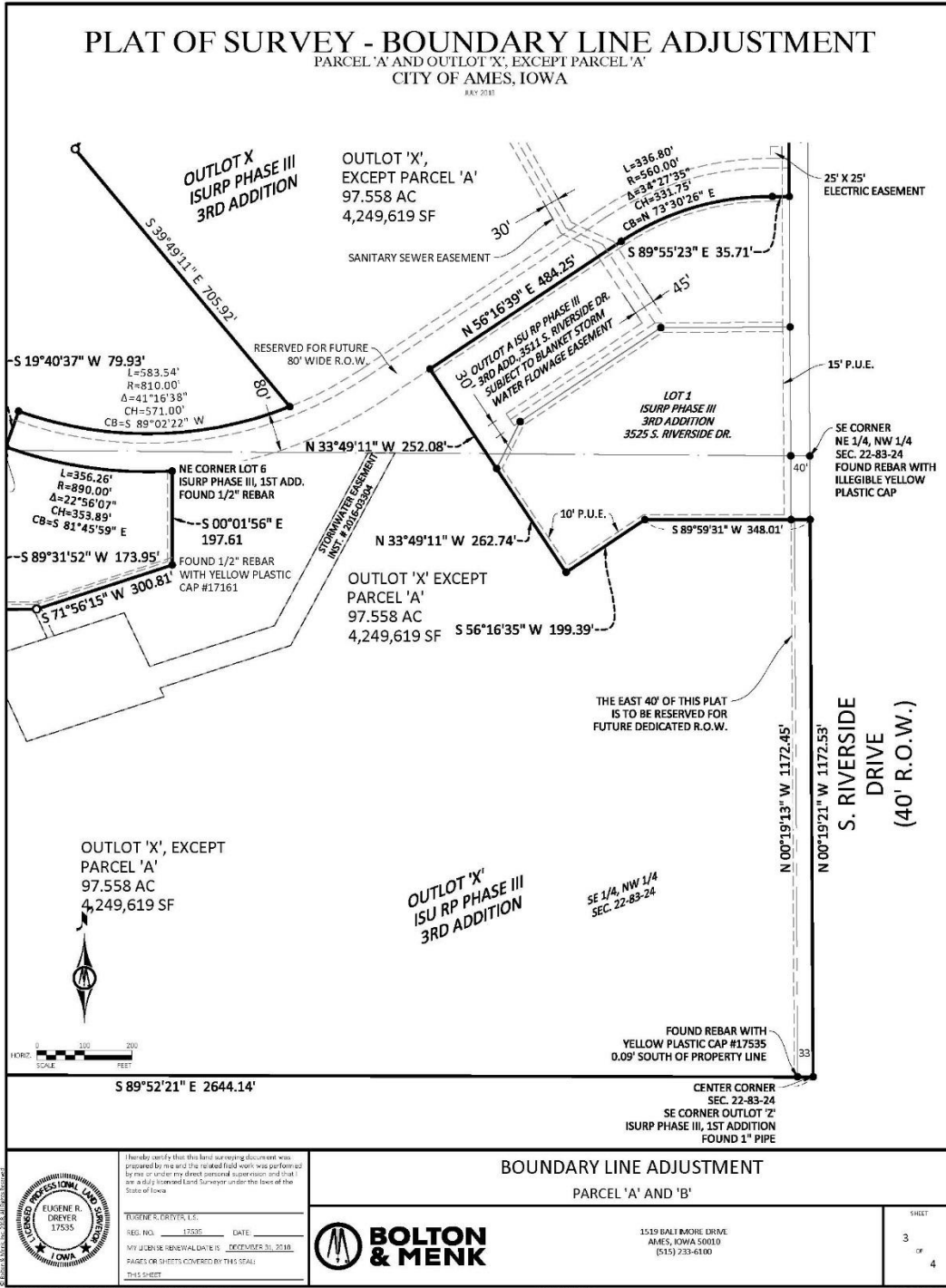
FOR RECORDER USE ONLY



	I hereby certify that this land surveying document was prepared by me and the related field work 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. EUGENE R. DREYER, P.L.S. _____ DATE: _____ REG. NO. 17535 MY LICENSE RENEWAL DATE IS: <u>NOVEMBER 31, 2016</u> PAGES OF SHEETS COVERED BY THIS SHEET: _____ THIS SHEET: _____	<h3>BOUNDARY LINE ADJUSTMENT</h3> <p>PARCEL 'A' AND 'B'</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="font-size: 8px;"> 1519 BALTIMORE DRIVE AMES, IOWA 50010 (515) 233-6100 </div> <div style="font-size: 8px; text-align: right;"> SHEET 2 OF 4 </div> </div>
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INDEX LEGEND	
LOCATION	NW 1/4 SECTION 22 AND SW 1/4 OF SECTION 25, T.83 N., R.24 W. STORY COUNTY, IOWA
REQUESTOR:	HUNZIKER LAND DEVELOPMENT CO.
PROPRIETOR:	AMES FITNESS CENTER, INC. & IOWA STATE UNIVERSITY RESEARCH PARK
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	GENE DREYER, BOLTON & MENK, INC. 3519 BALI BROOK DRIVE, AMES, IA 50010 (515) 233-6100

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INDEX LEGEND	
LOCATION	NW 1/4 SECTION 22 AND SW 1/4 OF SECTION 15, T. 83 N., R. 24 W. ST. LOUIS COUNTY, IOWA
REQUESTOR	HUNZIKER LAND DEVELOPMENT CO.
PROPRIETOR	AMES FITNESS CENTER, INC. & IOWA STATE UNIVERSITY RESEARCH PARK
SURVEYOR	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100

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