

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 3600 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.

The landowners, Iowa State University Research Park (Lot 6 and Outlot 'U', except Parcel 'A') and Ames Fitness Center, Inc. (Parcel 'A') are seeking a Boundary Line Adjustment for three properties currently identified as 1726 Collaboration Place (Lot 6 – undeveloped), 6898 University Boulevard (Outlot 'U'), and 3600 University Boulevard (Ames Fitness). The existing three parcels are located on 78.815 acres at the southeast corner of University Boulevard and Collaboration Place in the Iowa State University Research Park. Only Parcel 'A' is developed.

The Planning and Housing Director is typically authorized to approve a Plat of Survey for a boundary line adjustment. In this case, however, the application has been forwarded to the City Council for approval due to its relationship to the Fifth Tax Increment Financing (TIF) District boundary. A related ordinance to amend the TIF District boundary is also on this agenda. An approved Plat of Survey needs to be recorded prior to November 8 to ensure proper legal descriptions exist in regards to the TIF District boundary to allow for proper assessment of taxes for the property in relation to TIF. If the Plat is not recorded prior to November 8, staff recommends that it must wait to be recorded until after December 1.

In 2018, the Ames Fitness Center expanded its property (Lot 5) to include additional land for the construction of a dome facility containing four tennis courts (Parcel 'A'). **Ames Fitness, in conjunction with the ISU women's tennis team, is now expanding the size of the enclosed facility to include six tennis courts and will be constructing six outdoor courts just to the south. New parking spaces will also be constructed north of the enclosed facility.** Staff will review and approve a Minor Site Development Plan for the new enclosed bubble facility, outdoor tennis courts, and parking.

The proposed Plat of Survey (Attachment C) maintains the same number of parcels (three). A portion of Lot 6 and a portion of Outlot 'U' will be added to Parcel 'A' to create Parcel 'B'. Except for the area being added to Parcel 'A', the ownership will not change. Parcel frontages will not change, nor will any new access points be created or removed. The Master Plan for the Research Park Innovation Zoning District (RI) was

amended on September 27 to increase the size of the Hub Activity Area to allow for the athletic club to expand (Recreation Trade is only allowed in the Hub Activity Area of RI). The new Parcel 'B' will be in conformance with the zone change.

The increased lot area for proposed Parcel B primarily comes from Outlot U. Outlot U is an outlot reserved for future additional the ISU Research Park Phase III Subdivision. One building lot is intended to be platted along University Boulevard and the remaining area to the west will be a common area. The proposed change in Outlot U will allow for continued frontage along University Boulevard and allow for approximately 8-10 acres of land to be platted for future industrial development as was intended with the original subdivision approval.

This proposal does not create any new lots or parcels. As a Boundary Line Adjustment, there are no required public infrastructure improvements associated with the proposal per City of Ames Subdivision standards. The future platting of an Addition with Outlot U will trigger infrastructure improvements consistent with the original subdivision approval.

Approval of this Plat of Survey 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, along with the resolution of approval in the office of the County Recorder.

ALTERNATIVES:

1. Approve the Plat of Survey if the City Council finds that the requirements for Plats of Survey as described in Section 23.308 and 23.309 have been satisfied with the stipulation that the final approved Plat of Survey shall be released and recorded by the developer prior to November 8th or to withhold final approval of the plat of survey until after December 1, 2022.
2. Deny the proposed Plat of Survey if the City Council finds that the requirements for Plats of Survey as described in Section 23.308 and 23.309 have not been satisfied or that the proposed boundary line does not conform to the limitation of the TIF District Boundary.
3. 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. No infrastructure improvements are required, and no additional commercial lots are created.

It is important to coordinate the final plat approval and its recording with the approval of the proposed ordinance amendment for the Fifth Tax Increment Financing District boundary that is also on this same agenda.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, as described above.

**ADDENDUM
PLAT OF SURVEY FOR 3600 UNIVERSITY BOULEVARD**

Application for a 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)
- Other. *County division to create a parcel for conservation purposes.*

The site is located at: 3600 University Boulevard
3898 University Boulevard
1726 Collaboration Place

Owners: Ames Fitness Center, Inc.
Iowa State University Research Park

Parcel ID: 0922150015
0922150004
0922150020

New Legal Descriptions:

LEGAL DESCRIPTION:

PARCEL 'B' DESCRIPTION:

ALL OF PARCEL 'A', IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, FIRST AND THIRD ADDITIONS, AND ALSO PART OF LOT 6, IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, FIRST ADDITION, AND ALSO PART OF OUTLOT 'U' IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, FOURTH ADDITION, ALL IN THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 0°27'36" E, 389.10 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE N 89°32'26" E, 216.49 FEET; THENCE S 0°28'11" E, 68.02 FEET TO THE NORTH LINE OF OUTLOT 'U'; THENCE S 0°28'11" E, 356.16 FEET; THENCE S 89°31'49" W, 508.03 FEET; THENCE N 0°24'13" W, 356.18 FEET TO THE NORTH LINE OF OUTLOT 'U'; THENCE S 89°31'47" W, 303.04 FEET ALONG THE NORTH LINE OF OUTLOT 'U', ALSO BEING THE SOUTH LINE OF PARCEL 'A'; THENCE N 0°24'17" W, 347.88 FEET ALONG THE WEST LINE OF SAID PARCEL 'A'; THENCE N 68°30'30" E, 296.32 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' TO THE BEGINNING OF A 470.01 FOOT RADIUS NON-TANGENT CURVE, CONCAVE SOUTHERLY, LONG CHORD BEARS N 88°59'42" E, 317.27 FEET; WITH A DELTA OF 39°27'03", THENCE AN ARC DISTANCE OF 323.62 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'A'.

PARCEL 'C' DESCRIPTION:

PART OF LOT 6, IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 66°47'31" E, 286.43 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO THE BEGINNING OF A 889.87 FOOT RADIUS NON-TANGENT CURVE, CONCAVE NORTHERLY, LONG CHORD BEARS S 81°46'02" E, 353.89 FEET WITH A DELTA OF 22°56'19"; THENCE AN ARC DISTANCE OF 356.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE S 0°02'01" E, 197.68 FEET ALONG THE EAST LINE OF SAID LOT 6; THENCE S 71°56'42" W, 300.80 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6; THENCE S 89°30'54" W, 107.46 FEET ALONG THE SOUTH LINE OF SAID LOT 6; THENCE N 0°28'11" W, 68.02 FEET; THENCE S 89°32'26" W, 216.49 FEET TO THE WEST LINE OF SAID LOT 6; THENCE N 0°27'36" W, 389.10 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

OUTLOT 'U' EXCEPT PARCEL 'B' DESCRIPTION:

PART OF OUTLOT 'U' IN IOWA STATE UNIVERSITY RESEARCH PARK PHASE III, 4TH ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

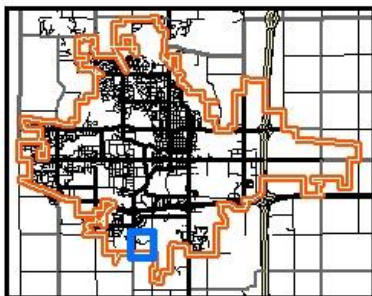
BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'U'; THENCE N 0°19'41" W, 1,172.65 FEET ALONG THE EAST LINE OF SAID OUTLOT 'U'; THENCE S 89°59'25" W, 347.94 FEET; THENCE S 56°16'20" W, 199.44 FEET; THENCE N 33°49'29" W, 514.77 FEET; THENCE S 56°15'16" W, 119.43 FEET TO THE BEGINNING OF A 890.00 FOOT RADIUS CURVE, CONCAVE NORTH, LONG CHORD BEARS S 71°30'46" W, 467.78 FEET, WITH A DELTA ANGLE OF 30°28'21", THENCE AN ARC DISTANCE OF 473.34 FEET; THENCE S 0°02'01" E, 197.68 FEET; THENCE S 71°56'42" W, 300.80 FEET; THENCE S 89°30'54" W, 107.46 FEET; THENCE S 0°28'11" E, 356.16 FEET; THENCE S 89°31'49" W, 508.03 FEET; THENCE N 0°24'13" W, 356.18 FEET; THENCE S 89°31'47" W, 303.04 FEET; THENCE S 89°39'40" W, 96.97 FEET TO THE WEST LINE OF SAID OUTLOT 'U'; THENCE S 0°23'52" E, 970.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'U'; THENCE S 89°52'28" E, 2,644.24 FEET ALONG THE SOUTH LINE OF SAID OUTLOT 'U' TO THE POINT OF BEGINNING.

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, as a boundary line adjustment

Attachment A – Location with Existing Parcels

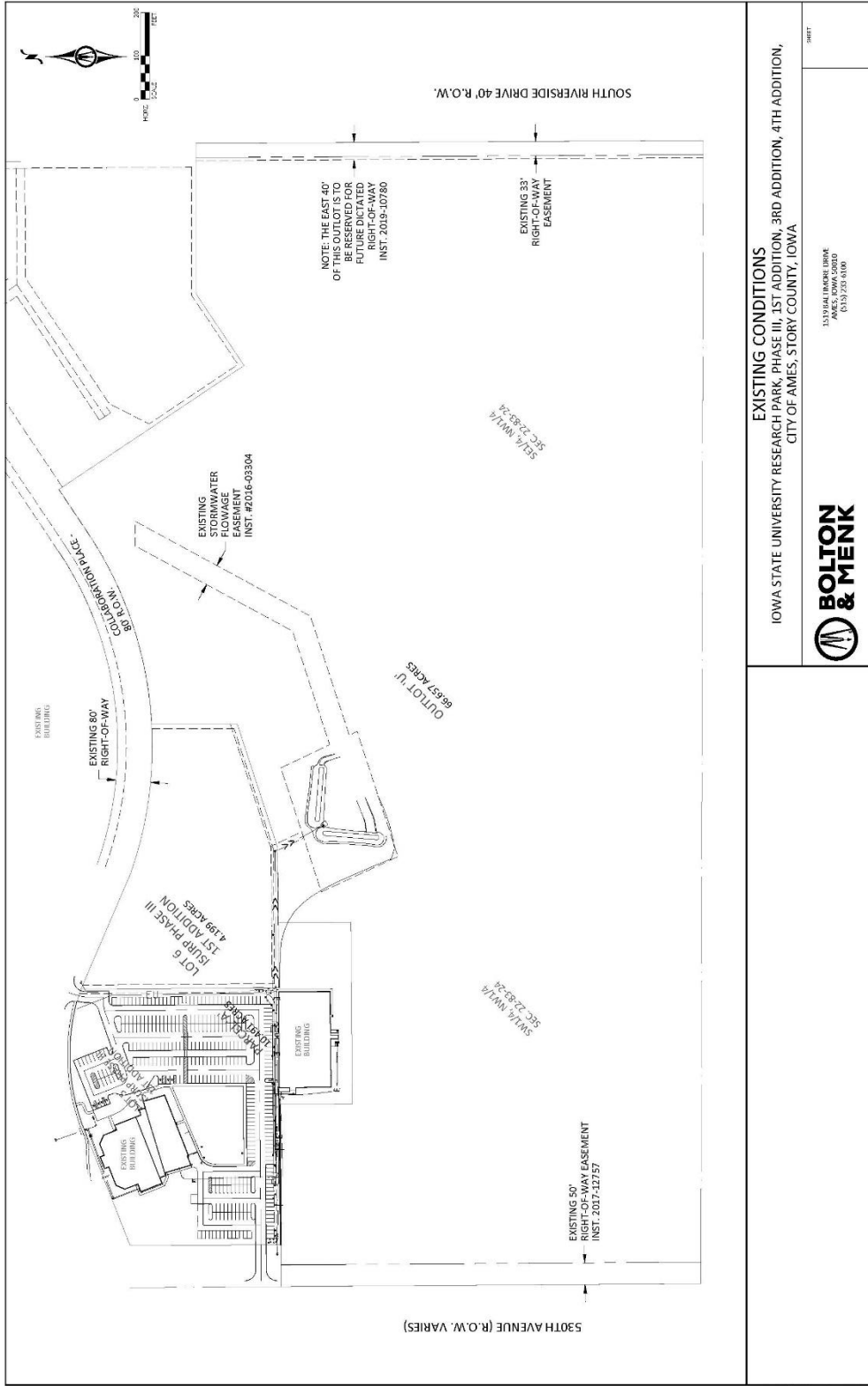



**Research Park
Plat of Survey
3600 University Boulevard
October 25, 2022**

0 200 400 800 Feet

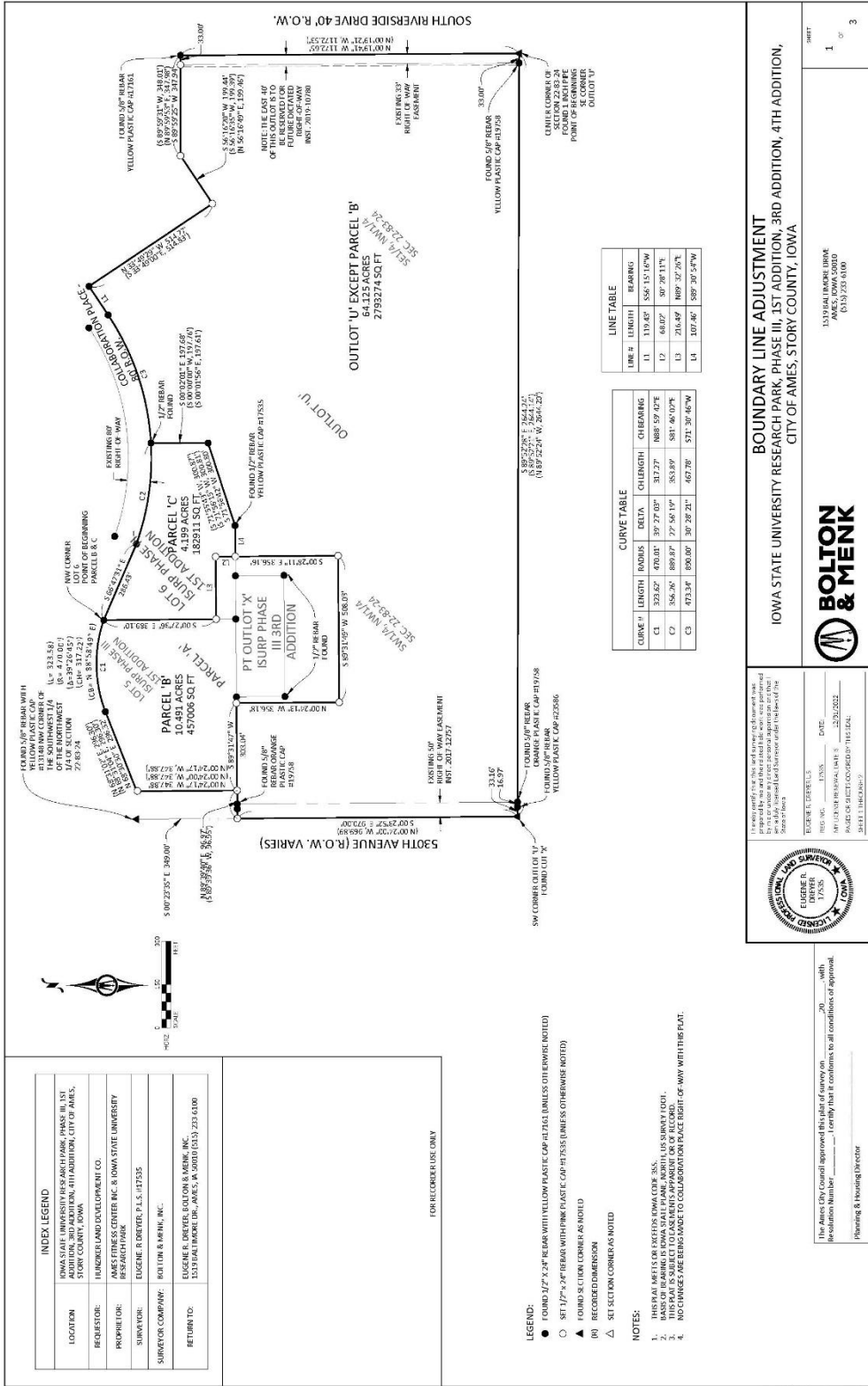
Legend	
	Plat of Survey - Subject Properties
	Ames Fitness Center Expansion
	Ames City Limits

Attachment B – Existing Conditions



EXISTING CONDITIONS IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, 1ST ADDITION, 3RD ADDITION, 4TH ADDITION, CITY OF AMES, STORY COUNTY, IOWA	
 BOLTON & MENK ENGINEERS, ARCHITECTS, PLANNERS 1539 84th Street, Drake, IA 50030 (515) 281-0100	SHEET 153984I (IMB) (DR) (R) (A) (P) (S) (C) (E) (S) (T) (S) (C) (O) (U) (N) (T) (Y) (I) (O) (W) (A) 03/12/2019

Attachment C – Plat of Survey



INDEX LEGEND	
LOCATION	IOWA STATE UNIVERSITY RESEARCH PARK, PHASE III, 1ST ADDITION, 3RD ADDITION, 4TH ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	HUNDEKLAND DEVELOPMENT CO.
PREPARED BY:	AMES FITNESS CENTER INC. & IOWA STATE UNIVERSITY RESEARCH PARK
SURVEYOR:	EUGENE R. DREYER P.L.S. 17525
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 15319 AMES DRIVE, AMES, IA 50010 (515) 233-6100

FOR RECORDEE USE ONLY

- LEGEND:**
- FOUND 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #12765 (UNLESS OTHERWISE NOTED)
 - SET 1/2" X 24" REBAR WITH PINK PLASTIC CAP #12765 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER AS NOTED
 - (R) RECORDED DIMENSION
 - △ SET SECTION CORNER AS NOTED
- NOTES:**
1. THIS PLAT MEETS OR EXCEEDS IOWA CODE 885.
 2. THIS PLAT IS SUBJECT TO ALL RECORDING LAWS AND REGULATIONS.
 3. THIS PLAT IS SUBJECT TO ALL CASUALTY APPROPRIATE LAWS OF RECORD.
 4. NO CHANGES ARE BEING MADE TO COLLABORATION PLAT CE RIGHT OF WAY WITH THIS PLAT.

LINE TABLE	
LINE #	LENGTH BEARING
L1	170.487 S26°15'17.0"W
L2	68.027 S07°26'17.1"E
L3	214.839 N89°27'29.7"E
L4	107.467 S89°29'24.7"W

CURVE TABLE	
CURVE #	LENGTH RADIUS DELTA CH BEARING CH LENGTH CH BEARING
C1	233.627 470.001 39°27'09.0" N88°59'49.2"E
C2	556.261 899.837 72°54'19.0" S81°46'09.9"E
C3	473.347 600.000 39°28'21.1" S71°29'49.2"W

BOUNDARY LINE ADJUSTMENT
15319 AMES DRIVE
PHASE III, 1ST ADDITION, 3RD ADDITION, 4TH ADDITION,
CITY OF AMES, STORY COUNTY, IOWA

1. I hereby certify that this plat was prepared in accordance with the laws of the State of Iowa and that the same is a true and correct representation of the facts as shown on the ground.

DATE: 11/25/2022

BY: EUGENE R. DREYER, P.L.S. 17525

APPROVED AND CERTIFIED AS THE LEGAL SURVEYOR:

SHIRT: 1 OF 3

15319 AMES DRIVE
AMES, IOWA 50009
(515) 233-6100

BOLTON & MENK

REGISTERED SURVEYORS

