

**MINUTES
CITY OF AMES
PLANNING AND ZONING COMMISSION**

Date: February 3, 2010	Norman Cloud	2010
	Keith Barnes, Chairperson	2010
Call to Order: 7:00 p.m.	Kori Heuss, Vice-Chairperson	2011
	* Jeff Johnson	2011
Place: Ames City Hall	Justin Platts	2012
Conference Room 135	Chuck Jons	2012
	Elizabeth Beck	2012
Adjournment: 7:08 p.m.		
	*Absent	

MAJOR TOPICS DISCUSSED:

1. Preliminary Plat for Airport Business Park Subdivision, located at 707 Airport Road
-

CALL TO ORDER: Keith Barnes, Chairperson, called the meeting to order at 7:00 p.m.

APPROVAL OF AGENDA:

MOTION: (PLATTS/JONS) to approve the Agenda for the meeting of February 3, 2010.

MOTION PASSED: 6-0

APPROVAL OF THE MINUTES OF THE MEETING OF JANUARY 20, 2009:

MOTION: (CLOUD/BECK) to approve the Minutes of the meeting of January 20, 2010.

MOTION PASSED: 6-0

PUBLIC FORUM: There were no public comments.

Preliminary Plat for Airport Business Park Subdivision, Located at 707 Airport Road

Ray Anderson, Planner, gave an overview of the proposed preliminary plat. The property owner is requesting approval of a Preliminary Plat for the Airport Business Park. The proposed subdivision includes four numbered lots for commercial development, and one lettered lot to be dedicated as public right-of-way for Airport Court, a 350 foot cul-de-sac street. A plat of survey for this 15.14 acre area was recorded in 2004, which designated the area as Parcel Q. This proposed plat further divides Parcel Q. The subject area is zoned Highway-Oriented Commercial and is also designated Highway-Oriented Commercial on the Future Land Use Map of the Land Use Policy Plan. The property has most recently been used for soybean production. There are no significant natural features or other structures located on-site. The site is generally flat and slopes down gently from Airport Road toward the Highway 30 right-of-way.

A preliminary plat for the Airport Business Park was previously approved by City Council on October 24, 2006. The 2006 preliminary plat expired because a final plat had not been submitted or approved before the deadline.

Approval of the Preliminary Plat is recommended subject to the following conditions:

1. That the developer will construct and dedicate all remaining public improvements **within the development** to City of Ames Urban Standards, as required, including: dedication of public right-of-way, sidewalks, electric distribution, street lights, prior to approval of the Final Plat, or execute an Improvement Agreement to guarantee the completion of all remaining public improvements and provide security in the form of an Improvement Guarantee, as set forth in Section 23.409 of the *Municipal Code*.
2. That a note be placed on the Final Plat drawings indicating that no vehicular access will be allowed from Airport Road to Lots 3 and 4. All vehicular access to the lots within the development shall come from Airport Court.
3. That a note be placed on the Final Plat drawings indicating that any future maintenance needed to the storm water structure located within the U.S. Highway 30 right-of-way, as determined by the Iowa Department of Transportation, will be the responsibility of the property owner.

Scott Renaud, FOX Engineering, 1601 Golden Aspen Drive, Ames, Iowa, representative for Kellie Markey, property owner, was present to answer any questions the Commission may have. Mr. Renaud indicated that they are in favor of staff's recommendation subject to the conditions.

MOTION: (CLOUD/JONS) to accept Alternative #1, which states:

The Planning and Zoning Commission recommends that the City Council approve the Preliminary Plat for the Airport Business Park subject to the following conditions:


1. That the developer will construct and dedicate all remaining public improvements **within the development** to City of Ames Urban Standards, as required, including: dedication of public right-of-way, sidewalks, electric distribution, street lights, prior to approval of the Final Plat, or execute an Improvement Agreement to guarantee the completion of all remaining public improvements and provide security in the form of an Improvement Guarantee, as set forth in Section 23.409 of the *Municipal Code*.
2. That a note be placed on the Final Plat drawings indicating that no vehicular access will be allowed from Airport Road to Lots 3 and 4. All vehicular access to the lots within the development shall come from Airport Court.
3. That a note be placed on the Final Plat drawings indicating that any future maintenance needed to the storm water structure located within the U.S. Highway 30 right-of-way, as determined by the Iowa Department of Transportation, will be the responsibility of the property owner.

MOTION PASSED: 6-0

COMMISSION COMMENTS: There were no Commission comments.

STAFF COMMENTS: Staff reviewed the tentative agenda for the meeting of February 17, 2010.

With no further business coming before the Commission, the Chair declared the meeting adjourned at 7:08 p.m.


Keith Barnes, Chairperson
Planning & Zoning Commission


Cindy L. Hollar, Secretary
Department of Planning & Housing

S:\PLAN_SHR\Council Boards Commissions\PZ\Minutes\2010 Minutes\Minutes 02-03-10.doc