COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK PHASE 4, 1st ADDITION

BACKGROUND:

The majority of the area subject to the proposed preliminary plat was included as an outlot with the preliminary plat for Iowa State University Research Park (ISURP), Phase 3 approved by the City Council on July 1, 2015. A location map is found in Attachment A. The first preliminary plat was based upon a master plan for Phase 3 that included 23 developable lots and three outlots for storm water management. Since the approval of the preliminary plat for Phase 3, 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 most recent approval was for a major amendment to the Plat to create the 3rd Addition for the John Deere building site in 2018.

This proposed preliminary plat creates six lots and one outlot for future development (Outlot W). The construction of Collaboration Place and improvements to South Riverside are already underway by the City in conjunction with a development agreement with ISURP. This Preliminary Plat expands the area originally included within the master plan and preliminary plat boundaries of Phase 3 to absorb the former “Riley” Farm on the west side of South Riverside Drive, north of Collaboration Place and requires dedication of right-of-way as Lot A and Lot B. The project includes an updated Master Plan to guide future subdivision and improvements for the area, including utilities, trails, and open space. The Phase 4 area includes a trail connection from Collaboration Place to the Ted Tedesco Environmental Learning Corridor. The trail connections planned for the area provide amenities for the area and are related to the original street length waiver for Collaboration Place to exceed 1,320 feet of length without other intersections. The trail within Phase 4 is planned to be completed with development of the lots.

Utilities (water and sewer) along Collaboration Place were put in with a previous phase of development. An extension of water and sanitary sewer will occur south of Collaboration Place, adjacent to the existing developed lot at 3525 South Riverside Drive (John Deere). A shared use path will run along the west side of South Riverside Drive. Collaboration Place will include bike lanes on the street and sidewalks along the frontage. The sidewalk improvements are the responsibility of the developer.

The Planning and Zoning Commission review the project at a public hearing on August 21, 2019. The Planning and Zoning Commission voted (7-0) to recommend that the City Council approve the proposed preliminary plat. The applicant has completed conditions for updating notation on the plans that were part of the Commission recommendation to approve the plat.
ALTERNATIVES:

1. The City Council approve the Preliminary Plat for Iowa State University Research Park Phase 4, 1st Addition as consistent with the rezoning master plan and development standards of Chapter 23 of the Ames Municipal Code.

2. The City Council deny the Preliminary Plat for Iowa State University Research Park Phase 4, 1st Addition, by finding that the Preliminary Plat does not meet the requirements of Section and by setting forth its reasons to disprove or modify the proposed preliminary plat as required by Section 23.302(6)(b) of the Ames Municipal Code.

3. The Planning and Zoning Commission 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 six developable lots and an outlot south of Collaboration Place for future development. Water and sanitary sewer that will serve the lots have previously been installed. The majority of the remaining public improvements will be completed by the City, the developer will complete other improvements, such as sidewalks, consistent with an existing development agreement.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 recommending approval of the Preliminary Plat for Iowa State University Research Park Phase 4, 1st Addition to the City Council.
Addendum

General Site Info
This preliminary plat proposal includes six developable lots, one outlot for future development and the dedication of right of way of South Riverside Drive and the extension of Collaboration Place. Improvements including sidewalks, shared use paths, utility extensions, and street paving will be completed as a Capital Improvement project. Utilities to serve individual lots will be installed as final plats are approved and development occurs.

Streets
South Riverside Drive will be improved as a 31’ paved section within an 80’ right of way, about 1,600 feet from where the paving currently ends. This will extend to the south edge of 3525 South Riverside Drive (John Deere). Collaboration Place will be improved as a 36’ paved street in an 80’ right of way. The street will include bike lanes.

Water
A public water main currently exists in the corridor of the planned extension of Collaboration Place, although the right-of-way had not been previously established nor that portion of the street paved. A new public water main will be installed in South Riverside Drive from the intersection with Collaboration Place to the south edge of 3525 South Riverside Drive (John Deere).

Sewer
A public sanitary sewer line currently exists between the north side of Collaboration Place and the north boundary of the plat where it ties into the existing system. A new section of sanitary sewer, approximately 300’ long, will be installed as part of the improvements to South Riverside Drive on the north side of 3525 South Riverside Drive (John Deere).

Sidewalks and Trails
A shared-use path will be installed along the west side of South Riverside Drive as part of the road improvements. Sidewalks will be constructed along Collaboration Place. Additionally, the developer will be responsible for a trail connection to be installed in order to provide a connection between the Ted Tedesco Environment Living Corridor and development to the south.

Storm Water Management
The overall area is served by a number of regional storm water facilities to the north and south. Storm water facilities will be directed to the detention pond between Collaboration Place and 3525 South Riverside Drive (John Deere).
ATTACHMENT A: LOCATION MAP

Preliminary Plat of Iowa State University Research Park
Phase Four - 1st Addition
ATTACHMENT B: PROPOSED MASTER PLAN LOT LAYOUT (INFORMATIONAL)
ATTACHMENT C: PROPOSED PRELIMINARY PLAT
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(6):

(6) **City Council Action on Preliminary Plat:**

(a) Based upon such examination, the City Council shall determine 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 and to the City's other duly adopted plans. In particular, the City Council shall determine whether the subdivision conforms to minimum levels of service standards set forth in the Land Use Policy Plan for public infrastructure and shall give due consideration to the possible burden of the proposed subdivision on public improvements in determining whether to require the installation of additional public improvements as a condition of approval.

(b) Following such examination and within 30 days of the referral of the Preliminary Plat and report of recommendations to the City Council by the Planning and Zoning Commission, the City Council shall approve, approve subject to conditions, or disapprove the Preliminary Plat. The City Council shall set forth its reasons for disapproving any Preliminary Plat or for conditioning its approval of any Preliminary Plat in its official records and shall provide a written copy of such reasons to the developer.
before you dig.
Call www.iowaonecall.com below.
Know what's
All water mains will be 12" diameter as shown.
All sanitary sewer mains will be 12" or 8" diameter.
Existing: Research Park Innovation District
Includes 2.21 acres of public right of way
331 feet along said line to the point of beginning, all

Proposed: No changes are proposed.
Existing: Rights-of-Way Users' ordinance.
Utility easements shown, or within utility
设施 shown, or within utility

All private utilities will be located within public

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.