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City of Hiawatha

Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: **Mayor and City Council** **Date: June 9, 2016**

From: John C Bender PE, City Engineer

Re: Brainiac Development at 1195 Boyson Road

Description: **Disposal and conveying approximately 0.42 acres identified in Plat of Survey 2075 as a portion of Langston Drive Right-of-way**

Report: Engineering has reviewed the proposed site plan and plat of survey for the above development at 1195 Boyson Road. The proposal is to vacate the Langston Drive right-of–way east of 12th Avenue. At the current time, this public street is bounded both on the north and south by this project. Brainiac Development is requesting this area be vacated and conveyed or transferred in order to develop the future Mercy Ambulatory Services Building to add parking and building accessory structures.

The Planning and Zoning Commission and City Council have approved the vacation of a portion of Langston Drive (Plat of Survey 2075). The process would be to publish notice the property is for sale. We developed a range of value per square foot for the Council to consider for transfer this property. We have reviewed the existing property values in this area to develop a reasonable price for the parcel. We are not property appraisers, but we feel the assessed land values recorded at the County assessor's office will provide a good basis for determining the range the Council should set for selling property.

We looked at several vacant properties in the area and determined the assessed land value according to County records on a per square foot basis of each property. What we found was a huge variation in the assessed value of the property. The obvious reason was these parcels were zoned and classified for everything from heavy commercial property to agricultural land. For that reason the values ranged from:

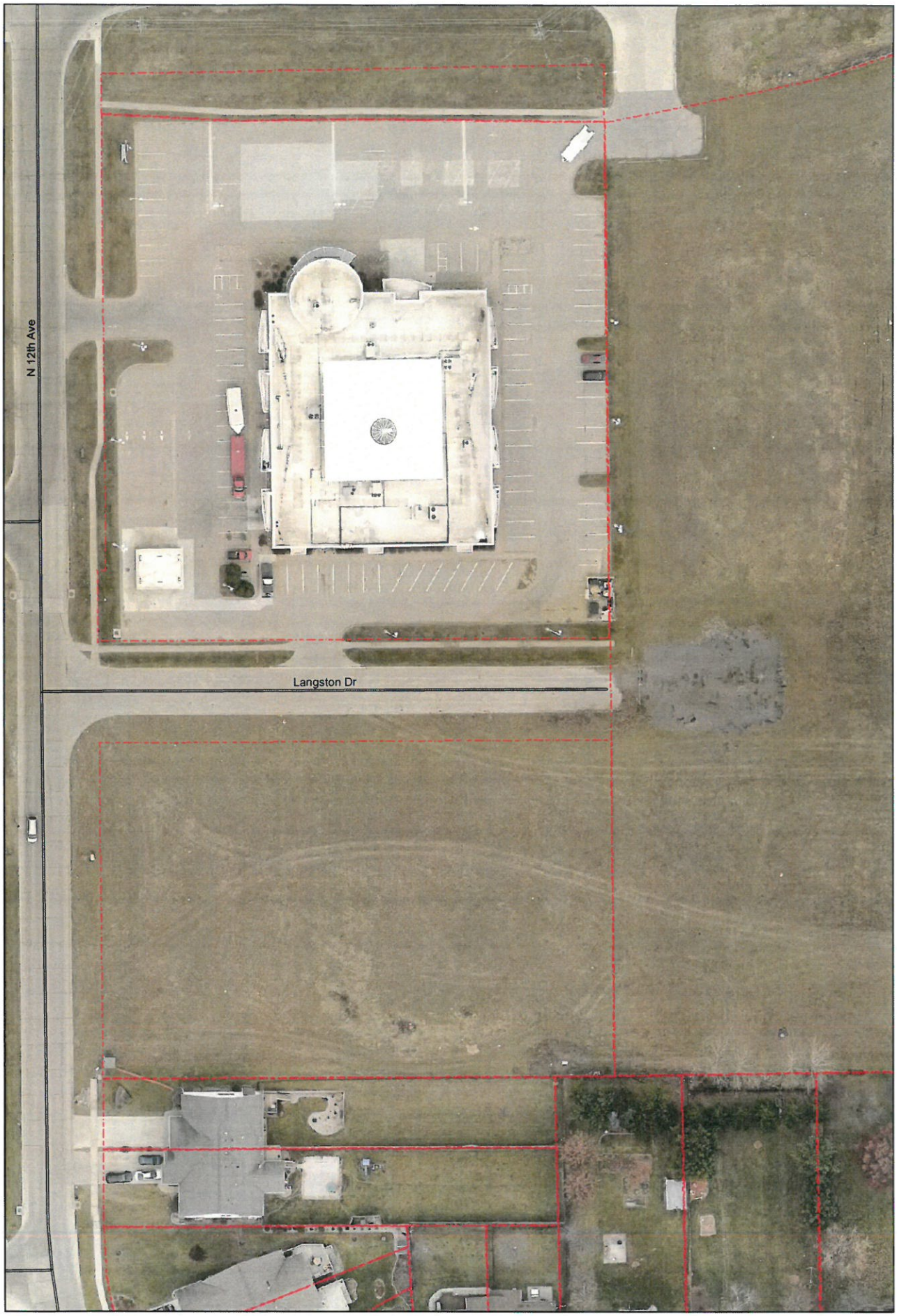
- a low of $0.05/sf
- a high of $4.28/sf.
- The average value of $1.55/sf

Using this approach, the Plat of Survey 2075 property could be valued at a range of $1.50/sf to $1.60/sf. However we are requesting that a utility easement and access easement be

maintained for future use by adjacent properties. They total 40 feet in width, with only 20 feet remaining. Therefore only about one-third of the property can be used for the development.

Using this cost, we are assuming a range of value of Plat of Survey 2075 (18,295sf) at $9,000.00 to $10,000.00. This provides a guideline only and is not any minimum requirement that must be met. Council, of course, can consider any proposal that they feel is reasonable.

If you have any questions, please do not hesitate to contact me.



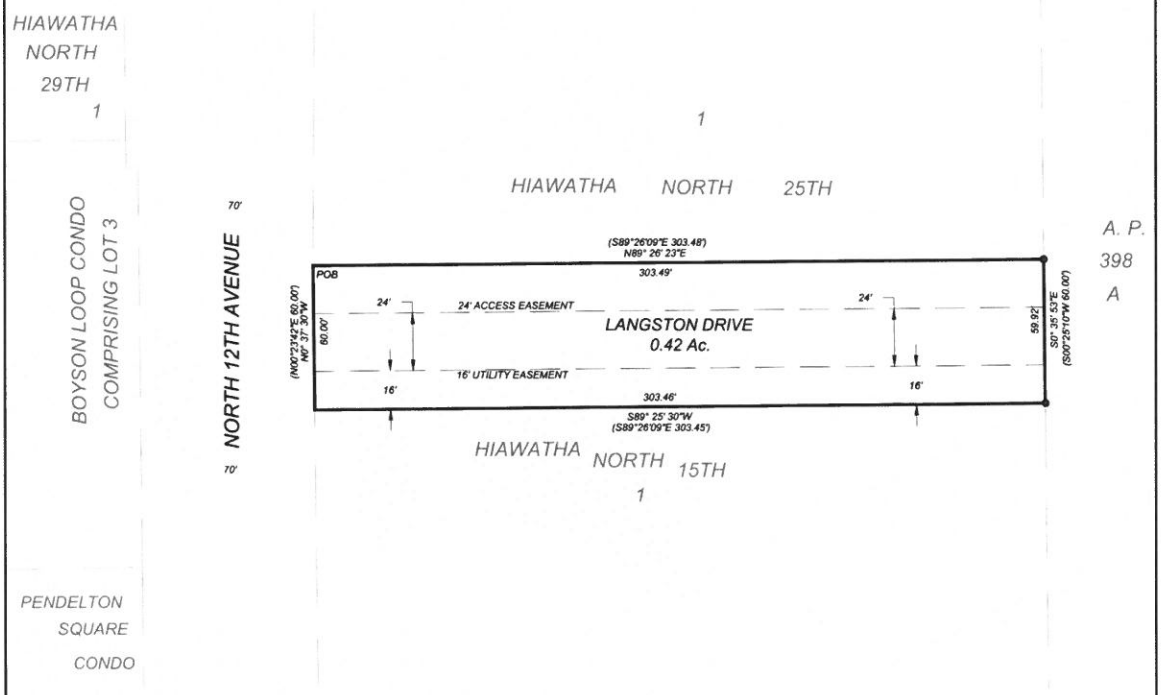
Hiawatha!™

1 inch = 50 feet

PLAT OF SURVEY No. 2075
PARCEL A

LEGAL DESCRIPTION - PARCEL A

A part of Hiawatha North Fifteenth Addition to the City of Hiawatha, Linn County, Iowa described as follows:
Beginning at the SW corner of Lot 1, Hiawatha North Twenty-Fifth Addition to said City;
thence N89°26'23"W along the south line of said Lot 1, 303.49 feet to the SE corner of said Lot 1;
thence S00°35'53"E along the east line of said Hiawatha North Fifteenth Addition, 59.92 feet to the NE corner of Lot 1, said Hiawatha North Fifteen Addition;
thence S89°25'30"W along the north line of said Lot 1, Hiawatha North Fifteenth Addition, 303.46 feet to the NW corner of said Lot 1, said Hiawatha North Fifteenth Addition;
thence N00°37'30"W along the west line of said Lot 1, Hiawatha North Fifteenth Addition, 60.00 feet to the Point of Beginning, containing 0.42 acres.



SURVEYOR: BRAIN ENGINEERING, INC.
1540 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
319-294-9424

PROPRIETOR: CITY OF HIAWATHA, IOWA

- ▲ FOUND SECTION CORNER
- ● FOUND 5/8" REBAR OR AS LABELED
- △ SET SECTION CORNER
- ○ SET 1/2" REBAR W/YPC #9647
- POB POINT OF BEGINNING
- () RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- YPC YELLOW PLASTIC CAP

N

0 25 50 100

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

LICENSED LAND SURVEYOR
STEPHEN MICHAEL BRAIN
9647
IOWA

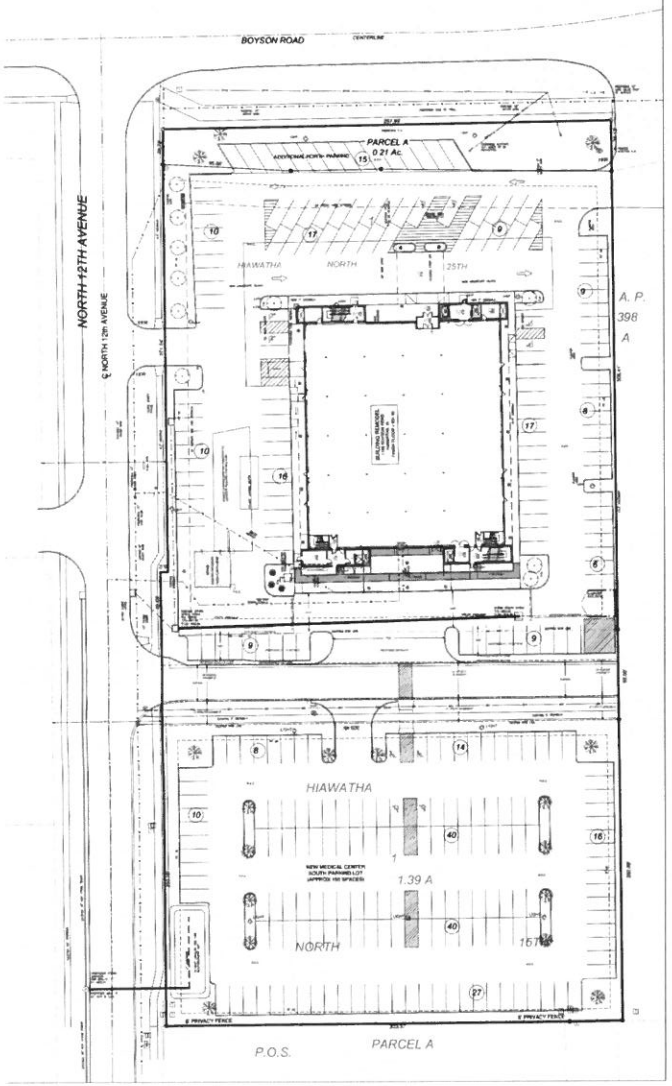
I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signed Date

Stephen Michael Brain, L.S.
My License Renewal Date Is December 31, 2016
License Number 9647
Pages or sheets covered by this seal: THIS PAGE

DATE OF SURVEY: 5/8/15

Project No: 455015-10	Title: PLAT OF SURVEY No. 2075 — PARCEL A	BRAIN ENGINEERING, INC.	Drawn: SMB 5/31/16	Book: 327
			Checked:	Scale: 1"= 50'

PROPOSED SITE



LEGAL DESCRIPTION

LOT 1, HIAWATHA NORTH FIFTEENTH ADDITION TO THE CITY OF HIAWATHA, IOWA.

AND

LOT 1, HIAWATHA NORTH TWENTY-FIFTH ADDITION TO THE CITY OF HIAWATHA, IOWA.

AND

PARCEL A, PLAT OF SURVEY #1995 TO LINN COUNTY, IOWA.

AND

PARCEL A, PLAT OF SURVEY # TO LINN COUNTY, IOWA.

OWNER / APPLICANT:
BRAHMC, INC.
DR. DHAD ABERNATHEY
357 MOUSELAND DRIVE
CEDAR RAPIDS, IA 52403

ENGINEER
BRAIN ENGINEERING, INC.
1749 MIDLAND COURT NE
CEDAR RAPIDS, IOWA 52402
PH: 394-9484
FAX: 394-1608

NAME: MERCY AMBULATORY SERVICES BUILDING

LOCATION: 1195 BOYSON ROAD

USE: HOSPITAL / DOCTORS' OFFICES

TOTAL SITE AREA
NORTH LOT EXISTING - 92,150 SQ. FT.
NORTH LOT PROPOSED - 101,280 SQ. FT.
SOUTH LOT NEW - 85,560 SQ. FT.

EXISTING ZONING: C-3, HIGHWAY COMMERCIAL DISTRICT

TOTAL SQ. FT. OF STRUCTURES
EXISTING: 19,875 FEET = 13.3 %
PROPOSED: 19,875 FEET = 12.3%

HARD SURFACE AREA OF LOT (INCLUDES BUILDING AND PAVING)
EXISTING: 83,776 SQ. FEET = 91.1%
PROPOSED: 137,928 SQ. FEET = 85.3%
NEW: 55,063 SQ. FT. = 34.0%

OPEN AREA OF LOT
EXISTING: 76,264 SQ. FEET = 49.9%
PROPOSED: 23,991 SQ. FEET = 14.8%
NEW: 23,991 SQ. FEET = 14.8%

SEE LIGHTING PLAN FOR LIGHT DETAILS AND LOCATION

SETBACKS: C-3
FRONT YARD 25 FEET
INTERIOR SIDE YARD 0 FEET
REAR YARD 15 FEET
CORNER SIDE YARD 15 FEET

PARKING
FIRST FLOOR - HOSPITAL
2 / 1000 * 15,575 = 40 PARKING SPOTS
SECOND FLOOR - HIGH TRAFFIC DOCTOR'S OFFICE
7 / 1000 * 24,400 =171
THIRD FLOOR - SURGERY ROOMS
2 / 1000 * 24,400 = 49 PARKING SPOTS
BASEMENT - STORAGE
1 SPOT 2 EMPLOYEES (30 EMPLOYEES) =15 SPOTS

REQUIRED - 276 PARKING SPACES
PROVIDED - 200 PARKING SPACES

REQUIRED - 8 HANDICAP
PROVIDED - 10 HANDICAP (VAN ACCESSIBLE)

NOTES:
1. PARKING SPACES ARE 9'x19'
2. ALL DESIGN SHALL COMPLY TO METRO STANDARDS UNLESS SPECIFIC DESIGN EXCEPTIONS ARE AUTHORIZED BY THE THE CITY OF HIAWATHA IN WRITING
3. REMOVE EXISTING DUMPSTER ENCLOSURE PANELS AND REPLACE WITH NEW 6-FOOT WOOD OR VINYL PRIVACY FENCE

LICENSED PROFESSIONAL ENGINEER
DOUGLAS F. BRAIN
20267
IOWA

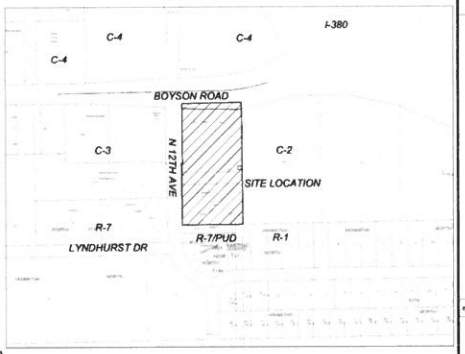
I hereby certify that this engineering document was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed Date

Douglas F. Brain, P.E.
My License Renewal Date is December 31, 2016
License Number 20267
Pages or sheets covered by this seal

SITE LOCATION MAP

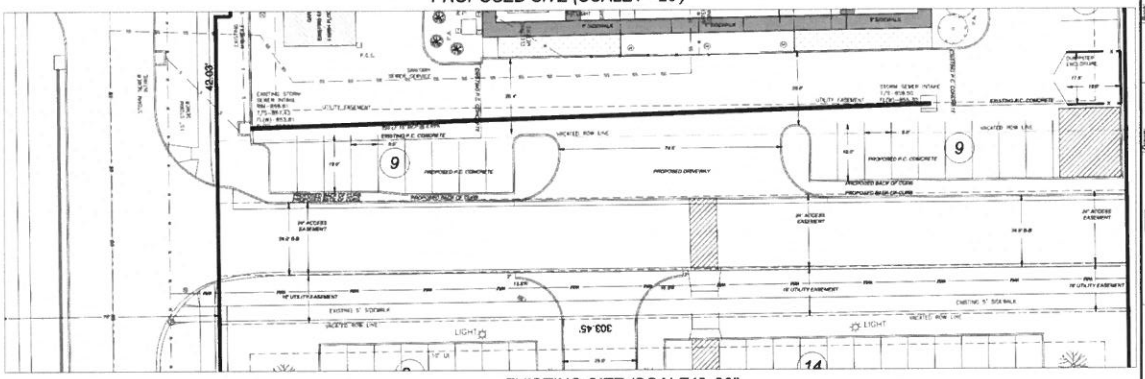
SCALE: 1" = 300'



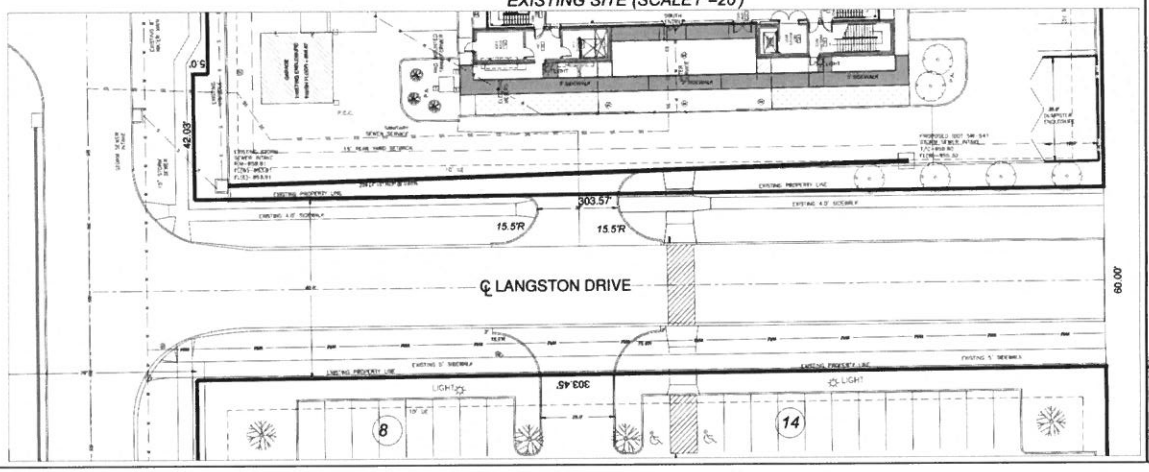
0 20 40 80

N

PROPOSED SITE (SCALE1"=20')



EXISTING SITE (SCALE1"=20')



No.	Revision	Date
3		6/23/15
2		
1	REVISED DUMPSTER, UPDATE SITE PARKING LOT	

Scale: 1"=40'
Book: 329
Drawn: DFB
Checked:
Reviewed:
Project: 574414

BRAIN ENGINEERING, INC.

SITE PLAN
MERCY AMBULATOR SERVICE BUILDING

Page 1 of 1
Project No. 455015-10

DRAFT

RESOLUTION NO. 16-
City Council

RESOLUTION SETTING A PUBLIC HEARING DATE TO CONSIDER DISPOSAL OF VACATED RIGHT-OF-WAY AND NOTICE OF BIDS
Portion of Langston Drive Right-Of-Way, Parcel A, Plat of Survey No. 2075 – Brainiac, Inc.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA to direct staff to proceed with notification of a public hearing that will be held in the Hiawatha Council Chambers, 101 Emmons Street, before the Hiawatha City Council on Wednesday, (July 6, 2016 @ 5:30 P.M.) to consider the disposal of approximately 0.42 acres of vacated Right-Of-Way on Langston Drive in connection with a new commercial development located at 1195 Boyson Road, described as Parcel A, Plat of Survey No. 2075, and the City will receive sealed bids for Plat of Survey No. 2075 at the office of the City Clerk until 10:00 a.m. on Thursday, June 30, 2016. Bid proposals received after this time will not be opened. The bid proposals will be opened and read aloud at 10:00 a.m. on June 30, in the City Hall Council Chambers, in the City of Hiawatha, Iowa. The terms of the sale are cash only with 10% down in certified bank funds included with any bid proposal. Bid proposals will be considered/acted upon at the regular Council meeting on Wednesday, (July 6, 2016 @ 5:30 P.M.). The City reserves the right to reject any or all bid proposals.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of June, 2016.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

Draft

RESOLUTION NO. 16-
City Council

RESOLUTION APPROVING THE DISPOSAL OF A PORTION OF RIGHT-OF-WAY
0.42 Acre Portion of Langston Drive Right-Of-Way in Connection with a New Commercial Development Located at 1195 Boyson Road, Parcel A, Plat of Survey No. 2075 – Brainiac, Inc.

WHEREAS, City Council passed Ordinance #867 on June 1, 2016, approving the vacation of a portion of unused right-of-way located on Langston Drive, described as Parcel A, Plat of Survey No. 2075, and

WHEREAS, the City Council deems the disposal of a 0.42 acre portion of unused right-of-way located on Langston Drive and legally described as Parcel A, Plat of Survey No. 2075; to be in the best interests of the City of Hiawatha, and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA approving the disposal of a 0.42 acre portion of unused right-of-way located at Langston Drive, and legally described as Parcel A, Plat of Survey No. 2075.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of June, 2016.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk