

COUNCIL ACTION FORM

REQUEST: REZONE FROM AGRICULTURAL TO PLANNED INDUSTRIAL FOR EXPANSION OF IOWA STATE UNIVERSITY RESEARCH PARK

BACKGROUND INFORMATION:

Two property owners in the recently annexed area south of the Iowa State University Research Park are requesting a rezoning of their property from A-Agricultural to PI-Planned Industrial. Iowa State University Research Park owns six parcels comprising about 108 acres. Erben Hunziker and Margaret Hunziker Apartments, LLC owns two parcels comprising about 80 acres. The entire area is 187.93 acres. A location map is found in Attachment 1.

The subject parcels, along with five residential properties along S. Riverside Drive, were annexed in September. Upon annexation, the properties' zoning designations became A-Agricultural, in accordance with Section 29.302 of the Ames Zoning Ordinance. At the time of annexation, this area became the Planned Industrial designation on the Land Use Policy Plan Future Land Use Map. This LUPP designation is consistent with its Planned Industrial designation of the Ames Urban Fringe Plan prior to annexation.

The existing ISU Research Park has the same PI zoning as is currently requested for the expansion. **The requested PI zoning for the expansion area is an interim zoning district to facilitate the immediate construction of the first building, The Hub.** The HUB will be a centralized services building supporting employment uses within the Park. The ISU Research Park intends to work with the City to develop a unique zoning district to allow supportive commercial uses to be integrated with traditional business park uses. That will be a subsequent zoning request to this application for PI. A complete analysis of the rezoning petition is included in the attached addendum.

This rezoning does not include the five residential properties (Forth, Smith, Harder, Riley, and May) that were annexed along with the Phase III Research Park land. They will remain as A-Agricultural.

Planning and Zoning Commission Recommendation. At its public hearing on November 5, 2014, the Planning and Zoning Commission voted 5-0 to recommend to the City Council to rezone the subject property to PI. A representative of the owner spoke. No others spoke in favor or opposition.

ALTERNATIVES:

1. The City Council can approve the request for rezoning from A-Agricultural to PI-Planned Industrial, based upon the findings and conclusions found in the addendum.

2. The City Council can deny the request for rezoning from A-Agricultural to PI-Planned Industrial for the subject parcel if the Council finds that the City's regulations and policies are not met.
3. The City Council can defer action on this request and refer it back to City staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed rezoning to PI is needed at this time to help the Research Park initiate construction of the Hub Building. Rezoning of the entire Research Park to another, new zoning district will follow next year. The current rezoning is consistent with the Land Use Policy Plan land use designation and policies for industrial development. Infrastructure to serve the area will be extended as part of the development agreement with the ISU Research Park.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the request to rezone the subject parcels from A-Agricultural to PI-Planned Industrial.

ADDENDUM

REZONING BACKGROUND:

Existing Land Use Policy Plan. The LUPP designation of the entire subject area is Planned Industrial. This designation applies to all of the area recently annexed including five residential properties. The subject property was the focus of an amendment to the Ames Urban Fringe Plan in November, 2013 which changed the designation at that time from Industrial Reserve/Research Park to Planned Industrial.

Existing Zoning. Upon annexation in September, this area was automatically zoned A-Agriculture. This designation is prescribed by the Ames Zoning Ordinance, Section 29.403(1) which states in part, “Land shall be in the agricultural zoning classification, automatically, at the time that it is annexed to the city and shall remain in that classification until it is rezoned to another classification.”

The annexation included 13 parcels. Five parcels are residential property owners and are not included in this rezoning--they will remain zoned agricultural. The ISU Research Park and Hunziker Apartments own the remaining eight parcels and have met the requirements to petition for a change of zone.

It should be noted that the rezoning to PI may only be a short term measure. The Research Park has plans for particular uses and development patterns for which the existing Planned Industrial regulations may not accommodate the full build out as envisioned by the Research Park administration and their consultants. Subsequent to the current PI zoning request, the Research Park will seek the establishment of a new, unique zoning district to accommodate that full build out. The Research Park is seeking the PI district at this time (rather than explore those other options) as they are under a deadline to begin construction of a new State funded building (termed the “Hub”) to be completed by June, 2016.

Existing Uses of Land. Land uses that occupy the subject property and surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Mostly cropland, riparian corridor, one empty homestead
North	ISU Research Park, rural homesteads
East	Rural homesteads, industrial, Ames airport
South	Farmland (unincorporated Story County), rural homesteads
West	Rural homesteads

Master Plan. A master plan is not required for a rezoning to Planned Industrial at the time of submission. However, ISU Research Park has been working with various city departments on the development and presented portion of their development pattern to the City Council. Rather than a Master Plan, the Research Park has entered into a

development agreement outlining the areas of development and phases for infrastructure development.

Infrastructure. There is currently no infrastructure on this site. However, the City and the ISU Research Park have approved a development agreement that includes provisions for the installation of the necessary infrastructure and have cooperated on the funding mechanism—a combination of Department of Transportation RISE grant and tax increment financing.

A traffic impact analysis was completed and found that, with the Phase III development within the subject rezoning area, there will be no significant traffic impacts. The approved development agreement includes provisions for future development and accounts for potential future impacts with future phases. The water and sewer capacity to serve the area is adequate and only requires extension of utilities through the subject area to serve new development.

Access. Access to this recently annexed area is from University Boulevard and South Riverside Drive. University Boulevard will be improved as part of Phase III development of the area proposed for rezoning. Later phases of development will include improvements along Riverside Drive.

Applicant's Statements. The applicant has provided an explanation of the reasons for the rezoning in Attachment C. The applicant requests the change in order to facilitate the expansion of the ISU Research Park.

Future Actions. The City Council will see future requests regarding a preliminary plat, and changes to the existing zoning standards or the creation of a new zoning district.

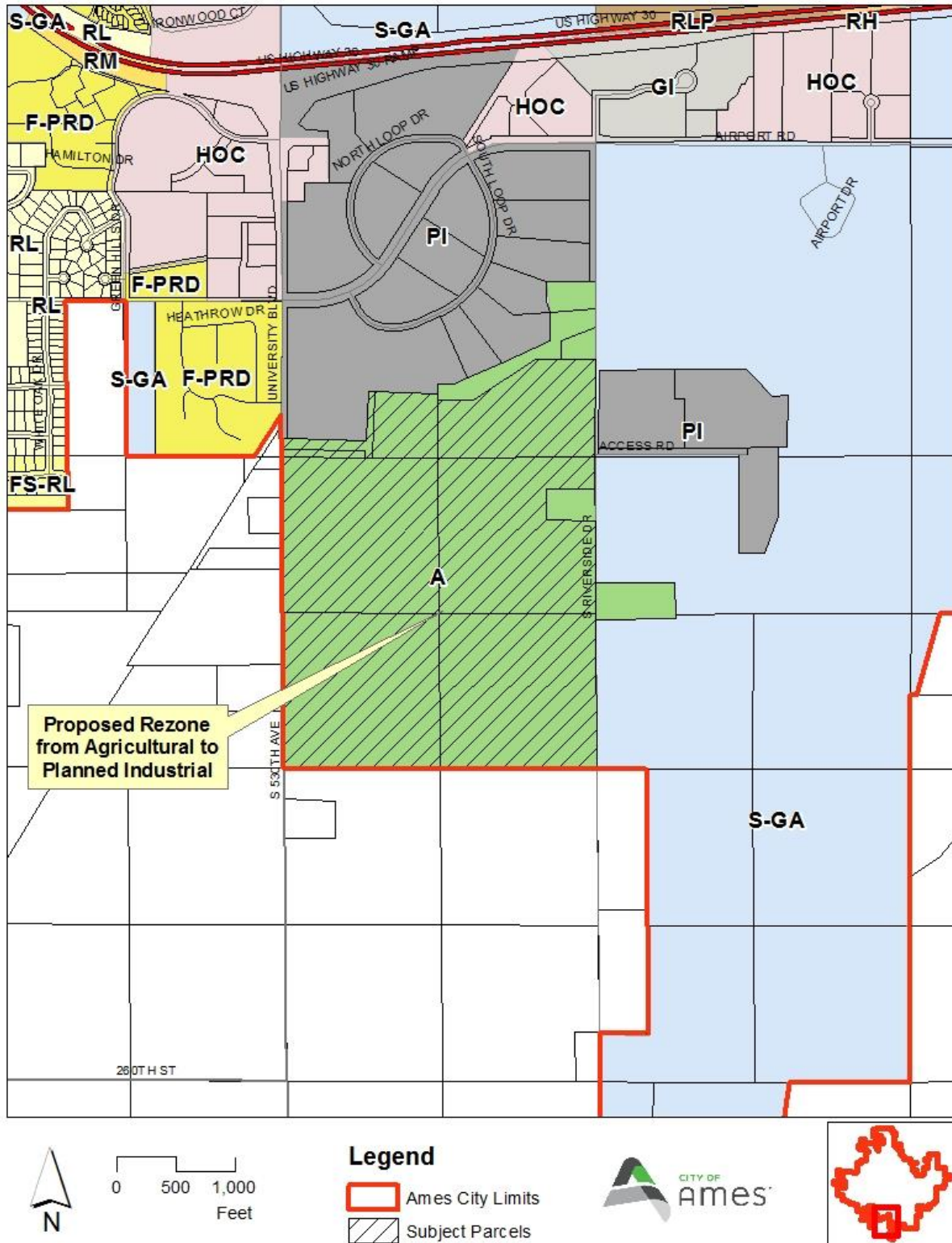
Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. *Ames Municipal Code Section 29.1507(2)* allows owners of 50 percent or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The eight parcels are under two ownerships representing 100 percent of the property requested for rezoning.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as "Planned Industrial."
3. The "Planned Industrial" land use designation supports the "PI" zoning designation. Under the "PI" zoning designation, the proposed expansion of the ISU Research Park can be accommodated.
4. Infrastructure is proposed to be extended to this site under the terms of the development agreement between the City and the Research Park.

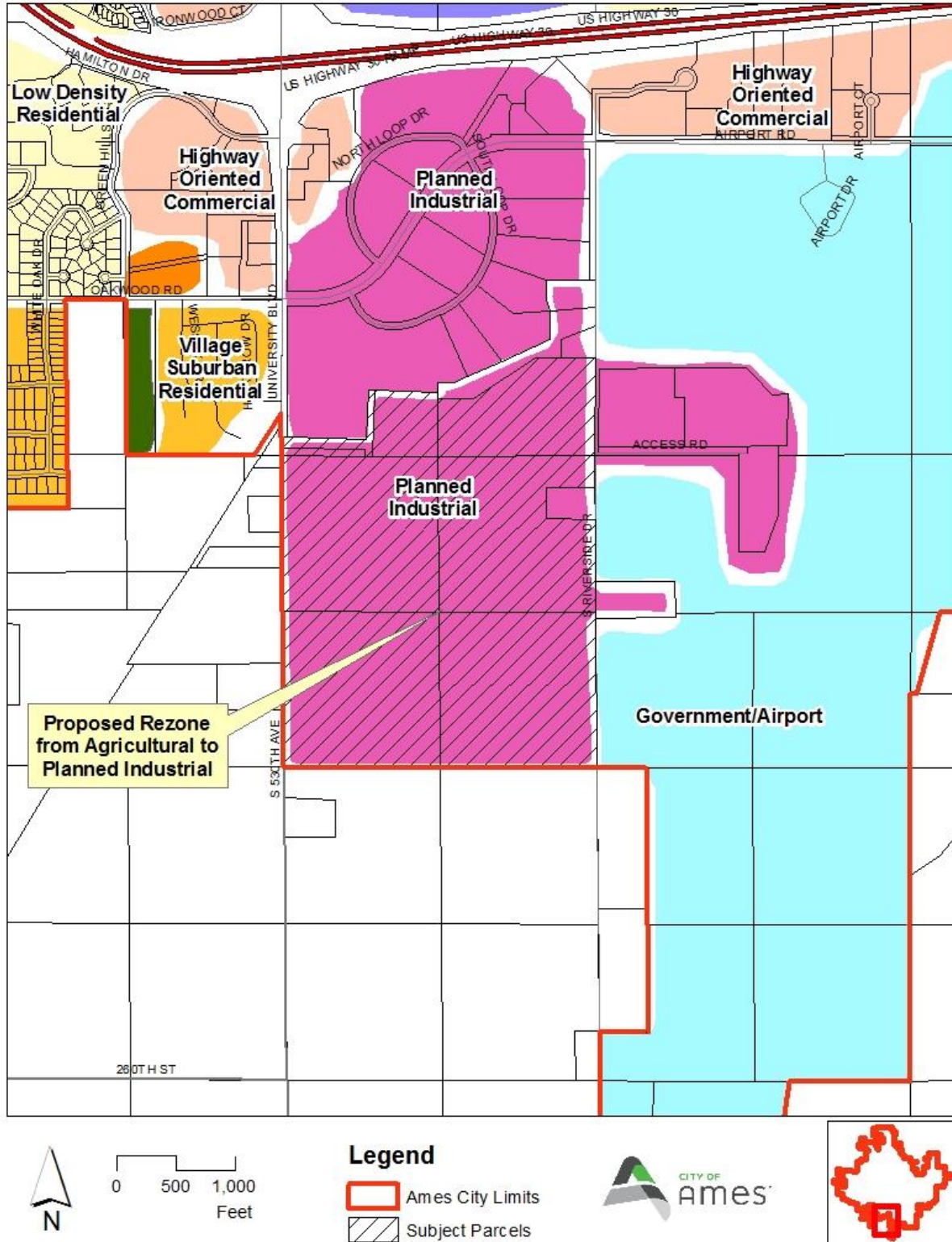
Public Notice. Notice was mailed to property owners within 200 feet of the subject site and notice signs were posted on the property. As of this writing, no comments have been received.

Conclusions. Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject property is consistent with the Future Land Use Map, as well as the Goals and Objectives of the City of Ames Land Use Policy Plan.

Attachment A: Location and Current Zoning



Attachment B: Land Use Policy Plan Map [Excerpt]



Attachment C: Applicant's Statement



Building 4, Suite 4050
2711 South Loop Drive
Ames, IA 50010
515-296-PARK
www.isupark.org

REZONING APPLICATION

The following text is intended to supplement the Rezoning Application packet as required.

1. **Current Zoning.** Agricultural (A)
2. **Proposed Zoning.** Planned Industrial (PI)
3. **Proposed Use.** Allowed uses as described in the PI zone requirements. The first building is intended to house ISU Research Park staff and other office/meeting space uses associated with ISU and the Research Park.
4. **Reasons for Requesting Rezoning.** We are requesting rezoning in order to construct the first building the Research Park Phase III, currently known as the "Hub". The rezoning request matches what is set forth in the Land Use Policy Plan (LUPP) and the Ames Urban Fringe Plan.
5. **Consistency of this rezoning with the Land Use Policy Plan.** Because this area was not within the City Limits at the time of the LUPP's inception, this property is not included in the LUPP maps. However, we are still able to meet and exceed several goals of the LUPP, especially Goals No. 1, No. 2 (there is even a picture of the Research park on p. 19 of the LUPP), No. 4, No. 5, No. 7, and No. 9.
In addition to the LUPP, this request is also consistent with the Ames Urban Fringe Plan. This plan forecast the expansion of the research park, according to the text taken from the plan here:

Industrial Reserve/Research Park (IRRP)

The Industrial Reserve/Research Park area provides for future expansion of uses similar to the ISU Research Park: innovative technology companies that are supported by proximity to Iowa State University, within a planned development setting. There is land available for this use within the adjacent Planned Industrial portion of the Urban Service Area, but demand for this land use is difficult to predict accurately. This Industrial Reserve/Research Park designation provides additional expansion area for this use.

IRRP Policy 1: Locate this land use designation adjacent to areas within the Urban Service Area land use classification that are designated for expansion of the ISU Research Park.

IRRP Policy 2: Agricultural uses are compatible with this designation.

IRRP Policy 3: Prior to consideration of any request for rezoning or industrial research park subdivision development approval, require an amendment to the Ames Urban Fringe Land Use Framework Map re-designating the area proposed for development from Industrial Reserve/Research Park to Planned Industrial.

IRRP Policy 4: When development is proposed, require the urban level design requirements and service standards as required in areas designated Planned Industrial.

DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Judy K. Parks, Ames City Attorney, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5146
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 3540 - 530th Avenue, 2999 South Riverside Drive, and six other unaddressed parcels, is rezoned from Agricultural (A) to Planned Industrial (PI).

Real Estate Description: Part of the Southwest Quarter of Section 15, and part of the North Half of Section 22, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being described as follows: Beginning at the Northwest Corner of said Section 22; thence N00°04'27"E, 149.78 feet along the West line of said Section 15; thence S88°36'58"E, 713.46 feet; thence N03°04'35"E, 414.92 feet; thence S87°45'55"E, 585.84 feet; thence S00°11'18"W, 49.93 feet; thence S89°14'47"E, 296.62 feet; thence N56°46'25"E, 622.15 feet; thence N89°52'19"E, 512.38 feet to the East line of the Southwest Quarter of said Section 15; thence S00°10'26"W, 843.11 feet to the North Quarter Corner of said Section 22; thence S00°19'19"E, 241.41 feet along the East line of the Northwest Quarter of said Section 22 to the Northeast Corner of an existing tract described in a Quit Claim Deed recorded at Inst. No. 94-05359; thence following the boundary of said tract S89°36'11"W, 411.96 feet; thence S00°19'27"E, 272.09 feet; thence N89°35'28"E, 411.95 feet to the Southeast Corner of said tract; thence S00°19'19"E, 793.23 feet to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said

Section 22; thence S00°19'22"E, 1306.65 feet to the Center of said Section 22; thence N89°52'24"W, 2644.20 feet to the West Quarter Corner of said Section 22; thence N00°24'00"W, 1319.09 feet to the Southwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 22; thence N00°23'42"W, 1319.25 feet to the point of beginning, containing 187.93 acres.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor