

ITEM #: 49  
DATE: 07-14-15

**COUNCIL ACTION FORM**

**REQUEST:**      **PRELIMINARY PLAT ISU RESEARCH PARK PHASE III**

**BACKGROUND:**

Iowa State University Research Park, as the owner of four (4) parcels of land, and Erben Hunziker and Margaret Hunziker Apartments, as the owner of two (2) parcels of land, for a total of 187.93 acres, have submitted a Preliminary Plat Application for Iowa State University Research Park, Phase III. The six (6) parcels of land that constitute the new subdivision are presently addressed as: 3800, 3400 and 3140 University Boulevard, including a portion of the right-of-way for the former S. 530<sup>th</sup> Avenue (now University Boulevard following annexation), and 3801, 3401 and 3101 South Riverside Drive, including a portion of right-of-way for South Riverside Drive. (See *Attachment A - Location Map*) Annexation of this land was officially approved by the State of Iowa on September 23, 2013.

At the time of annexation, the zoning designation of the property was “A” (Agricultural), in accordance with Section 29.302 of the Municipal Code. On December 16, 2014, the City Council approved rezoning of the land from “A”(Agricultural) to “P-I” (Planned Industrial). An “Agreement for Public Improvements and Other Work Pertaining to the Iowa State University Research Park Phase III” was approved by the City Council on October 14, 2014 in conjunction with establish the area as an Urban Renewal Area for economic development.

The Preliminary Plat includes 22 developable lots and 3 outlots for stormwater management and open space. Lots 1 through Lot 7 are part of the initial Phase III expansion of the Park. Lots 2 through 6 are intended to be part of the Hub Activity Area commercial uses of the new Research and Innovation (RI) Zoning District. Outlot A is intended to be used as public space, in agreement with Story County, as a regional open space facility. Stormwater treatment will be accommodated primarily through the proposed regional facilities within the outlots, this will minimize the need for areas of individual lots to be used for stormwater treatment.

*The proposed street alignments and public improvements are consistent with the previous Council approved agreement. Additional dedication of land to accommodate the roundabout design may be required with the final plat. Staff has recommended, and the applicant agreed, to place sidewalks along both sides of the public streets in the subdivision. Collaboration Way will also include on-street bike lanes connecting the Park to the new bike facilities being built along University Boulevard.*

**The Preliminary Plat includes a block for Collaboration Way that creates a length in excess of the 1,320 foot maximum limit of the Section 23.401(2), unless the block length is approved for topographic or other considerations. In this**

instance, the developer is trying to preserve a low area abutting the south side of Collaboration Way as open space and drainage area. The Plat design does include trails to allow for north south circulation, despite the lack of street intersections. Staff has supported the extended block length design of Collaboration Way, and recommends that the City Council grant a waiver of this requirement.

**Planning and Zoning Commission Recommendation.** On July 1, 2015, the Commission considered the Preliminary Plat for the Iowa State University Research Park, Phase III. Representatives for the Arthur E. Riley property at 3315 S. Riverside Drive addressed the Commission in the public hearing with questions regarding the installation of water service along Collaboration Place and S. Riverside Drive, timing for the development of proposed “Outlot Z”, and plans for storm water management. City staff explained that the water main will be looped through the proposed subdivision from University Boulevard on the west through the proposed subdivision on Collaboration Place, and north on S. Riverside Drive to Airport Road. Timing for the future development of Outlot Z as individual buildable lots is yet to be determined. Storm water management for the subdivision will be provided through the utilization of three outlots in the subdivision designed for storm water detention and treatment.

**ALTERNATIVES:**

- 1a. The City Council can grant a waiver from the subdivision requirement for a maximum block length of 1320 feet for Collaboration Place, as described in Section 23.401(2) of the Municipal Code.
- 1b. The City Council can approve the Preliminary Plat for Iowa State University Research Park Phase III.
2. The City Council can recommend that the City Council deny the Preliminary Plat for Iowa State University Research Park Phase III.
3. The City Council can defer action, to no later than July 28, 2015, and refer the request back to City staff and/or the applicant for additional information.

**MANAGER’S RECOMMENDED ACTION:**

The Preliminary Plat design carries through the vision of the Research Park’s expansion for a collaborative and sustainable environment through its use of open space, stormwater treatment design, and construction of complete streets for bicycle and pedestrian users. With the determination that the requirements of the Ames Subdivision and Zoning regulations are met by the proposed development, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1a and #1b, thereby granting a waiver from the subdivision requirement for a maximum block length of 1320 feet, as described in Section 23.401(2) of the Municipal Code and approving the preliminary plat of Iowa State University Research Park Phase III.

## ADDENDUM

**Project Description.** The Preliminary Plat of “Phase III A” includes seven (7) lots for development, Lots A, B & C (public street right-of-way to be dedicated to the City) and, two outlots (Outlots “A” and “Z.”) Outlot “A” is to be used as public open space, and Outlot “Z”, also known as “Phase III B”, is planned for development as future lots and public streets are needed for the ISU Research Park. Lot sizes range in size from 2.06 acres to 9.59 acres. Outlot “A” includes 37.13 acres. At the time of replatting of Outlot “Z” (112.02 acres), Outlot “B” (18.89 acres) and “C” (4.79 acres) will be incorporated into the subdivision for storm water management, Lot “D” will be added for public street right-of-way, and fifteen (15) additional lots will be added for development.(See *Attachment B - Phase III Preliminary Plat*)

The Preliminary Plat shows two (2) points of access to University Boulevard. Each point of access on University Boulevard will be the location of a roundabout, to be constructed in 2015. The northern access point will serve proposed Lot 1 and Outlot A (public open space). The southern access point will be the location of a new public street (Collaboration Place) to serve the subdivision from both University Boulevard and from South Riverside Drive. A looped street (Plaza Loop) will have two points of access on the north side of Collaboration Place and will serve as access to Lot 3. Lots 2, 4, 5 and 6 abut the south side of Collaboration Place, and will have access from that street. Lot 7 abuts South Riverside Drive and will have its access directly from that existing street. At the time of further division of Outlot “Z” into buildable lots, another street will be added to serve additional lots in the subdivision. The street, Entrepreneur Way, will provide access to South Riverside Drive, and will be extended to the south property line of the subdivision, for future extension, as development occurs on land abutting the southern boundary of the Iowa State University Research Park.

**Applicable Law.** Laws pertinent to the proposal are described on *Attachment C – Applicable Law*. Pertinent for the Planning and Zoning Commission are Sections 23.302(3) and 23.302(4).

**Block/Lot Configuration and Street Connections.** The proposed subdivision is bounded by University Boulevard on the west, and South Riverside Drive on the east. Access by proposed lots in this subdivision to University Boulevard will be limited due to the fact that it is a major arterial roadway. Wherever possible, access to lots will be from streets to be constructed within the boundaries of the subdivision. Circulation through the subdivision will be provided by Collaboration Place, which will extend between University Boulevard and South Riverside Drive. Plaza Loop will include on-street parking spaces to serve the “Hub Building” development of this subdivision surrounded by Plaza Loop on the north, west and east sides of proposed “Lot 3”, and by Collaboration Place on the south. University Boulevard is an off-site improvement being constructed this summer to include two roundabouts that will provide access to the proposed subdivision from this major arterial street.

The design of Collaboration Way does not include a north/south street intersection that would connect to the proposed Entrepreneur Drive. **This creates a block length in excess of the 1,320 foot maximum limit of the Section 23.401(2), unless the block length is approved for topographic or other considerations. In this instance, the development is trying to preserve a low area abutting the south side of Collaboration Way as open space and drainage area. The Plat design does include trails to allow for north south circulation, despite the lack of street intersections. Staff has supported the extended block length design of Collaboration Way, and recommends that the City Council grant a waiver of this requirement.**

All lots meet minimum size requirement of one (1) acre for the “P-I” (Planned Industrial) zoning district with a size between 2.06 acres and 9.59 acres in “Phase III A” of the subdivision. Lots configurations and lot sizes for the “Phase III B” portion of the subdivision will be determined as Outlot “Z” is replatted at some future date. At the time of final plat approval, there will need to be an easement to accommodate temporary turnarounds acceptable to the fire department.

Street widths, proposed with a right-of-way width of eighty (80) feet, meet the standards for commercial/industrial streets. On-street parking will be limited to Plaza Loop. All other parking will be on constructed on each lot to serve the development.

**Public Improvements.** Public utilities (sanitary sewer, water) are proposed to serve the subdivision and will be available to all lots. The public water main will be constructed in the street right-of-way for University Boulevard, Collaboration Place, and South Riverside Drive to form a complete loop to serve the subdivision. Sanitary sewer will be extended from the existing Iowa State University Research Park property to the north through the planned public open space to the intersection of Collaboration Way and University Boulevard. Through the “Agreement for Public Improvements,” the City will be responsible for the design and installation of public improvements, including water mains, sanitary sewer mains, and street improvements funded through the IDOT RISE grant, including street lighting, street related storm sewer facilities, sidewalk on the west side of University Boulevard, roundabouts, and on-street bike lanes on Collaboration Place.

**Sidewalks, Pedestrian Trails and Street Trees.** Sidewalks are planned for construction on both sides of all streets. This was a recommendation by staff to accommodate the anticipated demand for pedestrian circulation within this subdivision, given that development is planned to be a mix of commercial and industrial uses. Sidewalks will be required along the “Hub Building” Lot 3 and are also required along Riverside Drive. The developer is in agreement with the plan for sidewalks on both sides of all streets. In addition pedestrian trails, ten (10) feet wide, are planned throughout the subdivision to provide alternative routes for pedestrians along the longer lengths of street sections, and to provide access into and through the planned public open space.

A street tree planting plan has been submitted that includes street trees planted at a

spacing of fifty (50) feet on-center along the perimeter of Plaza Loop, next to the on-street parking spaces, and along Collaboration Place between the intersection with University Boulevard and the eastern portion of Plaza Loop. The street trees are not required by the subdivision standards of Chapter 23 of the Municipal Code, since street trees are only required for residential subdivisions

**Storm Water Management.** The Public Works Department has reviewed and approved the Storm Water Management Plan for this subdivision, and it meets the requirements of the adopted Post Construction Storm Water Ordinance.

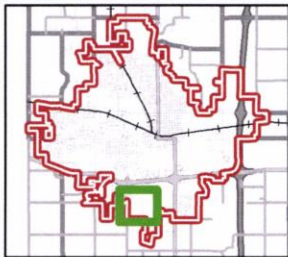
**Environmentally Sensitive Area and Floodplain.** A portion of the land in this proposed subdivision lies within the Environmentally Sensitive Overlay Area of the Land Use Policy Plan, and is designated as flood plain. This land has been accounted for within the proposed subdivision as public open space, where development of buildings is not planned.

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

**Conclusions.** Based on this analysis, staff finds that the proposed Iowa State Research Park, Phase III Subdivision complies with all relevant and applicable design and improvement standards of the Subdivision Regulations, to other standards and ordinances of the City

Off-site infrastructure to support development of the site is part of the "Agreement for Public Improvements and Other Work Pertaining to the Iowa State University Research Park Phase III.'

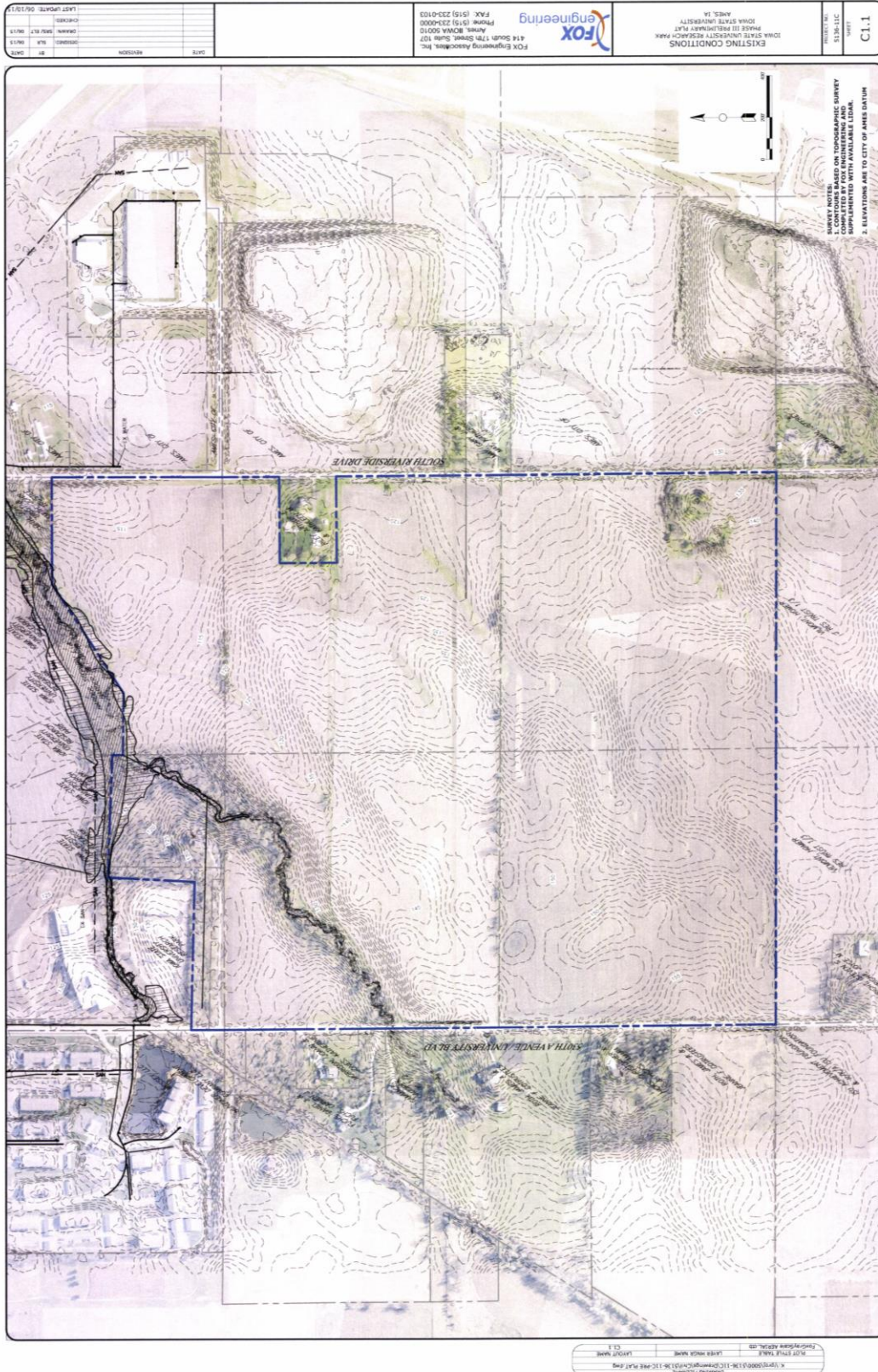
# Attachment A: Location Map



**Location Map  
ISU Research Park**

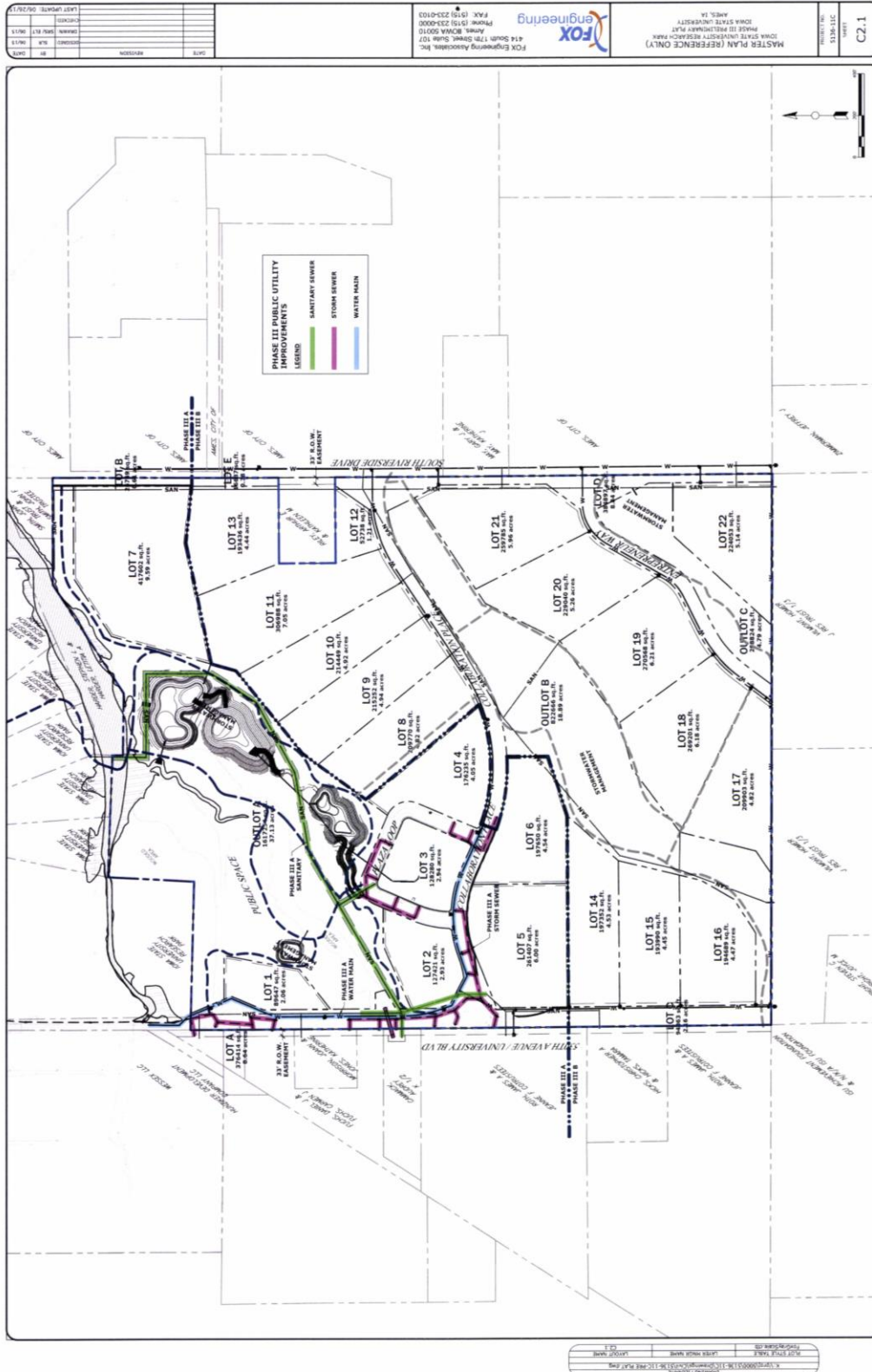


# Attachment B: Phase III Preliminary Plat Existing Conditions

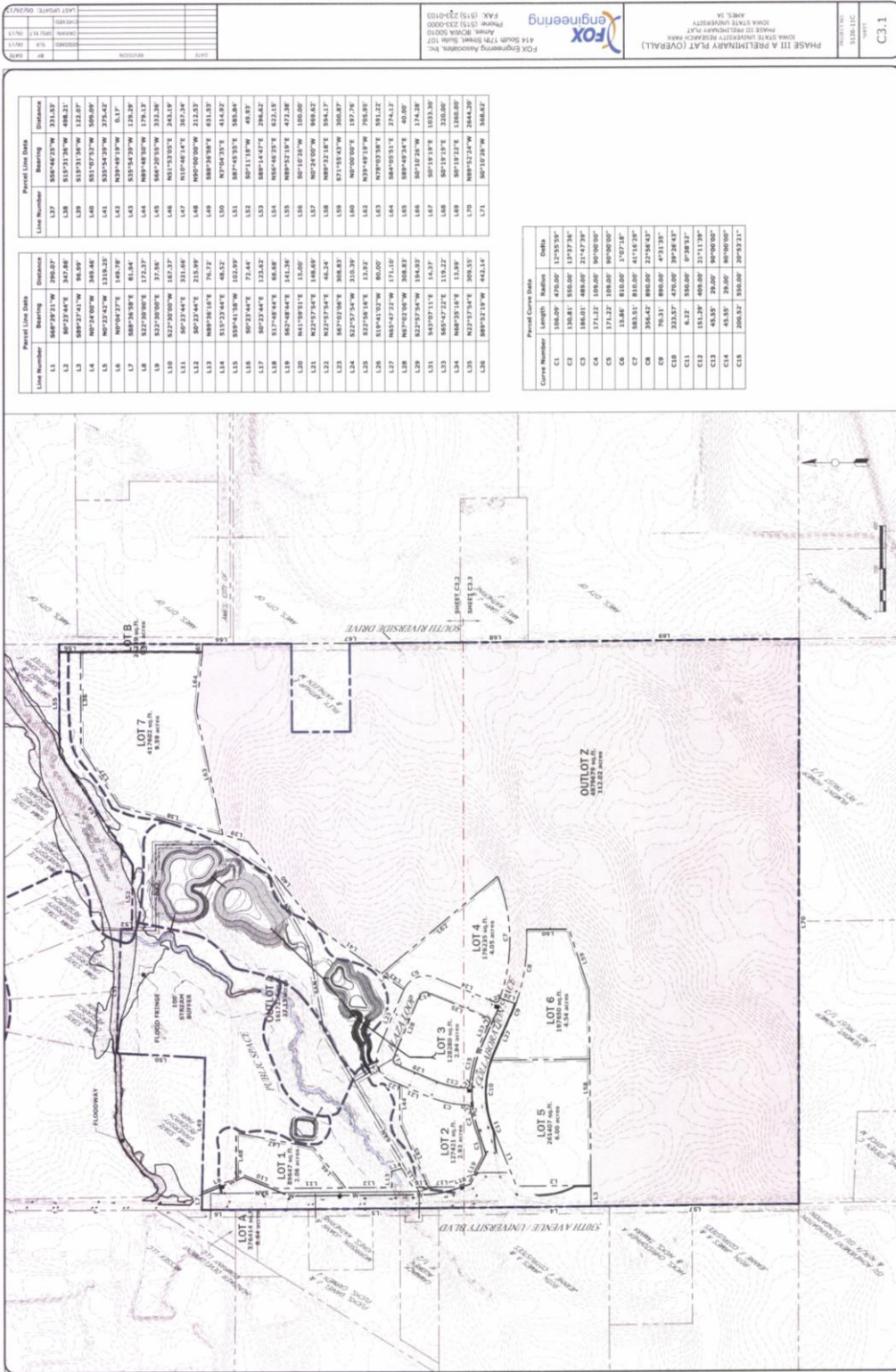




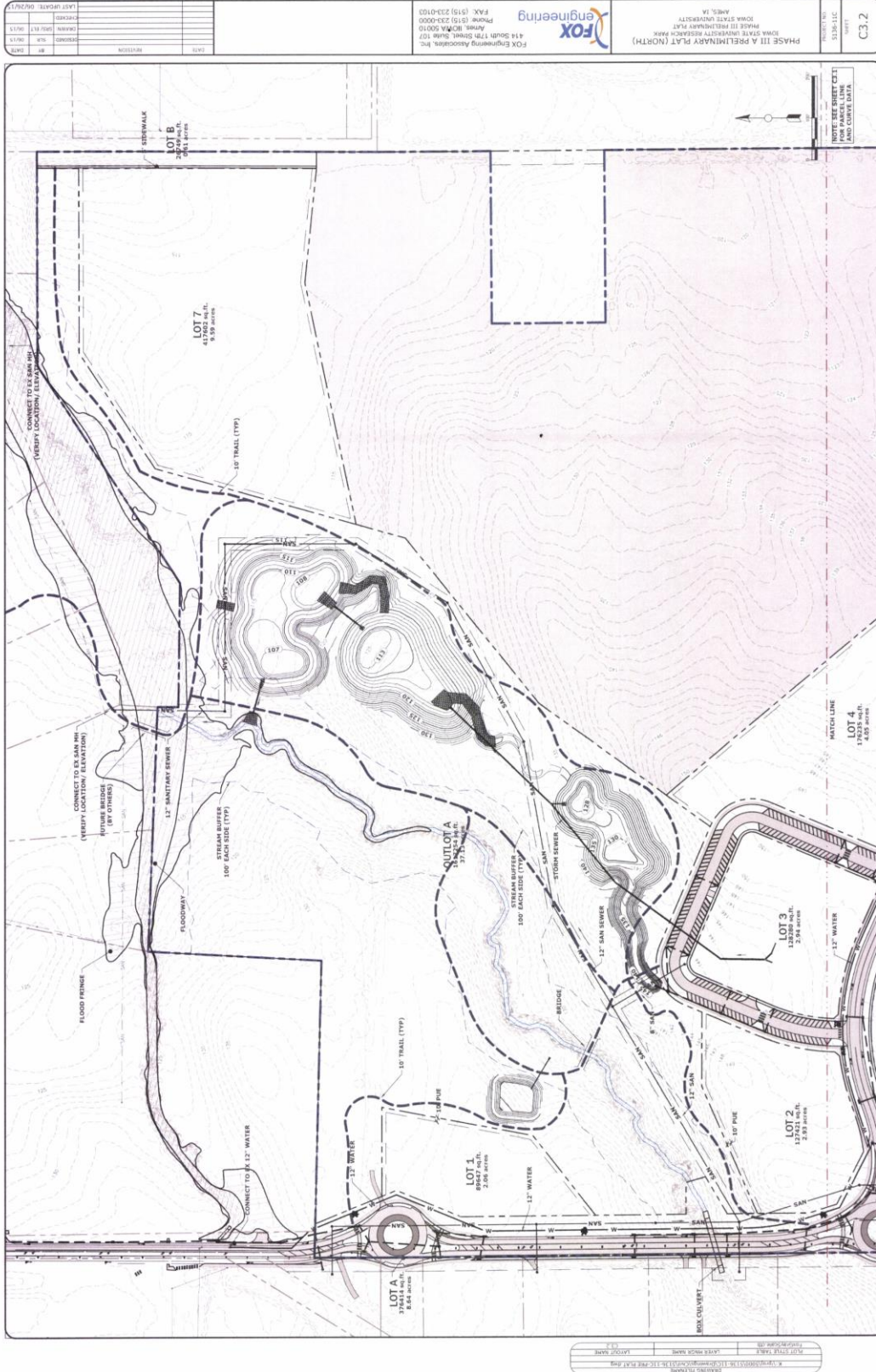
# Attachment B: Phase III Preliminary Plat Master Plan (Reference Only)



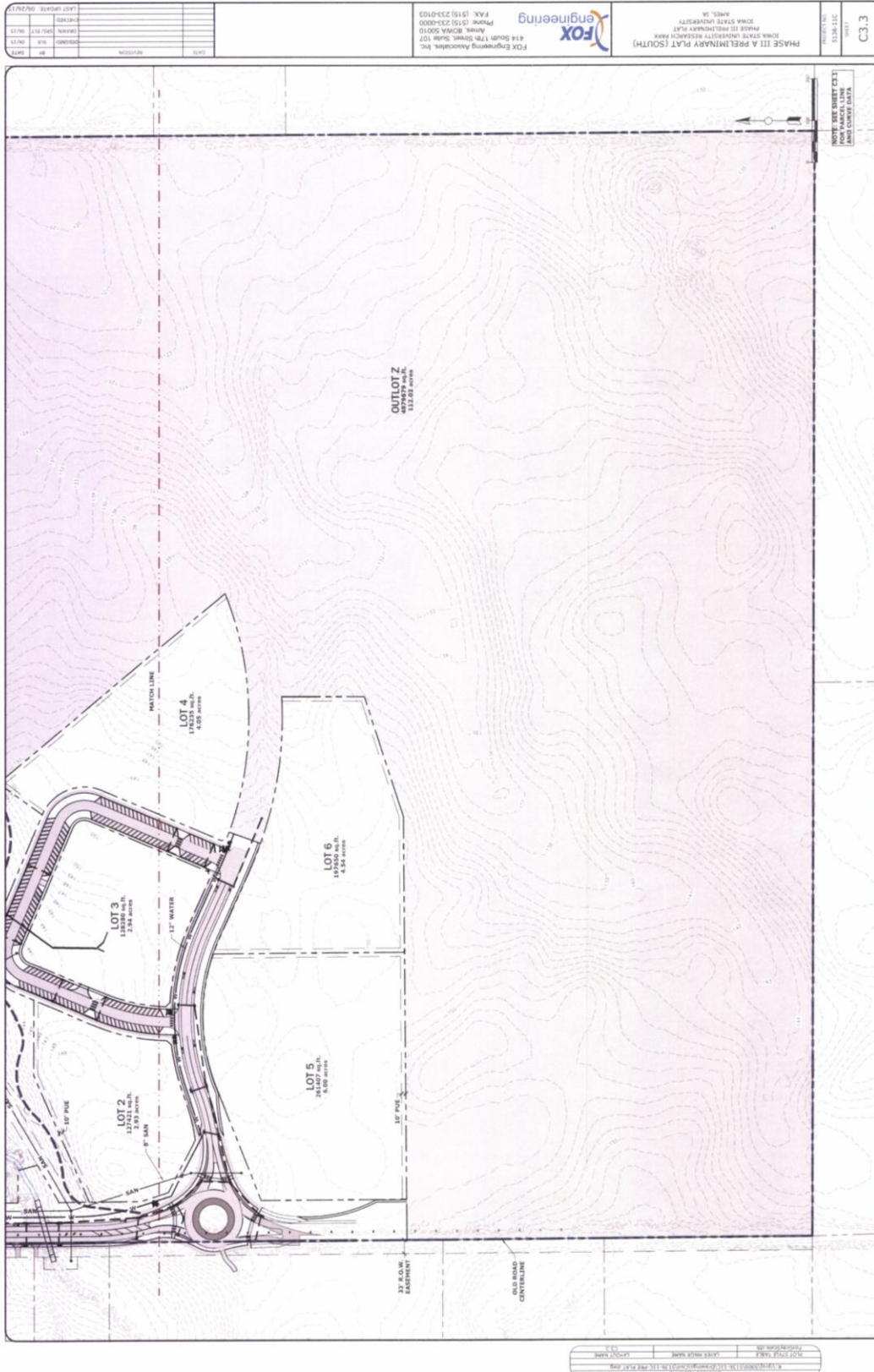
# Attachment B: Phase III Preliminary Plat Entire Subdivision



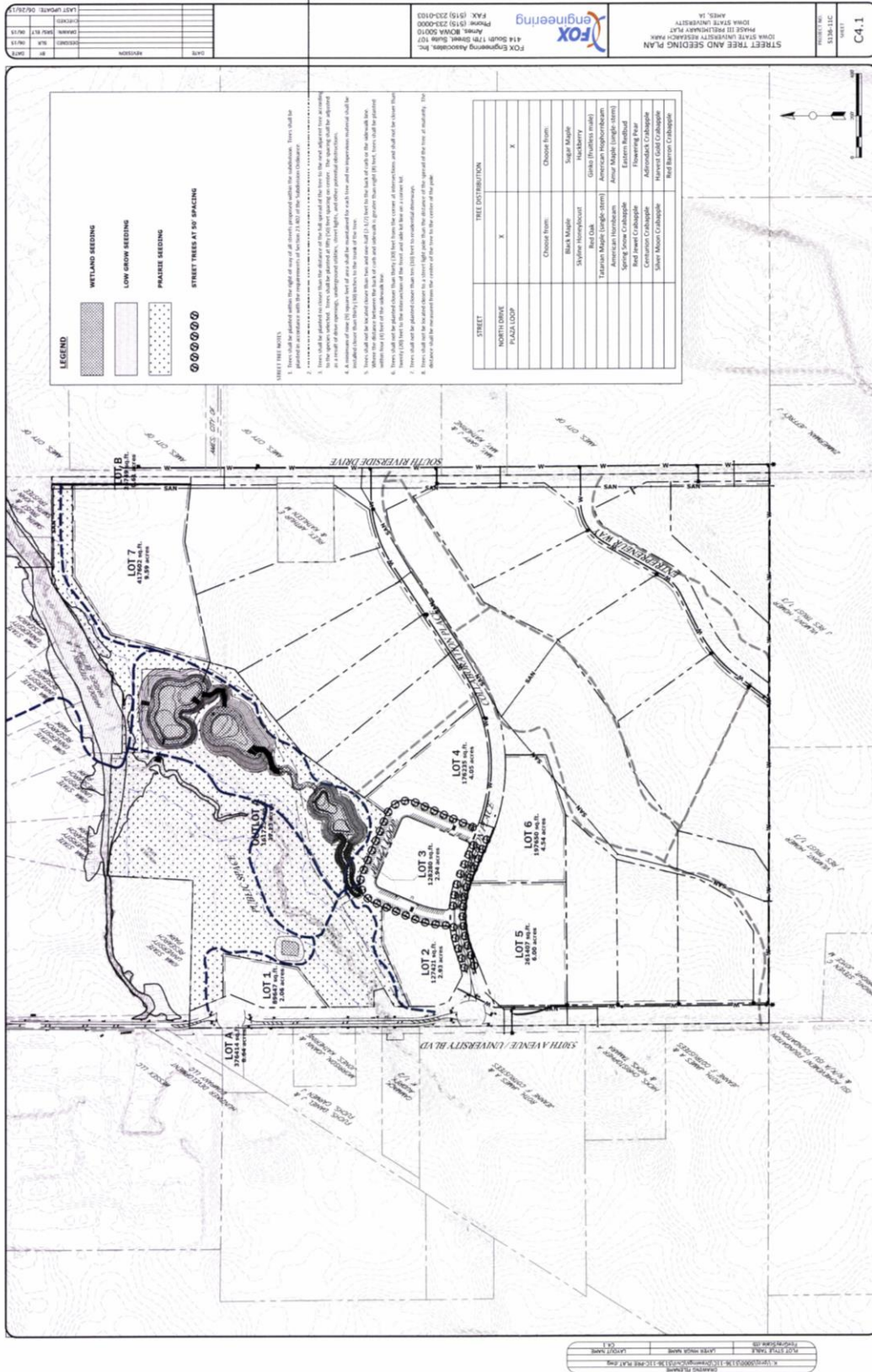
# Attachment B: Phase III Preliminary Plat North Portion of the Subdivision



# Attachment B: Phase III Preliminary Plat South Portion of the Subdivision



# Attachment B: Phase III Preliminary Plat Street Tree and Seeding Plan



## Attachment C: 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(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain 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 Plan, and to the City's other duly adopted Plans.*

Ames Municipal Code Section 23.302(4):

- (4) *Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.*