

COUNCIL ACTION FORM

SUBJECT: REZONE PARCEL AT 3315 S. RIVERSIDE DRIVE FROM “A” (AGRICULTURAL) TO “RI” (RESEARCH PARK INNOVATION DISTRICT) ZONING DISTRICT

BACKGROUND:

In February 2019, the ISU Research Park completed the purchase of the Riley Farm parcel, a 2.57-acre tract located at 3315 S. Riverside Dr. The tract is surrounded on three sides by lands zoned “RI” Research Park Innovation District. The RI Zoning District was established in 2015 as unique zoning district designed to support the expansion of the Research Park. A general location map is included as *Attachment A*.

Although the Riley Farm property was annexed at the same time as the surrounding lands, it was not rezoned to RI with the other Research Park land. The current zoning of the property is “A” (Agricultural), as is typical for annexed land. A map of the subject property with its zoning and the zoning of adjacent properties is included as *Attachment B*.

The LUPP Future Land Use Map designates the subject property, and the surrounding properties, as “Planned Industrial”. See *Attachment C*. Rezoning of the subject property to “RI” (Research Park Innovation) is in compliance with the LUPP as a zoning district for implementation of the Planned Industrial Designation.

Planning and Zoning Commission. The Planning and Zoning Commission reviewed the request on June 5, 2019 and voted 4-0 to recommend the City Council change the zoning for the property at 3315 S. Riverside Drive to RI- Research Park Innovation District.

Public Notice. The City provided mailed notice to all property owners within 200 feet of the subject property in accordance with the notification requirements of Chapter 29. As of this writing, no comments have been received.

ALTERNATIVES:

1. The City Council can approve on first reading the request to rezone the 2.57-acre property at 3315 S. Riverside Dr. from Agricultural to Research Park Innovation District.
2. The City Council can deny the request to rezone the 2.57-acre property at 3315 S. Riverside Dr. from Agricultural to Research Park Innovation District, if the Council finds that the request is not consistent with the City’s regulations and policies.

3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The request for rezoning is consistent with the Land Use Policy Plan Future Land Use Map as described in the addendum. Potential impacts on infrastructure and City services for development of this parcel is consistent with what is already anticipated for the Research Park expansion area.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to approve the request **to rezone the 2.57-acre property at 3315 S. Riverside Dr. from Agricultural to Research Park Innovation.**

ADDENDUM

REZONING BACKGROUND:

The ISU Research Park Corporation is non-profit development company governed by a board of directors and operated by professional staff. The Corporation, generally, owns the properties within the Park and works with individual companies for development, leasing, and management of building space. ISU Research Park Corporation has strong ties with Iowa State University faculty and staff, providing relationships and resources desired by research and development (R&D) oriented businesses. The ISU Research Park Corporation has worked together with the City for a common vision.

The Research Park is bordered by the Ames Municipal Airport to the east, agricultural land to the south, Highway 30 to the north, multi-family residential to the west, and highway oriented commercial to the northwest and northeast.

In 2015, the RI- Research Park Innovation District zoning was created by the City and approximately 180 acres were rezoned as an expansion area to the existing Research Park. The Park expansion was intended to create a business environment for innovation with a central commercial hub of activity as a resource and amenity to employees and businesses of the entire Park.

The subject 2.57-acre parcel exists as an Agricultural enclave surrounded by the “RI” (Research Park Innovation Zoning District). Land on the east side of S. Riverside Drive is zoned “S-GA” (Government/Airport).

Land Use Policy Plan Future Land Use Map. The Land Use Policy Plan (LUPP) Future Land Use Map designates this area as “Planned Industrial.” See *Attachment C*.

The Land Use Policy Plan urges “All future large-scale industrial activities should be located in planned industrial parks. Locating large-scale activities in parks assures adequate land area, access, utilities provisions and environmental controls. The park locations also assure that appearances are compatible with the community’s entries along which planned industrial locations are recommended (p. 62).”

Existing/Proposed Zoning. The “RI” (Research Park Innovation District) supports development of an integrated commercial service and concentrated employment area. It is also intended to...

- Allow for mixing of use and interaction of people to foster a collaborative environment;
- Create a node of activity and commercial services for the district;
- Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses; and
- Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green

building techniques demonstrating the commitment to sustainability. (Sec. 29.903(1)).

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

Direction from Subject Property	Existing Land Uses
Subject Property	Farm house and outbuildings
North	Research Park/Crop production
East	Crop production(Airport)
South	John Deere building/Crop production
West	Research Park/Vacant land

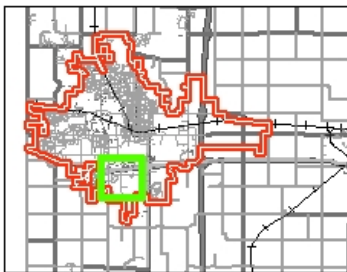
Infrastructure

Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for the Research Park expansion area. At the time of the original rezoning and master plan approval, infrastructure needs were evaluated for the build out of the area, including this parcel. The City has development agreements in place for roadway and utility improvements to serve the area.

Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by ISU Research Park. Their rezoning request and statement of justification is included as *Attachment D*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The subject property is consistent with the designation of “Planned Industrial” as identified on the Land Use Policy Plan (LUPP) Future Land Use Map.
4. The “RI” (Research Park Innovation District) zoning was established for the expansion of the Research Park. The land acquisition and request for rezoning is in support of the expansion of the Research Park.
5. The stated purpose of the RI zoning district is to support development of an integrated commercial service and concentrated employment area.
6. Impacts on infrastructure and City services for this parcel is consistent with what is already anticipated for the Research Park expansion area.

ATTACHMENT A: LOCATION

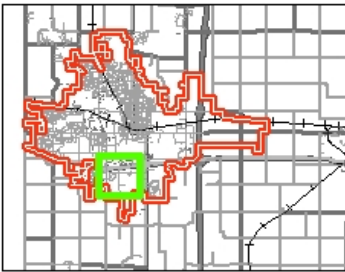


LOCATION MAP
3315 S Riverside Rd

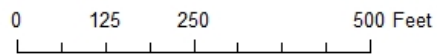
0 0.125 0.25 0.5 Miles



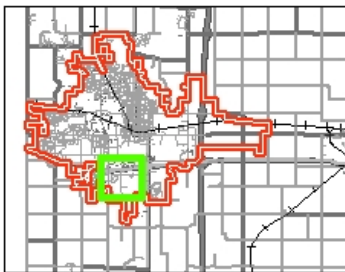
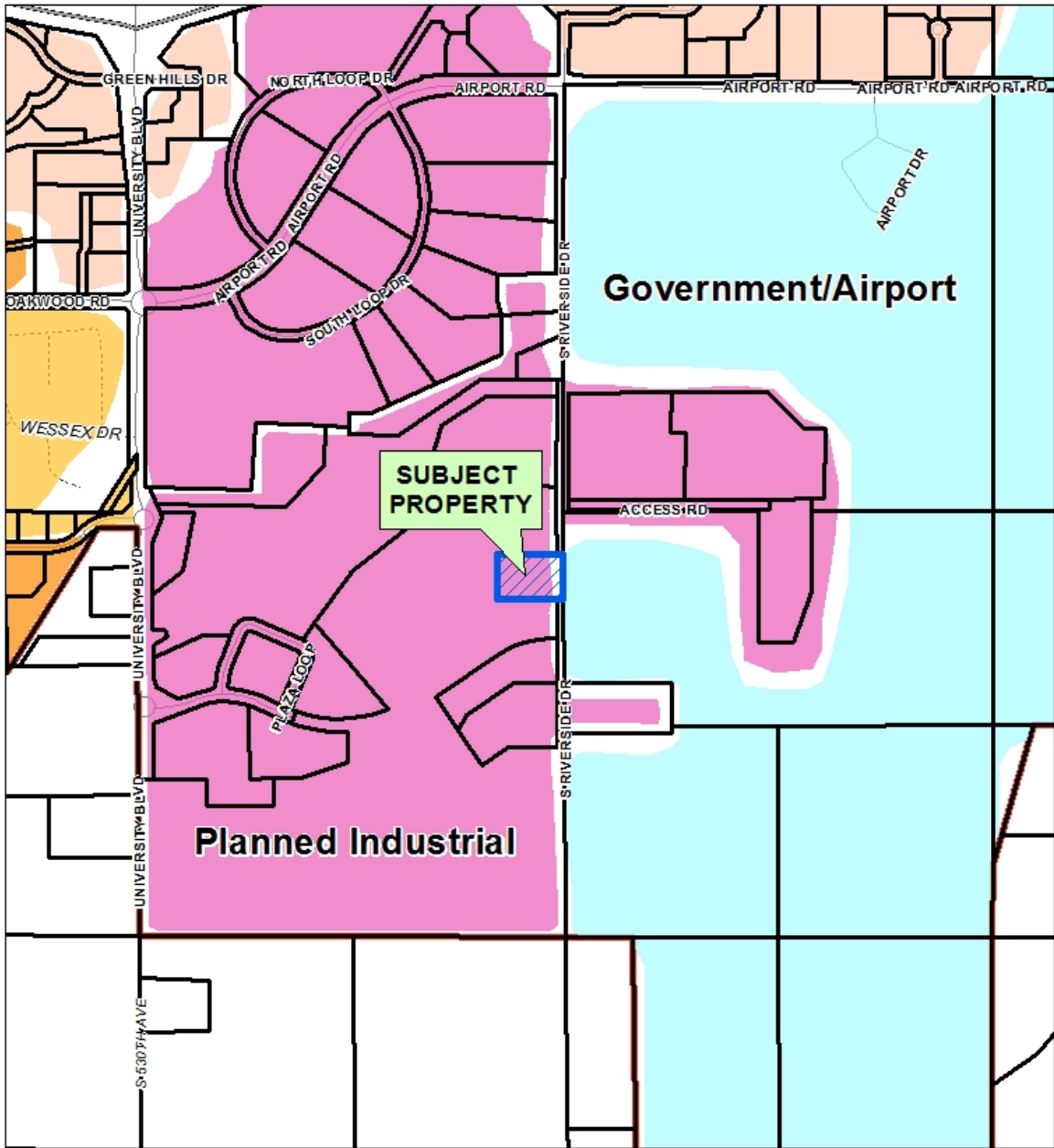
ATTACHMENT B: ZONING



**ZONING MAP
3315 S Riverside Rd**



ATTACHMENT C: LUPP LAND USE MAP



LUPP LAND USE MAP
3315 S Riverside Rd



ATTACHMENT D: APPLICANT'S STATEMENT



1805 Collaboration Place
Suite 1250
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. **Land Area.** 2.57 Acres
2. **Current Zoning.** Planned Industrial (PI)
3. **Proposed Zoning.** Research and Innovation (RI)
4. **Proposed Use.** Allowed uses as described in the RI zone requirements.
5. **Reasons for Requesting Rezoning.** We are requesting rezoning in order to continue to create a research innovation zone for the Research Park area. The rezoning request matches what is set forth in the Land Use Policy Plan (LUPP) and the Ames Urban Fringe Plan.
6. **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, 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: City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

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 3315 S. Riverside Drive, is rezoned from Agricultural to Research Park Innovation District.

Real Estate Description:

Commencing at a point on the East line of the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa 241.45 feet South of the N1/4 Corner of said Sec. 22, thence S89°55'30"W 412.0 feet, thence South 272.0 feet, thence N89°55'30"E, 412.0 feet to the East line of said NW1/4, thence north 272.0 feet along said East line to the point of beginning, containing 2.57 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

John A. Haila, Mayor