

ITEM #: 17
DATE: 02-13-24
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: RESOLUTION APPROVING IOWA STATE UNIVERSITY RESEARCH PARK,
PHASE III, SIXTH ADDITION, INTEGRATED SITE PLAN SUBDIVISION
MAJOR FINAL PLAT**

BACKGROUND:

Iowa State University Research Park has submitted a final plat for Iowa State University Research Park Phase III, Sixth Addition, which includes approximately 5.926 acres, for two lots. This is a replat of Parcel 'D', Lot 5, Iowa State University Research Park, Phase III, First Addition (see Attachment A – Location Map). The proposed Plat is parted on an Integrated Site Plan that modifies development standards for individual lots and applies them to the whole of the site before division.

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. After City Council approval of the final plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The final plat must be found to conform to the ordinances of the City and any conditions placed upon the preliminary plat approval.

The undivided property is currently home to Ames Fitness Center, South. On November 14, 2023, City Council approved both a Preliminary Plat and Integrated Site Plan that breaks off one acre on the west side of the property. This property, Lot 1, is planned for development to contain Ames Play Yard, an indoor playground. The remaining acreage, Lot 2, will contain Ames Fitness Center. The Integrated Site Plan allows for a property to be split, but with shared development standards and shared infrastructure. The shared features of the plan include the parking, access, and reduced internal setbacks for building connection of a hallway that will cross the shared property line between the two structures (see Attachment B – Proposed Final Plat).

Note that the although the two lots are treated as one site for zoning and subdivision compliance, each building must conform to Building Code requirements individually. Prior to development of the new Play Yard building fire separation requirements and agreements for shared use of the hallway crossing the property line will be required by the Ames Inspections Division. These are building code requirements and are not conditions of the Final Plat.

As this property is currently a platted lot, all infrastructure is currently installed except for a sidewalk along University Boulevard, which will be extended and constructed along with the new Ames Play Yard. Each building will be served separately by its own utilities. No financial security is included with this Final Plat.

ALTERNATIVES:

1. Approve the Final Plat of Iowa State University Research Park Phase III, Sixth Addition based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans and acceptance of financial security for completion of public improvements by the developer, ISU Research Park.
2. Deny the final plat for Iowa State University Research Park Phase III, Sixth Addition if the City Council finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Final Plat for Iowa State University Research Park Phase III, Sixth Addition is consistent with the Preliminary Plat approved by the City Council and the plat conforms to the adopted ordinances and policies of the City as required by Code. Development of the site must be consistent with the approved Integrated Site Development Plan and meet building code requirements. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)