

COUNCIL ACTION FORM

SUBJECT: REZONE THE PROPERTY WITHIN THE ISU RESEARCH PARK PHASE III AT 3898 UNIVERSITY BOULEVARD FROM “RI” (RESEARCH PARK INNOVATION ZONING DISTRICT) WITH A MASTER PLAN TO “RI” (RESEARCH PARK INNOVATION ZONING DISTRICT) WITH A REVISED MASTER PLAN FOR HUB AREA

BACKGROUND:

The proposed rezoning is for property in the Iowa State University Research Park Phase III and proposed for rezoning by the ISU Research Park (as the property owner). Phase III of the ISU Research Park was created in 2015. It contains approximately 190.5 acres (*Attachment A – Location Map*) and is zoned “RI” (Research Park Innovation Zoning District), a zoning district that was created specifically for the third phase of the Research Park. The original two phases of the Research Park are zoned Planned Industrial. A Preliminary Plat for Phase III was approved in July 2015 based upon the approved Master Plan.

A Master Plan was adopted along with the initial zoning of the area for the purpose of distinguishing a commercial core area known as the “Hub”, from traditional industrial uses planned for Phase III. The requested zoning is specifically to amend the Master Plan’s internal boundaries of the Hub Activity Area. The proposed change maintains the RI zoning overall, but the Master Plan change allows for the Hub Activity Area to expand south, which in turn will allow for expansion of commercial activities. (*Attachment C – Existing & Proposed Zoning*).

Ames Fitness Center desires to acquire additional land to enlarge its property to construct more tennis courts (*Attachment A – Location Map*). The enlarged property will cross use-areas of the Master Plan: Ames Fitness Center’s property is currently in the Hub Activity Area while the planned expansion is within the Research Industrial Area of the Master Plan. This proposed rezoning will move the whole of the planned Ames Fitness Center site into the Hub Activity Area in anticipation of future approval of boundary line adjustment. Future construction of additional tennis courts will be subject to administrative approval of a Minor Site Development Plan.

Approximately 6 acres in total will change to Hub Activity Area from Research Industrial. Attachment C depicts the area to be changed. The area of change is approximately 300 feet to the east of the University Boulevard right-of-way.

A 2.5-acre site was also added to the Research Park in 2019 on S. Riverside Drive. The site was previously zoned RI, with Phase III. However, the land was not owned by Research Park and left out of the Master Plan. The proposed Master Plan adds that acreage to the Research Industrial area (*Attachment E*) to clarify it is Research Industrial as intended by the zoning.

Ames Plan 2040, the City's comprehensive plan, designates the property as "Employment" (Emp). Applicable zoning categories for Employment include "RI". RI zoning allows for a range of research and manufacturing uses, as well as Recreation Trade (within the Hub Activity Area only). The RI zone is unique for Ames in that it intends to create a concentrated activity node known as the Hub Activity Area in support of industrial uses in the general area. The overall plan for the ISU Research Park integrates trails and open spaces, tying the original and new phases together with the Hub.

City water, sanitary sewer, and storm sewer will continue to serve this site. Public infrastructure was funded and constructed by the City as part of the economic development goals for additional industrial employment opportunities with the expansion of the ISU Research Park. The Master Plan change will have no impact on existing infrastructure in the area. Current access from University Boulevard and Collaboration Place will continue.

The Ames Fitness Center property is within a TIF District that was created by the City to finance infrastructure construction. When the property lines are moved to encompass the new tennis courts on the Ames Fitness Center property, the TIF District boundaries will also need to be modified to maintain tax district consistency with property lines. This future TIF District boundary change will require Council approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission held a public hearing on August 3rd for the proposed rezoning. Commissioners discussed a wish that no more of the Research Industrial land be designated to the Hub Activity Area. The Commission voted 5-0-0 to recommend approval of the rezoning (Commissioners LaPietra and Blickensdorf were absent).

ALTERNATIVES:

1. The City Council can approve on first reading the request to rezone the property with the ISU Research Park Phase III at 3898 University Boulevard from "RI" (Research Park Innovation Zoning District) with a Master Plan to "RI" (Research Park Innovation Zoning District) with a revised Master Plan.
2. The City Council can deny the request to rezone the property with the ISU Research Park Phase III at 3898 University Boulevard from "RI" (Research Park Innovation Zoning District) with a Master Plan to "RI" (Research Park Innovation Zoning District) with a revised Master Plan.
3. The City Council can refer this matter back to staff and the applicant for more information before making a recommendation.

CITY MANAGER’S RECOMMENDED ACTION:

The request for rezoning is consistent with the adopted Ames Plan 2040 as described in the addendum. Impacts on infrastructure and City services for this parcel are minimal and consistent with what has been anticipated for development in this area. City staff believes the site can be developed as anticipated by Ames Fitness Center if it is rezoned as “RI” with a revised Master Plan.

Staff supports the limited expansion of the Hub Activity area to the rear of Ames Fitness Center as it will continue to allow for viable industrial sites to be platted and developed along University Boulevard. Approximately 10 acres of industrial land use designated areas will remain to the south of Ames Fitness Center if the Hub area expansion is approved. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1.

ADDENDUM

REZONING BACKGROUND:

Ames Plan 2040. The Future Land Use Map designates the land proposed for rezoning as “Employment” (Emp). This category includes “RI” (among other industrial categories) (see *Attachment B – Future Land Use Map*).

The “Employment” (EMP) future land use designation (Ames Plan 2040, p. 63) includes the goal to “Minimize impact and external effects on City neighborhoods.”

The proposed rezoning will enable Ames Fitness Center to enlarge its tennis courts. All access to the courts will be through the existing property and parking lot; the proposed athletic use is the same as that of the existing tennis courts. Any impact on nearby residential neighborhoods will be minimal.

Proposed Zoning. The applicant proposes rezoning from “RI” (Research Park Innovation Zoning District) to “RI” (Research Park Innovation Zoning District) with a revised Master Plan.

The surrounding properties are zoned:

- North: property to the north (also ISU Research Park) is zoned “PI” (Planned Industrial)
- East the land to the east (across S. Riverside Drive) is zoned
 - o “S-GA” (Special District – Government/Airport District) for the City Airport,
 - o “A” (Agricultural), and
 - o “PI” (Planned Industrial)
- South – The property to the south is outside of the City limits (the County zoning is A-1, Agricultural).
- West – “A” (Agricultural)

The “RI” zone is intended to support “development of an integrated commercial service and concentrated employment area to:”

- (a) Allow for mixing of use and interaction of people to foster a collaborative environment;
- (b) Create a node of activity and commercial services for the district;
- (c) 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
- (d) 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.

The “node of activity” is the Hub Activity Area, which allows for recreation and restaurant uses among others.

Development is expected to be auto oriented, with access from major traffic ways.

At the time of a Site Development Plan, a Use Analysis Report will be required showing:

- The approximate number of employees,
- The approximate utility needs, and
- Possible nuisance factors (noise, odor, smoke, dust, fumes, vibration, heat)

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 Primary Land Uses
Subject Property	Farmland / Undeveloped Office Research Fitness Center Parkland and Open Space
North	Research Park
East	City Airport Homestead Manufacturing
South	Farmland / Undeveloped (Outside of City)
West	Agricultural and Farmsteads

Infrastructure. Impacts on infrastructure and City services for this parcel are consistent with what is already anticipated for the use of the property. Public water is taken from University Boulevard. Public sewer extends to the northeast corner of the Ames Fitness Center property. Any future extension of City utilities and connections will be at the property owner’s expense.

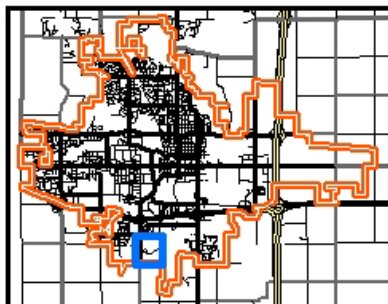
Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the proposed map amendment, staff makes the following findings of fact:

1. The subject property is owned by Iowa State University Research Park (Rick Sanders, Director). The rezoning request and statement of justification is included as *Attachment F*.
2. Ames Municipal Code Section 29.1507(1) allows the property owner to initiate an amendment to the Official Zoning Map.
3. The proposed rezoning is consistent with the designation of “Employment” (Emp) identified on the Ames Plan 2040 Future Land Use Map and the unique purposes of the RI District for complementary uses supportive other industrial uses. Viable industrial land will remain to the south along University Boulevard.
4. Development in the “RI” zoning district requires a Site Plan review process to assure that such development and intensity of use assures a safe, functional, efficient, and environmentally sound operation.

5. Impacts on infrastructure and City services for this parcel is consistent with what is already anticipated for the area.

Public Notice. The City provided mailed notice to all property owners within 200 feet of the subject property prior to the Planning and Zoning Commission meeting in accordance with the notification requirements of Chapter 29.

ATTACHMENT A Location Map

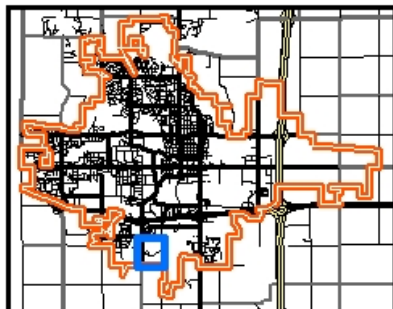
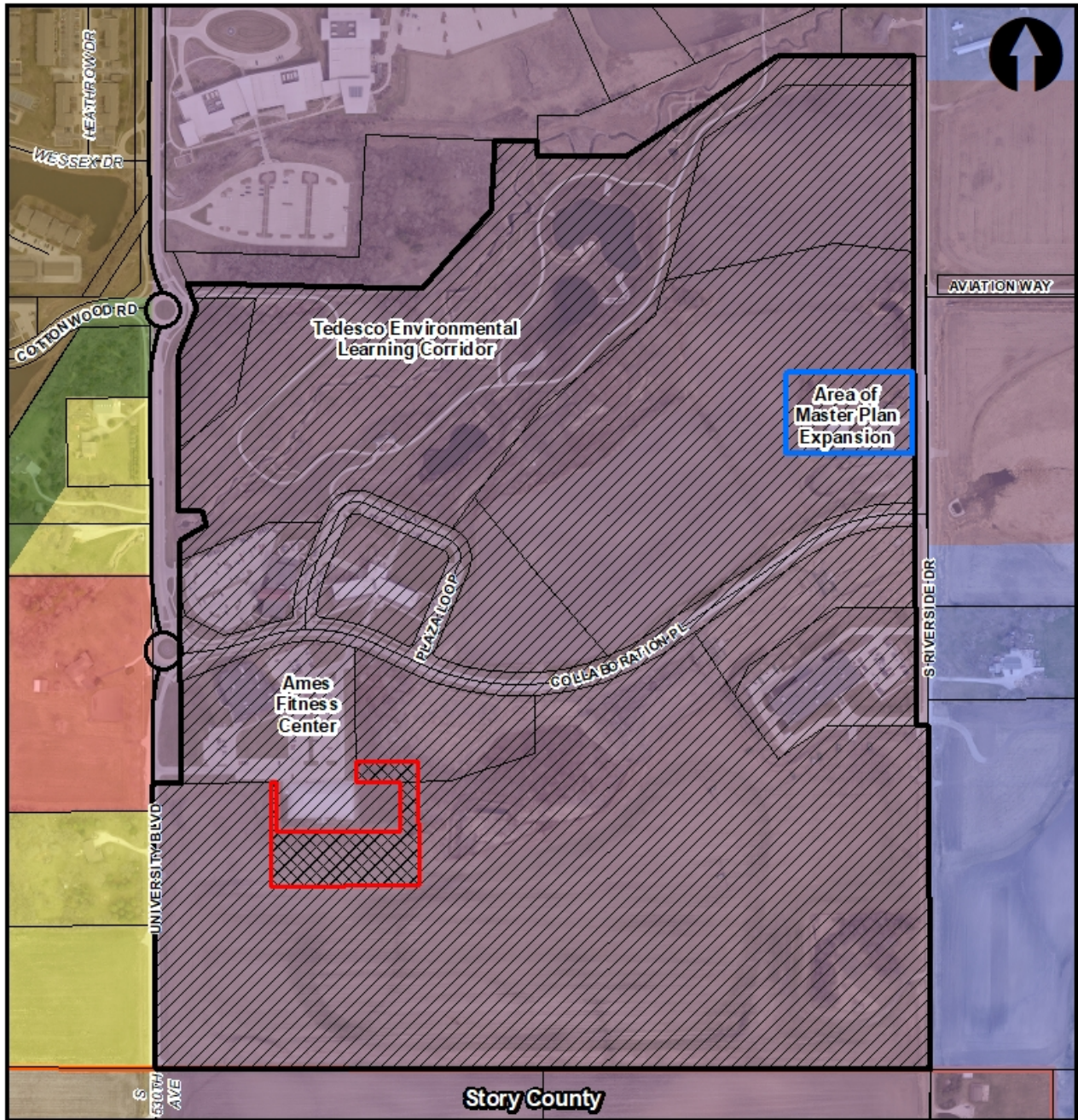


Rezoning from
**"RI" (Research Park Innovation Zoning District) to
 "RI" (Research Park Innovation Zoning District)**
 with a Revised Master Plan
 3898 University Boulevard
 August 3, 2022



Legend	
	ISU Research Park Phase III
	Ames Fitness Center Expansion
	Ames City Limits

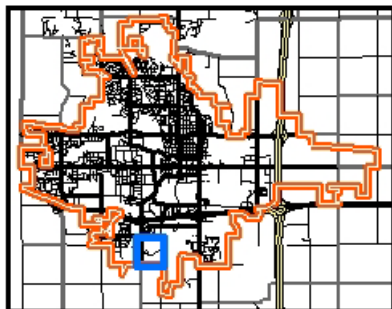
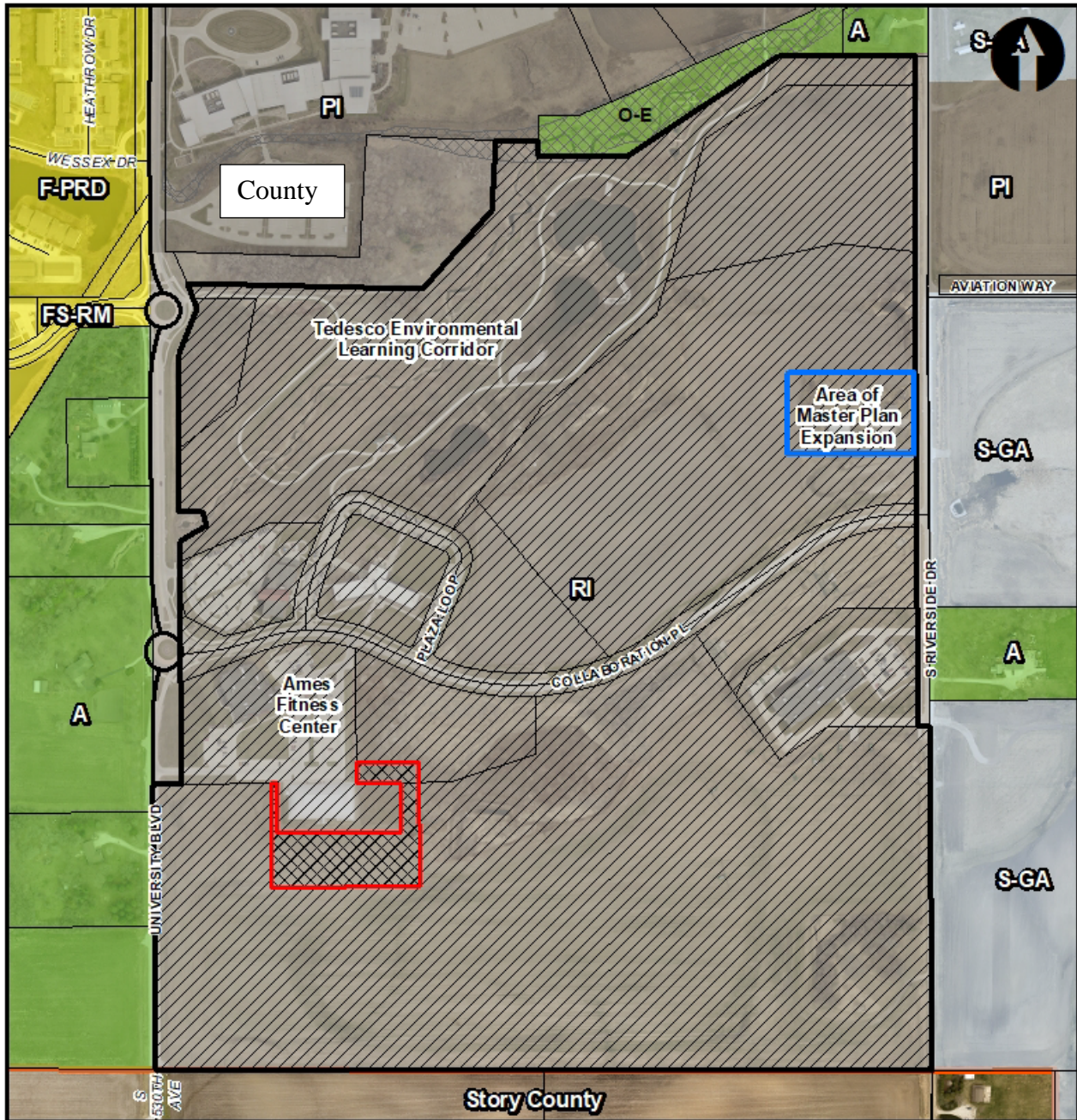
ATTACHMENT B Ames Plan 2040 Future Land Use Map



Rezoning from "RI" (Research Park Innovation Zoning District) to "RI" (Research Park Innovation Zoning District) with a Revised Master Plan 3898 University Boulevard August 3, 2022

- Residential Neighborhood 3 - Expansion (RN-3)
- Residential Neighborhood 5 - Multi-family (RN-5)
- Neighborhood Core - Mixed Use (NC MU)
- Employment (Emp)
- Open Space
- Civic
- ISU Research Park Phase III
- Ames Fitness Center Expansion
- Ames City Limits

ATTACHMENT C Existing & Proposed Zoning



Rezoning from "RI" (Research Park Innovation Zoning District) to "RI" (Research Park Innovation Zoning District) with a Revised Master Plan 3898 University Boulevard August 3, 2022



ATTACHMENT F Applicant's Statement

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

The ISURP is requesting rezoning of described land from Research Industrial zone to Hub Activity Area. The proposed development plan includes the extension of the ARFC tennis bubble by 2 indoor courts and 6 additional outdoor courts with the goal of Iowa State Women's Tennis Team hosting tennis invitationals and increased community amenities. The proposed development meets the zoning requirements of HAA, because it provides supporting services for surroundings business, employees, and park affiliates. Additionally, this project aligns with the City of Ames 2040 plan by growing outwardly while providing amenities for an inclusive, thriving and diverse community. The Research Park is committed to providing a high quality of living for the residents of Ames, the students of Iowa State University, and the tenants in the Research Park. We look forward to sharing this exciting new development throughout the City of Ames public hearings and seek the approval of its residents.

1. **Reasons for Requesting Rezoning.** See above.
2. **Consistency of the Rezoning with Ames Plan 2040.** See above.
3. **Current Zoning.** "RI" (Research Park Innovation Zoning District) with a Master Plan
4. **Proposed Zoning.** "RI" (Research Park Innovation Zoning District) with a Master Plan
5. **Proposed Use.** No use change is proposed. The intent is to expand the Ames Fitness Center property for the construction of new tennis courts.
6. **Legal 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, 1306.65 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 190.50 acres.

7. **Land Area.** 190.5 Acres.
8. **Map.** See previous attachments.

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 3898 University Boulevard, is rezoned with a Revised Master Plan from Research Park Innovation Zoning District "RI" to Research Park Innovation Zoning District "RI."

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, 1306.65 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 190.50 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