

ITEM #: 31  
DATE: 11-14-23  
DEPT: P & H

**COUNCIL ACTION FORM**

**SUBJECT: INTEGRATED SITE PLAN SUBDIVISION FOR 3600 UNIVERSITY BOULEVARD, INCLUDING SIXTH ADDITION TO IOWA STATE UNIVERSITY RESEARCH PARK PHASE III SUBDIVISION PRELIMINARY PLAT AND MAJOR SITE DEVELOPMENT PLAN**

**BACKGROUND:**

Ames Fitness Center and Ames Play Yard are requesting approval of an Integrated Site Plan, which includes concurrent Preliminary Plat and Major Site Development Plan approval, to allow for construction a new building. The new building at 3600 University Boulevard would house an indoor playground west of the existing fitness center building (Attachment A – Location Map). No changes are proposed to the existing Ames Fitness Center building. The subject site totals 5.93 acres. The proposed subdivision includes two lots. The combined site will maintain its access from both Collaboration Place and University Boulevard; no new driveway access is proposed.

The concurrent review of a Major Site Development Plan and Preliminary Plat is required as part of the Integrated Site Plan approval process. An Integrated Site Plan allows for the subdivision of a site into individual lots with consideration of the site in its entirety for evaluating access, circulation, maintenance, and compliance with certain zoning development standards (setbacks, landscaping, parking, etc.) that would otherwise apply to individual lots. Approval of an Integrated Site Plan allows for more flexible application of most development standards through the approval of the Major Site Development Plan, although the overall site must meet all minimum standards.

This particular property is using the flexibility of the Integrated Site Plan to share parking, to reduce setbacks, and to place the two buildings on separate lots but with a physical connection.

The site was originally platted in December 2015 as Lot 5 of the Iowa State University Research Park Phase III First Addition. The original preliminary plat for Iowa State University Research Park Phase III was approved in July 2015.

The subject property is zoned Research Park Innovation District (RI). The land that abuts the site to the east and south is also zoned RI. The land to the west, across University Boulevard, is zoned Agricultural (A), and is mostly undeveloped with a single house. The land to the north, across Collaboration Place, is the site of a McFarland Clinic and is also zoned RI. (See Attachment B for full Zoning Map.)

The preliminary plat (Attachment C) subdivides the existing Ames Fitness property into two developable lots. The smaller lot roughly encompasses the grassy area adjacent University Boulevard, directly west of the existing building. The integrated site plan enables the two new lots to share the existing parking, the maximum impervious coverage requirement (70%), and the minimum landscaped area requirement (20%). The total impervious coverage proposed is 60.75%; the total landscaped area proposed is 39.16%. The proposed lots both have frontage on a public street. The proposed plat meets minimum lot area and dimension requirements. No additional right-of-way dedication is proposed with the subdivision.

When the Ames Fitness Center was approved in March 2016, the minimum parking requirements were

greater than they currently are (see Parking Table in the Addendum). Additionally, at the beginning of 2023, the City amended the Parking Code so that a parking reduction of 20% could be approved if the number of required spaces exceeds 100 (and so long as the total spaces was not reduced below 100). The development is calculated to require 288 spaces, which is subsequently reduced to a minimum of 231 after the 20% reduction. The development will have 261 spaces, including 7 new spaces. No traffic improvements are being required as part of this development as all driveways were determined to operate acceptably.

The proposed Major Site Development Plan (Attachment D) accounts for all building configurations, uses, and features of the site layout. The new building will have 7,089 square feet; the current fitness center is 52,307 square feet.

Building elevations are included (Attachment E – Building Elevations). The RI Zoning in Sec. 29.903(5) has design guidelines for the site, landscaping, and architecture. Not every guideline pertains to each project.

- For this site, the Site Design Guidelines encourage walkways to both public streets coordinating shared access to reduce driveway intersections. The site complies with these guidelines.
- The Landscape Design Guidelines encourage landscape design to enhance pedestrian environments with interesting elements of art, trellises, and shading of sidewalks. The site has trees lining the sidewalk from University Boulevard to the main entrance on the south side of the new building.
- The Architectural Design Guidelines encourage accentuating the main building entrance, windows that identify areas of activity and interest, and building massing to distinguish building components (through variations such as height). Since the Planning and Zoning Commission meeting, the architect for the project has refined the façade to accentuate the entrance and the design is now in compliance. The building meets the glazing guideline with large windows at the northwest corner where the play area is situated. The building also meets the massing guideline as the roof rises up to its highest point at the building corner closest to the traffic circle at University Boulevard and Collaboration Place, which will make for a dramatic approach.

The site requires front yard landscaping along University Boulevard (location of the street frontage for development of the new Lot A), including overstory trees, shrubs, and grasses. The proposed plan will comply with the requirements of Sec. 29.403(1)(A)(i)(d) for non-residential, front yards.

A complete analysis of the development with the Major Site Development Plan criteria is included in the addendum.

### **ALTERNATIVES:**

1. Approve the following:
  - a. The Major Site Development Plan, subject to the following condition:
    - i. Compliance with the City's Outdoor Lighting Code
  - b. The Preliminary Plat for the Iowa State University Research Park Phase III Subdivision, Sixth Addition, noting that prior to final plat all requirements of the integrated subdivision for agreements and easements are to be reviewed and approved by the City.
2. Approve the request for an Integrated Site Plan, which includes concurrent Preliminary Plat and Major Site Development Plan approval, for the properties at 3600 University Boulevard, with **modified** conditions.

3. Deny the request for an Integrated Site Plan, which includes concurrent Preliminary Plat and Major Site Development Plan approval, for the properties at 3600 University Boulevard if the Council finds that the City's regulations and policies are not met.

4. 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 proposed Integrated Site Plan allows for an expansion of use on a previously developed site. The purpose of the Integrated Site Plan Subdivision review is to determine that the overall layout, function, and building design meet City standards as a collective site and not as individual lots. Key considerations for the proposal are the design and location of buildings, appropriate landscaping and screening, access and circulation, and overall parking supply.

The proposed new use, indoor playground facility, complements the existing fitness center and that of the nearby commercial and residential areas. With the conditions of approval, staff finds that the project meets the design principles of an Integrated Site Plan, subdivision standards, and the standards of the Major Site Development Plan.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

[Addendum.pdf](#)

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)

[Attachment D.pdf](#)

[Attachment E.pdf](#)

[Attachment F.pdf](#)

[Attachment G.pdf](#)