

ITEM #: 14
DATE: 11-12-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: INTEGRATED SITE PLAN SUBDIVISION FOR 1726 COLLABORATION PLACE, IOWA STATE UNIVERSITY RESEARCH PAK, PHASE III, SEVENTH ADDITION, INTEGRATED SITE PLAN SUBDIVISION MAJOR FINAL PLAT

BACKGROUND:

Hunziker Construction Services, Inc. is requesting approval of a final plat for Iowa State University Research Park Phase III, Seventh Addition. The plat divides the 4.2-acre site at 1726 Collaboration Place into two lots (see Attachment A - Location and Zoning Map and Attachment B – Proposed Final Plat).

The plat is part of a request for an Integrated Site Plan subdivision, which includes a Preliminary Plat and Major Site Development Plan previously approved by City Council on [October 22](#). This process allows for the division of the property with zoning compliance based on the site as a whole. The proposal will use the zoning flexibility of an Integrated Site Plan to distribute parking across both lots, eliminating setbacks for parking areas from interior property lines, while placing two mixed-use buildings on separate lots.

Lot 1 (2.26 acres) will include one mixed-use building, four garage buildings for residential tenants, and a tenant amenity area including a picnic shelter and basketball and pickleball courts. Lot 2 (1.94 acres) will also contain one mixed-use building and four garage buildings. A shared parking area behind the principal structures will connect the lots.

The applicant proposes to phase the development with the mixed-use building and improvements on Lot 1 being the first phase, as allowed by the Integrated Site Plan process through approval of a Development Agreement by City Council (see Attachment C). The Development Agreement ensures improvements necessary for site function are made even if future phases are not constructed. The Development Agreement specifies that in addition to the buildings and improvements on Lot 1, certain improvements on both lots are made, including:

- The public sidewalk
- The off-site stormwater management area
- Shared utilities and fire hydrants
- A temporary turnaround for emergency vehicles at the terminus of the drives on Lot 1
- Sufficient parking spaces to meet the number required for the uses on Lot 1

The first phase shall be completed within two years of approval. A temporary rock fire truck turnaround is allowed in conjunction with Phase 1 that is required to be replaced with a paved driveway at the end of construction of Phase 1 if Phase 2 has not started construction.

A trail connection on Lot 1 is shown as part of the second phase. Staff noted at the time of the Major Site Development Plan approval that the connection may not be required to be constructed as it connects to a trail on an adjacent property that may be relocated. If the location of the adjacent trail

changes, the connection may no longer be required. This is noted on the phasing exhibit attached to the Development Agreement; any change to the trail would be minor amendment of the original approved Major Site Development Plan.

Per the requirements of the Subdivision Code for an Integrated Site Plan, the lots will operate collectively for site improvement and maintenance purposes. This is memorialized through the Development Agreement and creation of an association with covenants and bylaws regarding the maintenance and shared nature of common areas. Notes have also been placed on the plat that acknowledge shared use and maintenance of parking, pedestrian ways, circulation, and other common areas, as required of an Integrated Site Plan Subdivision.

No financial security is included with this Final Plat given the availability of infrastructure sufficient to serve the lot. All necessary infrastructure is currently installed except for a sidewalk along Collaboration as this property is currently a platted lot. Proposed extensions of City water and sewer mains are only necessary internal to the site as the site will be divided into two lots and each building will be served separately by its own utilities.

ALTERNATIVES:

1. Based upon the findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans, the City Council can approve the Final Plat for Iowa State University Research Park Phase III, Seventh Addition, and the Development Agreement.
2. Deny the Final Plat for Iowa State University Research Park Phase III, Seventh Addition, by finding 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, Seventh 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 Development Agreement for phasing. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A - Zoning and Location Map.pdf](#)

[Attachment B - Final Plat.pdf](#)

[Attachment C - Development Agreement.pdf](#)

[Attachment D - Applicable Laws.pdf](#)