ITEM #:	**19**
DATE:	**10-28-25**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **APPROVAL OF MAJOR SITE DEVELOPMENT PLAN FOR 3200 UNIVERSITY BOULEVARD**

BACKGROUND:

The subject property, 3200 University Boulevard (Attachment A), is owned by Hunziker Construction Services, Inc. The owner is proposing to develop the undeveloped, 6-acre lot into a mix of 74 dwelling configured as 60 total apartment units in four buildings and 14 dwelling units in seven duplex buildings. Two of the apartment buildings will have 12 units and the other two will have 18 units.

The proposed PUD Site Development Plan is required to fulfill the requirements of the PUD Master Plan that was approved for the site in 2024. The Site Plan also includes construction of a shared driveway with the County park property to the south. A preliminary plat accompanies this request in order to create individual lots for the duplex units and for each apartment building with one outlot.

The 3200 University property, along with 3300 University Boulevard to the south, was recently rezoned to Floating Suburban – Residential Medium Density (FS-RM) with a Planned Unit Development Overlay (O-PUD) (Attachment B). A small portion of this property (3200) falls within the Environmentally Sensitive Overlay (O-E), indicative of a floodway for a small stream.

The PUD Overlay zoning and review process was originally required with the approval of the Land Use Map change to residential because of the sensitivity of the site in terms of compatibility with the abutting Story County park, the Tedesco Environmental Learning Corridor. The Master Plan established the maximum density for the site but left individual site and building design features until now.

The PUD allows the developer to take advantage of design flexibility for the proposed platting of the site and for setback and landscaping variations in support of diverse housing options. This flexibility is subject to achieving other design principles of the PUD for high quality design and compatibility with the surroundings.

The majority of the site is not visible from University Boulevard; however, the site is visible from multiple trails and features within the abutting County park. Two informal trail loops are within 120-150 feet. These include the low water crossing to the east and the main paved trail, which is as close as 150 feet from the east property line to the south. The nest, a staired access to the main pond, is 330 feet away to the east. One grove of trees exists near the southeast corner of the site.

The County is in agreement, as communicated to City staff, to have a shared access easement to facilitate the private street extension for the site. A formal easement will be required to start development. The County hopes to eventually construct a parking lot within the park that also utilizes the private drive.

The applicant is proposing to have 74 residential units on the subject site. The property is a flag lot, and the 'pole' of the site extending from University Boulevard will be lined with seven duplexes (14 units). The 'flag' part of the lot will have four apartment buildings: two three-story12-unit buildings on the west side and two three-story 18-unit buildings on the east side , totaling 60 apartments. Covered garages are provided to serve the apartments.

The duplexes will be three stories tall with attached, two-car garages. In the pole part of the lot, the drive to the apartments will overlap the south property line into the park. On the north side of the drive, the duplexes will be in a row, with direct vehicular access onto the shared drive. A Workiva parking lot is to the north of the duplexes. The park is to the south.

In the flag of the lot, the four apartment buildings will be placed around the edge of the lot with a mix of garage buildings and parking lot spaces interspersed between the residential structures. All apartment buildings will be three stories tall. To the west of the flag is the Workiva parking lot and to the north is primarily vacant industrial land and parking lots. There is a stream along the north property line. To the east and the south of the flag is the park.

The buildings in the development are in a contemporary style that matches the architecture at neighboring 3300 and that compliments the other architecture of the Research Park. The design incorporates brick and siding with shed roofs (Attachment C). The apartment buildings contain a mix of one- and two-bedroom units. The townhome apartments are a mix of two- and three-bedroom units.

PUD OVERLAY STANDARDS:

The PUD standards require setbacks around the perimeter of the site to reflect those of the base zoning, FS-RM. The standard FS-RM building setbacks are 20 feet in the front, 6 or 8 feet on the side (depending on the height), and 20 feet in the rear. All buildings are at least 20 feet from the exterior property lines, which complies with the FS-RM base zone.

The applicant is proposing to subdivide the existing lot to place the individual duplex units and the individual apartment buildings in separate lots. This arrangement will require deviations from the base zoning requirements, which is allowed within a PUD. Deviations include internal side yard setbacks reduction, lots without frontage on a public street, parking off-site or apartment buildings in an outlot.

Staff reviewed the park interface with the applicant to refine the architecture and landscaping transition as is currently proposed. The interface will be an access drive along the shared property line of 3200 and Tedesco Park. At the southeast edge of 3200, there will be a future driveway connection into the park where there is intended to be a small parking lot with access to a shelter.

FS-RM commonly requires a 10-foot planter buffer with trees as a transition between low density residential and higher density. However, in this case, it was not specifically required in relation to the park since it is not residential. For the park interface, the developer included native prairie planting/grasses rather than lawn areas along the parking interface. There is a minimum of 20 feet of prairie planting materials between the eastern apartment buildings and the park. Trees as buffers have not been proposed by the developer, assuming the trees in the park support the compatibility of the park environment with the proposed structure

locations along the east side of the flag area.

The provision of garages with the apartments is viewed as a benefit of the PUD process to diversify housing options. Typically garages are not provided with large apartment projects. The parking lot will be planted with trees for shading. The parking lot landscaping does get more complicated to meet planting requirements due to building placements and utility easements compared to open parking lots. Staff has worked with the developer to address the required tree plantings in the parking lot.

There will be front yard landscaping along the small portion of the lot on the traffic circle near University Boulevard. Within the site, trees will be dispersed to give shade to the parking. The newly extended drive includes small street trees with the townhomes on the north side of the drive. No additional landscaping is part of the drive extension on the County property.

The lot was platted with a 75-foot stream bank stabilization easement along the north of the property. Within this easement is a small stream that is within a floodplain. This easement area will not be improved with buildings or parking, though some grading will be done. This area remains as a sloped open space.

A PUD includes expectations for amenities as trade off for flexibility. Sites over 50 units have a specific requirement for an on-site amenity. The PUD Overlay does not specify specific amenities and allows for the developer to propose an improvement that addresses the PUD principles. Staff provided options to the developer for active and passive amenities such as recreational space, a tot lot, gathering spaces, etc. The developer was required to be address the amenity requirement as a condition of the Planning and Zoning Commission review. The developer has since responded with a covered shelter within their internal green space area serving the apartments.

SITE ACCESS:

Staff worked with the applicant to refine the entrance to the property off the traffic circle where University Boulevard and Cottonwood Road meet for both vehicles and pedestrians and bicyclists entering the park. The entrance will be shared for both lots and will also serve as an access to a planned parking lot for the park. The County's bike trail also crosses through this area. The park path is also proposed to be reconfigured to facilitate pedestrian and bicycle movement. The Story County Conservation Board representatives support an easement along the park property for the shared entrance to cross the three properties.

The property will have a driveway that is partly on the park property, which has been planned in conjunction with Story County.

The site plan depicts a future driveway extension and potential park improvement for a parking lot in Tedesco Park. No park improvements are included in the approval of this major site development plan.

PUBLIC NOTICE:

Major Site Development Plan reviews have no formal notice requirement. A courtesy notice was mailed to the adjacent property owners.

PLANNING & ZONING COMMISSION:

The Major Site Development Plan was reviewed by the Planning and Zoning Commission on October 15, 2025. No one from the public was present at the meeting. The Commission discussed the park proximity and storm water treatment measures for the project. The Commission voted 5-0-0 to recommend approval of the Major Site Development Plan to the Council with the following conditions, as recommended by staff:

1. Include required amenity details prior to City Council approval.

2. Include updated parking and tree landscaping plan details prior to City Council approval.

The above conditions have since been met with updates provided by the applicant.

ALTERNATIVES:

1. Approve the Major Site Development Plan for 3200 University Boulevard.

2. Approve the Major Site Development Plan for 3200 University Boulevard with conditions.

3. Deny the Major Site Development Plan for 3200 University Boulevard.

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 housing types are allowed in the zoning and the PUD Overlay facilitates creation of individual lots. The proposed density achieves the required minimum density of 10 units per acre.

The PUD Overlay is intended to address two issues for the site. The first is design compatibility with the surroundings with sensitivity to the adjacent park open space. The second is to promote diverse housing types with high quality design features.

The proposed development at 3200 will contain a mix of housing types that will help to serve a growing Research Park. The PUD enables desirable duplex units that may be owned or rented and rental apartments with garages that would likely otherwise be difficult to accommodate on the site.

The compatibility is a unique issue with the park. The shared driveway is a partnership with the County. The design of the site places its most prominent 18-unit buildings in the closest proximity to the park, which with the open nature of a prairie style park makes the development features quite visible. The structures are readily visible from numerous features in the park but do have some physical separation. The developer agreed to native plantings to blend with the park in an effort to be compatible with the park. The County has provided no specific critique of the development to staff in terms of compatibility.

With the County facilitating the proposed development along the park boundary, the

proposed project can be found to be compatible with the surroundings. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1.

ATTACHMENT(S):

Addendum.pdf
Attachment A.pdf
Attachment B.pdf
Attachment C.pdf
Attachment D.pdf