

ITEM #:	<u>26</u>
DATE:	<u>12-16-25</u>
DEPT:	<u>P&amp;H</u>

### COUNCIL ACTION FORM

**SUBJECT: REZONING FOR 15.25 ACRES OF A 35-ACRE PROPERTY LOCATED WITHIN THE IOWA STATE RESEARCH PARK LOCATED ALONG SOUTH 530TH AVENUE FROM AGRICULTURAL (A) TO RESEARCH PARK INNOVATION DISTRICT (RI) WITH MASTER PLAN**

#### **BACKGROUND:**

The Iowa State University Research Park (ISURP) is requesting to rezone a 15.25-acre portion of a 35-acre property located south of the current southern most developed site of the Research Park along South 530th Avenue (University). The request is to rezone from Agricultural "A" to the Research Park Innovation District "RI" with a Master Plan. A location map is attached.

The ISURP owns four parcels, totaling approximately 150 acres, south of the current developed Research Park boundary on the east side of S 530th Avenue. **Only the 35 northwestern-most acres of this land were annexed into the City in August to facilitate development of an agricultural equipment testing facility.** The rezoning area, the northwestern approximately 15 acres of the recently annexed area, will be an immediate opportunity for a development site. The ISURP desires to subdivide the overall site to match the proposed rezoning boundary.

The applicant has indicated that 20 remaining acres of the annexed property will continue to be zoned Agricultural and in agricultural production to support equipment testing operations. Although ISURP has not proposed RI zoning for the whole property at this time, the 20 acres could also be rezoned to RI to indicate its future use as industrial.

The RI District is an industrial zoning district established in 2015 and tailored to the needs of ISURP. It is distinguished from typical industrial zoning districts by focusing on research and development facilities, related office uses, and supportive commercial uses only in a Hub area (see attached existing zoning map).

#### **MASTER PLAN**

A Master Plan was requested by staff to illustrate how the subject site would integrate the remaining undeveloped ISURP lands to address any specific infrastructure need related to the partial property rezoning request. The undeveloped 150 acre area, including the site of the rezoning, is shown in the attached Master Plan. **The key issue at this time is if any extensions of infrastructure should occur on the subject northwest 35 acres site or if the overall Master Planning demonstrates that adequate options exist for future extensions.**

The Master Plan helps define a concept of development for the overall area, but assigns no specific development requirements to the 15.25 acre area. Importantly the Master Plan indicates where a future industrial street could be extended through the area to complete its

planned development and allowed for discussion of future water looping needs, sewer extensions, and planning for regional stormwater treatment facilities. The majority of the area is yet to be annexed and while they are shown as part of the Master Plan, it is not binding on the parcels.

At this point, the Master Plan is a concept that informs approval of the 15.25 acres and defers development details related to the site to its future subdivision review. No specific conditions are proposed with this rezoning application, if the concept is accepted by the Council.

### **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission voted 6-0 to recommend approval of the request at its December 3, 2025 meeting. A neighboring county resident located along S 530th spoke at the meeting. The owner questioned the rezoning process and what would be the development plan for the site and described prior interactions with the ISURP related to the sale of property.

The Commission's discussion focused on the compatibility of industrial uses with the adjacent unincorporated farmstead after testimony from the resident.

Staff noted that, as this adjacent property is not within the City and not residentially zoned, the RI zone requirements for increased setbacks and a buffer from residentially zoned properties do not apply. There has been no past practice of applying additional development requirements to properties when adjacent to the unincorporated area. Additional information about the site may be known once the Preliminary Plat is under review and is presented for approval in early 2026.

### **ALTERNATIVES:**

1. Approve on first reading the rezoning from Agricultural to Research Park Innovation District for 15.25 acre area of the subject parcel and accept the conceptual Master Plan for planning purposes on the remaining ISURP land with no requirement of a zoning agreement for this request.

**However, future use within the RI zoned area will be subject to approval of a subdivision of the site to avoid a split zoning designation.**

2. Approve on first reading the rezoning from A-Agricultural to RI-Research Park Innovation District for all 35 acres of land and accept the conceptual Master Plan for planning purposes on the remaining ISURP land with no requirement of a zoning agreement for this request.
3. Deny the request to rezone the property from A-Agricultural to RI-Research Park Innovation with Master Plan.

### **CITY MANAGER'S RECOMMENDED ACTION:**

The proposed partial property rezoning is unusual as split zoning of property complicates eventual development. Since the owner has submitted for a subdivision to match the proposed rezoning boundary this complication is obviated. **Alternative 1 recommends approval of the rezoning with the planned development of the site within the RI zoning contingent on**

**the approval of a subdivision that creates a matching lot to rezoning boundary. If the subdivision was not approved, the split zoning would restrict the site to agricultural use.**

The RI District proposal reflects the intended development pattern for ISURP. In this case the Master Plan does not bind this particular site to any specific requirement with the applicant demonstrating that later development phases can accomplish providing for adequate deployment of infrastructure. The rezoning is also consistent with the Plan 2040 Employment designation for the area with the required subdivision allowing for site specific infrastructure improvement review to serve future development. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, as described above.

**ATTACHMENT(S):**

[ISURP S 530th Ave Rezoning.docx](#)  
[Addendum.pdf](#)  
[Existing Zoning and Location Map.pdf](#)  
[Master Plan](#)  
[Future Land Use Map.pdf](#)  
[Plan 2040 Excerpt.pdf](#)  
[Applicant Request.pdf](#)