

ITEM #: 32
DATE: 02-10-26
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: REZONING OF APPROXIMATELY 16.35 ACRES FROM AGRICULTURAL (A)
TO RESEARCH PARK INNOVATION DISTRICT (RI)**

BACKGROUND:

This request relates to a 16.35-acre property located at Iowa State University Research Park, 4200 University Boulevard (S 530th), south of the current Research Park boundary.

At the January 27, 2026 City Council meeting, at the behest of the applicant, staff recommended that City Council not proceed with the third reading of a rezoning for the site that is the subject of this request. Prior to the meeting on January 27, the applicant had modified the eastern boundary of the proposal to match a proposed Subdivision Lot line by about 40 feet and approximately one additional net acre. At the January 27 meeting, the City Council voted to hold a new public hearing for the proposed rezoning at the February 10, 2026 meeting with an updated rezoning exhibit and legal description (see attached).

The rezoning area is approximately 16.35 acres of a 35-acre parcel located south of the current southernmost developed site of the Research Park along South 530th Avenue (University) (see attached map). The rezoning area matches the proposed development lot area in the Iowa State University Research Park Phase IV First Addition, which is proposed for approval on the same agenda.

The request is to rezone from Agricultural “A” to the Research Park Innovation District “RI.” The applicant requests RI for the planned area of development of the site and to leave the remaining area as Ag within an outlot. The addendum includes more information on the Plan 2040 designation for the property and Findings of Fact.

The essence of the proposal has not changed since the initial public hearing with the City Council in December. The staff report from the December 16 meeting can be [reviewed at this link](#), including the Planning and Zoning Commission's discussion and recommendation of approval for a zone change for part of the site. Note that at the original hearing a conceptual rezoning Master Plan that was discussed on December 16th, but it was determined to not be needed for the project and no formal approval of master plan or zoning agreement occurred. Details on infrastructure extensions were deferred to the review of the Preliminary Plat for the ISU Research Park Phase IV First Addition.

ALTERNATIVES:

1. Approve on first reading the ordinance rezoning approximately 16.35 acres of a 35-acre parcel from Agricultural to Research Park Innovation District (RI).

The applicant is requesting the City Council waive the rules and proceed with second and third readings for the rezoning because the site was reviewed for rezoning for essentially the same area in December before the proposed

adjustment to the zoning boundary requiring this new hearing.

2. Deny the request to rezone a portion of the property from A-Agricultural to RI-Research Park Innovation District.

CITY MANAGER'S RECOMMENDED ACTION:

The proposal is for partial rezoning of a site to suit the applicant's needs for the planned development of the site within the RI zoning as a R&D facility. The proposed zoning boundary is contingent on the approval of a subdivision that creates a lot matching the rezoning boundary. If the subdivision is not approved, the split zoning would restrict the entire site to agricultural use. There is also an applicant request to waive the rules to approve the ordinance on second and third reading. If the rezoning is finalized on the February 10, the applicant intends to file for final plat approval as early as February 24.

The RI District proposal reflects the intended development pattern for ISURP. 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):

[Addendum ISURP.pdf](#)

[Rezoning Exhibit.pdf](#)

[Existing Zoning and Location Map.pdf](#)

[Future Land Use Map.pdf](#)

[Plan 2040 Excerpt.pdf](#)

[Applicant Request.pdf](#)

[ISURP S 530th Ave Rezoning.docx](#)