

ITEM #: 33
DATE: 02-10-26
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: PRELIMINARY PLAT FOR IOWA STATE UNIVERSITY RESEARCH PARK
PHASE IV FIRST ADDITION**

BACKGROUND:

The Iowa State University Research Park (ISURP) Phase IV First Addition is a Preliminary Plat creating one development lot, one outlot, and two street lots for an approximately 35-acre property located at 4200 University Boulevard (S 530th), south of the current Research Park boundary (See Location Map Attachment A).

The 15-acre development lot (Lot 1) is to be zoned Research Park Innovation District (RI) to allow for development of an agricultural equipment testing facility. The outlot will remain in agricultural production with Agricultural zoning (See Preliminary Plat Excerpt Attachment B). The plat includes two street lots to be dedicated as University Boulevard right-of-way with the final plat. The development lot and outlot have frontage on University Boulevard, a designated Minor Arterial Street.

There is a concurrent rezoning request on this agenda for Lot 1 to be rezoned to Research Park Innovation District "RI". The boundary of Lot 1 aligns with the proposed rezoning boundary. No specific Master Plan accompanies the proposed rezoning. Therefore, all utility and street requirements would be subject to review with this preliminary plat.

Water main and sanitary sewer have been stubbed to the northwest corner of the Lot 1. The Developer is required to take utilities through the site to serve other planned development in the area. Road extensions are planned to the south of the site and no new road is part of this preliminary plat.

Staff has required future looping of the water main to Riverside Drive with either a main installed along the north property line or with future development to the south/east. The property owner has agreed to a 10-year timeframe to complete looping to City specifications. This 10-timeframe is included included as a condition for approval of a final plat. The agreement for looping will include this site plus other adjacent land owned by ISU Research Park.

Sanitary sewer will be extended to the center of the development lot in an easement and stubbed to the adjacent property to the west for future service. The Subdivision Code would normally require the sewer be extended through the site; however, the sewer is not required to be extended to the south property line due to plans to serve the remaining area to the south and west with a different sewer system. The sewer line at the north edge of the project can serve development to the west if needed.

Stormwater management will be provided through regional basins constructed as part of the previous ISURP development phase (Phase III).

Access Waiver Request:

A waiver is requested by the applicant to allow for Lot 1 to have more than one direct access from University, which is planned as a minor arterial street. The Subdivision Code does not permit new lots to have direct access from an arterial street. This standard is primarily intended to manage access from higher order streets to multiple smaller lots. This standard along with lot and block requirements result in requirements for intersecting local streets for access or frontage roads as the primary points of access for new development lots.

The subject site is a large industrial site that has more than 850 linear feet of frontage on University which would typically support planning for a road extension to serve development. Due to the location of an intervening farmstead along University Boulevard, the applicant did not believe it is desirable to install a road through the site for access. Based upon conversations with ISURP, a future street extension will occur just to the south of the site, but it will not serve this site.

Due to the frontage length and planned road to the south, an additional access could be granted since a street extension is not part of subdivision. If the waiver is granted, the access points will still be required to meet SUDAS engineering standards for spacing and access management. This will be reviewed as part of a future Minor Site Development Plan. Preliminary review of the proposal indicates they will have ample room to meet SUDAS minimum spacing requirements between driveways and planned streets.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission heard the request at its January 21, 2026, meeting. The Commission had several questions about the future road extension and access to the property for agricultural equipment. Staff clarified that the future road to the south would be extended through adjacent properties to connect S. Riverside with University. Agricultural equipment may access the property through adjacent fields.

The Commission voted 5-0 to recommend City Council approval of the Preliminary Plat.

ALTERNATIVES:

1. Approve the Preliminary Plat for the Iowa State University Research Park Phase IV First Addition located at 4200 University Boulevard with:
 - a. A Waiver to allow two points of access off of University subject to City Traffic Engineer review of the Minor Site development Plan consistent with SUDAS driveway spacing and turning movement standards.
 - b. Approval of an agreement prior to final plat approval for the extension of a water main loop through adjacent ISURP land to connect to the Riverside Drive water main within 10 years of final plat approval.
2. Deny the Preliminary Plat based on the finding that it does not meet the requirements of Section 23.302(5) of the Ames Municipal Code and by setting forth the City Council's reasons to disapprove or modify the proposed preliminary plat as required by Section 23.302(6) of the Ames Municipal Code.

3. Defer action on the item and request more information from staff or the applicant.

CITY MANAGER'S RECOMMENDED ACTION:

Upon review of the Preliminary Plat staff has found that the plat meets the requirements of Chapter 23 with approval of the waiver. Lot layout and design as well as utilities connections and stormwater design have been reviewed by staff and found to meet City standards. The waiver request for access onto an arterial meets the intent of the standard. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1.

ATTACHMENT(S):

[Addendum ISURP Preliminary Plat.pdf](#)

[Location Map.pdf](#)

[Preliminary Plat Excerpts.pdf](#)