

ITEM #:	46
DATE:	07-14-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: MAJOR AMENDMENT TO FINAL PLAT FOR ISU RESEARCH PARK PHASE IV, FIRST ADDITION, TO MODIFY THE LOCATION OF A SANITARY SEWER EXTENSION

BACKGROUND:

On February 10, 2026, Council approved the [Preliminary Plat for the Iowa State University Research Park Phase IV, First Addition](#) (Resolution 26-080) (Attachment A). On April 14, 2026, Council approved the [final plat for the same subdivision](#) (Resolution 26-226) (Attachment B). The plat created one large lot (15.06 acres) and one large outlot (20.35 acres) and also dedicated right-of-way (1.46 acres) out of a large parcel (36.87 acres). The property occupies most of a quarter-quarter section; a 3.17-acre parcel (Parcel B) in the middle of the west side (along University Boulevard/530th Avenue) had a different owner at the time of platting (Attachment C).

The 3.17-acre piece is outside of the City; the 36.87-acre parcel was annexed in 2025. At the time of the annexation, the 3.17-acre parcel (Parcel B) was excluded from the annexation. The 36.87 acres came into the City as a voluntary annexation.

At the time that Lot 1 was platted, the City sewer was intended to be located east of Parcel B as neither it nor the adjacent right-of-way were in the City limits. The sewer line thus took a circuitous route through Lot 1. The sewer line has not yet been installed.

The 3.17-acre Parcel B was recently purchased by the ISU Research Park with the intention of incorporating it into the neighboring Lot 1. This purchase means that the sewer line, which extends from the north across the neighboring lot to the north, can now be routed out to University Boulevard/530th Avenue. The sewer will parallel University Boulevard and cross the front of Parcel B, which was previously not possible. The intent is to annex Parcel B in the future.

The goal of this final plat is to move the sewer easement, which was created by the ISU Research Park Phase IV, First Addition final plat. No other boundary changes are proposed. Additional public utility easements are proposed along University Boulevard for the placement of the sewer (Attachments D & E).

Lot 1 is zoned Research Industrial (RI); Outlot A is zoned Agricultural (A). Parcel B is zoned A-1 in Story County.

MAJOR AMENDMENT & WAIVER REQUEST:

The Subdivision Code defines what is considered a Minor or Major Amendment to a plat. Rerouting of a sewer easement qualifies as a Major Amendment (Sec. 23.306 - see Addendum). Major Amendments are required to amend the Preliminary Plat as that is the permit type is where design issues are typically addressed before Final Plat approval.

Since no lot lines are proposed to move and only a relocation of the sewer to the right-of-way must occur, the applicant is requesting a waiver to the requirement to have a Preliminary Plat for a Major Amendment due to the nature of the change.

The proposed routing of the sewer in University has already been reviewed by Public Works, which supports the change. No other properties outside of ISURP ownership are impacted by the change. There is no change to the overall lot configuration or intended uses of the lots which could warrant a new preliminary plat.

ALTERNATIVES:

1. Approve the following Amendment to ISU Research Park Phase IV, First Addition:
 - a. Waiver to the requirement for a preliminary plat
 - b. Resolution accepting additional easements and amendments to Agreement for Public Improvements for Plat
2. Deny the following Amendment to ISU Research Park Phase IV, First Addition:
 - a. Waiver to the requirement for a preliminary plat
 - b. Resolution accepting additional easements and amendments to Agreement for Public Improvements for Plat
3. Refer this item back to staff for further information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed easements and amendment to the Iowa State University Research Park Phase IV, First Addition Final Plat make changes to sewer and public utility easements. No other alterations or changes, including property lines, are proposed. These changes are deemed to be in compliance with the requirements found in the Chapter 23, Subdivisions. Therefore, it is the recommendation of the City Manager that Council approve Alternative #1 as described above.

ATTACHMENT(S):

[Addendum.pdf](#)

[Attachment A - Approved Preliminary Plat.pdf](#)

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

[Attachment C - Location Map.pdf](#)

[Attachment D - Proposed Easements.pdf](#)

[Attachment E - Proposed Changes.pdf](#)