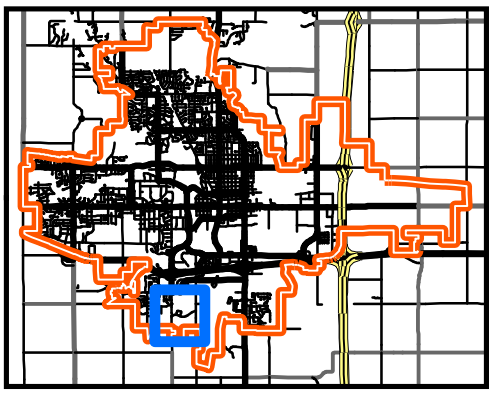




Annexation Location Map
4140 University Blvd

Legend
Subject Area

N

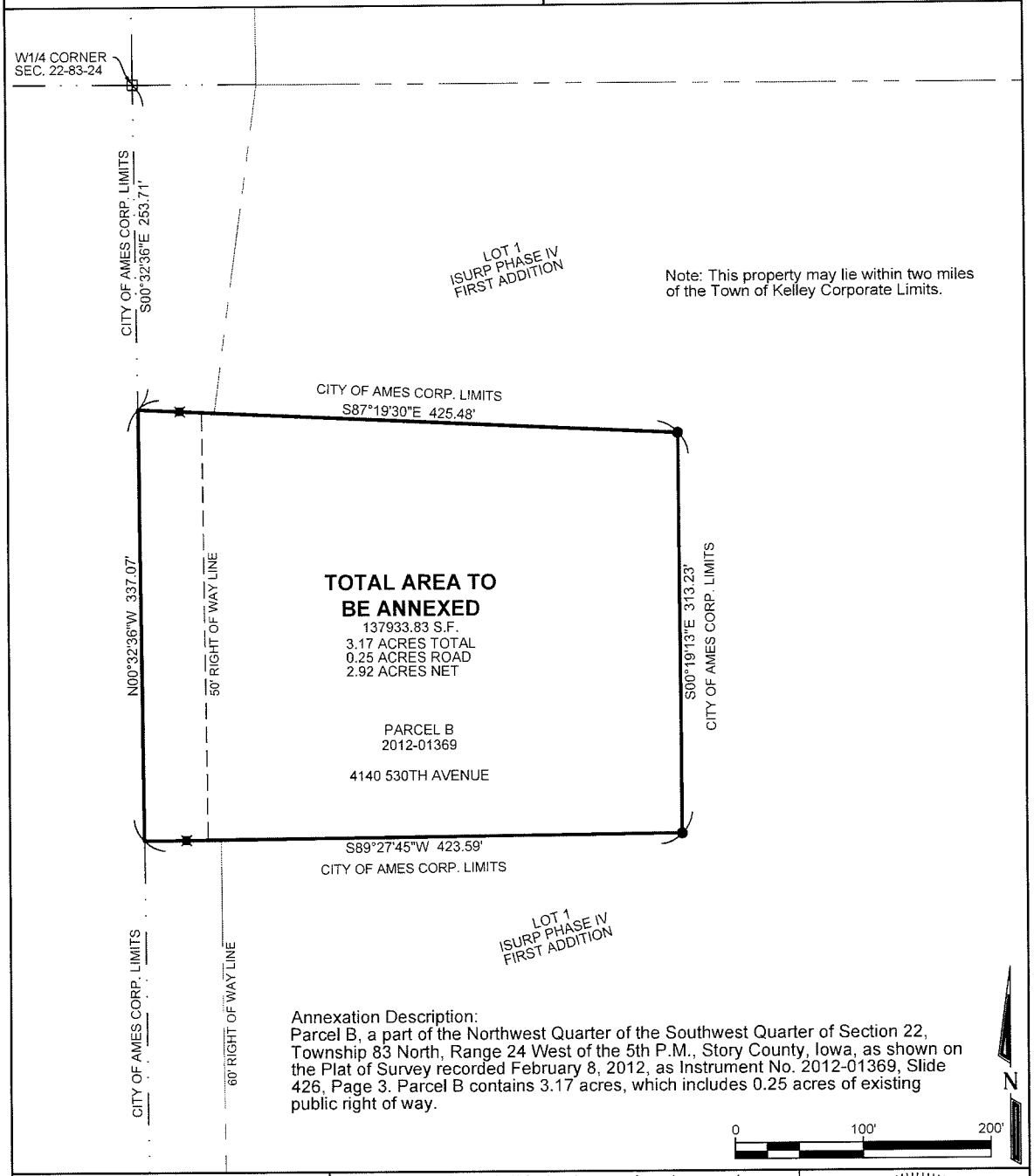
0 250 500 750 1,000
Feet

ANNEXATION PLAT

LOCATION: PARCEL B IN THE NW1/4, SW1/4 SEC. 22-83-24
STORY COUNTY, IOWA

PROPRIETORS: IOWA STATE UNIVERSITY RESEARCH PARK

PREPARED BY: R. BRADLEY STUMBO, PLS #17161
STRAND ASSOCIATES, INC.
AMES, IA 50010
515-233-0000



Annexation Description:
Parcel B, a part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded February 8, 2012, as Instrument No. 2012-01369, Slide 426, Page 3. Parcel B contains 3.17 acres, which includes 0.25 acres of existing public right of way.

STRAND ASSOCIATES®
Strand Associates, Inc.
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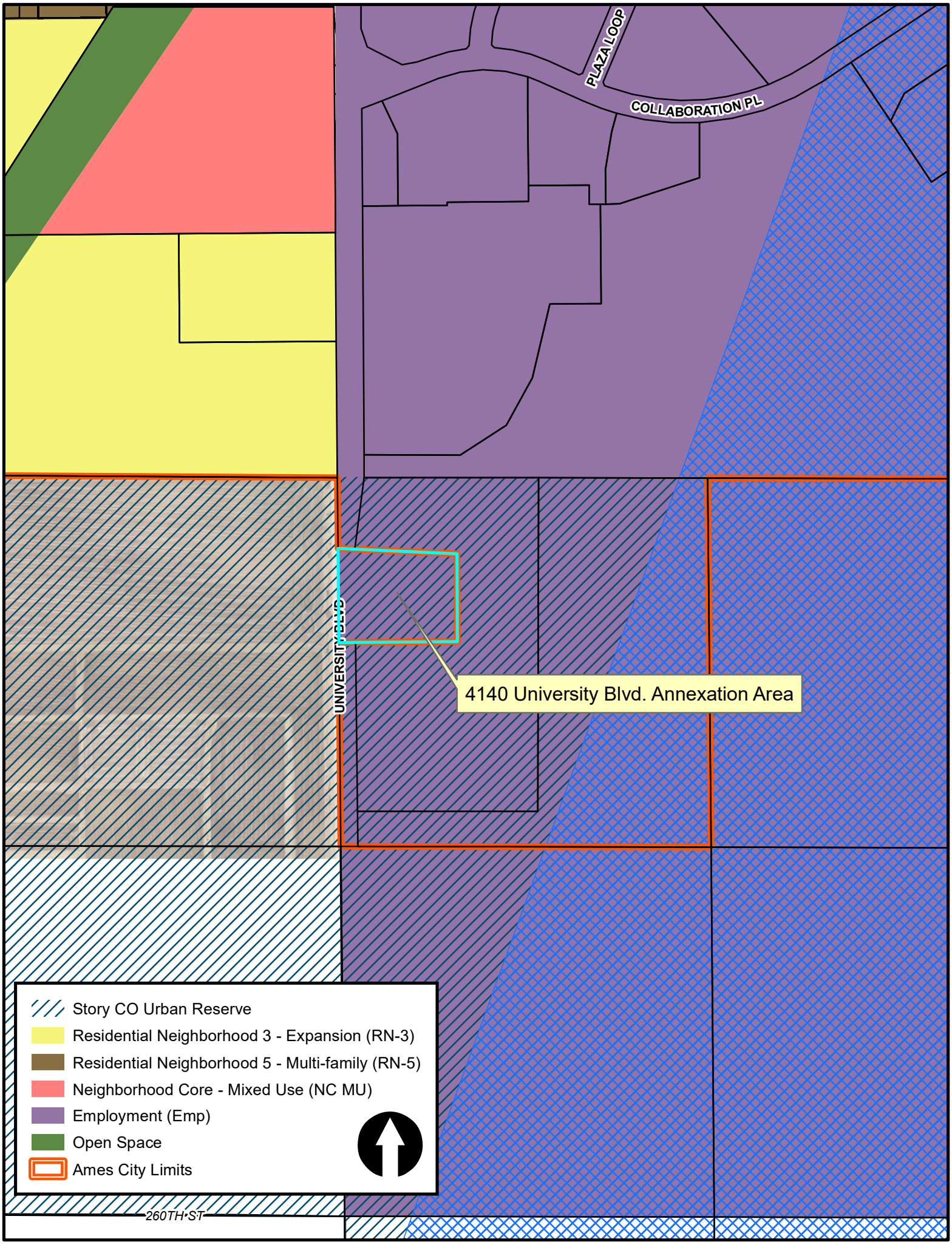
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo 6/19/2026

R. BRADLEY STUMBO, PLS DATE
License number 17161
My license renewal date is December 31, 2025.

R. BRADLEY STUMBO LICENSED 17161 IOWA PROFESIONAL LAND SURVEYOR


PLAZA LOOP
COLLABORATION PL
UNIVERSITY BLVD
4140 University Blvd. Annexation Area
Story CO Urban Reserve
Residential Neighborhood 3 - Expansion (RN-3)
Residential Neighborhood 5 - Multi-family (RN-5)
Neighborhood Core - Mixed Use (NC MU)
Employment (Emp)
Open Space
Ames City Limits
260TH ST

LAND USE: CATEGORIES

Employment (Emp)

- Includes both general industrial areas and large-scale employment centers that are part of planned business or ISU Research Park.
- Mixes traditional manufacturing warehouse activities on the east side of the city and office and R&D uses in ISU Research Park and areas near South Bell.
- Can include high impact and heavy industrial uses.
- Older areas include single purpose industrial lots and relatively low-density site development.
- Planned facilities include large blocks and large sites.
- High truck traffic generation with good access to regional transportation facilities.
- City policy to focus most new large large industrial development east of I-35.
- Service uses are clustered in Boone County and can be expanded with the West Growth Areas.

APPLICABLE EXISTING ZONING CATEGORIES

- GI General Industrial PI Planned Industrial
- RI Research Park Industrial
- II Intensive Industrial

GOALS

- Provide attractive and well-functioning settings for a range of industrial enterprises.
- Build on Ames' natural and historic strength in research.
- Minimize impact and external effects on city neighborhoods.
- Discourage industrial uses that are large resource users for water and sewer services with system capacity impacts.



DEVELOPMENT GUIDELINES

- Phase out small obsolete industrial clusters in primarily non-industrial areas, such as industrial pockets along the railroad.
- Use screening and landscaped buffering to address building scale and typical utilitarian appearance.
- Residential uses should not be permitted in these areas. Site design should provide separation and buffering between intense industrial and adjacent residential use.
- Apply aesthetic enhancements to sites along major corridors.
- Plan for improved pedestrian connectivity and access for alternative modes of transportation.
- Large sites may allow for incorporating green infrastructure, renewable energy, or other GHG reduction and sustainable design techniques to existing site and development in new employment areas.
- Focus Research Park uses on R&D and office with high employment intensity.
- Ensure truck traffic and transportation capacity is adequately addressed in siting new large industrial facilities.

PUBLIC ACTIONS

- Implement infrastructure and transportation projects necessary to open the East Industrial area.
- As East Industrial, Prairie View, develops out with large uses, evaluate options for smaller industrial sites and locally serving commercial uses. Large format retail is not permitted.
- Use economic development tools and standard to support resource and environmentally conscious uses, minimize water and sewer capacity demand.
- Support commuter transportation alternatives to single occupant automobiles.
- Adapt zoning to provide for large manufacturing facilities based on automation.
- Differentiate zoning for business park use types from individual general industrial uses oriented to small or independent businesses.
- East scenario Tiers 3 and 4 have planned residential uses adjacent to industrial uses north of the railroad. Consider future compatibility of use and traffic levels with industrial. Development options north of the railroad.