

COMMISSION ACTION FORM

REQUEST: Rezone from Planned Industrial (PI) to Research Park Innovation District (RI) with a Master Plan for properties in the ISU Research Park Phase III Subdivision

BACKGROUND INFORMATION:

The Iowa State University Research Park, represented by Nathan Easter, is requesting rezoning of land in the ISU Research Park Phase III from Planned Industrial (PI) to Research Park Innovation District (RI), with a Master Plan, (see *Attachment A – Location Map*). The RI zoning district is new zoning district specifically tailored to the needs of the Research Park and its Phase III expansion area. The Master Plan complies with the purpose of the RI to establish industrial employment areas as well as a supportive commercial HUB Activity Area.

The subject properties proposed for rezoning with a Master Plan (Attachment D) include a total of 187.93 acres. The Master Plan includes 26 acres of commercial, 83 acres of industrial, and 55 acres of open space. The site is bounded by University Boulevard on the west and South Riverside Drive on the east, with Worle Creek on the north and the Ames corporate limits on the south. The properties are currently vacant, but are planned for a combination of commercial and industrial development. The Land Use Policy Plan Future Land Use Map designates use of the land as Planned Industrial.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Master Plan and request for rezoning of the subject properties from Planned Industrial (PI) to Research Park Innovation District (RI), based upon staff's analysis as found in the addendum.
2. The Planning and Zoning Commission can recommend that the City Council deny the Master Plan and request for rezoning of the subject properties from Planned Industrial (PI) to Research Park Innovation District (RI), if the Commission finds that the City's regulations and policies are not met.
3. The Planning and Zoning Commission can defer action on this request and refer it back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

The Research Park Innovation District (RI) is tailored to the specific needs and vision for the ISU Research Park Expansion Area (Phase III). The general approach to development standards and uses is a departure from the traditional Ames industrial zoning, but is necessary to help reach a goal of a modern multi-service environment for office and R&D uses.

Based on the analysis in the attached addendum, **staff recommends that the Planning and Zoning Commission act in accordance with Alternative #1, which is to recommend that the City Council approve the Master Plan and request for rezoning the subject properties from Planned Industrial (PI) to Research Park Innovation District (RI).**

ADDENDUM

REZONING BACKGROUND:

Research Park Innovation District (RI). The RI district supports the integrated commercial service and concentrated employment area to:

- (a) Allow for mixing of use and interaction of people to foster a collaborative environment;
- (b) Create a node of activity and commercial services for the district;
- (c) Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses; and
- (d) Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability.

Permitted uses include:

- Residential –
 - Short-term Lodgings
- Office Uses
- Trade Uses
 - Retail Sales and Services – General – Located within Hub Activity Area
 - Restaurant – Located within Hub Activity Area – no drive throughs
 - Recreation Trade – Within Hub Activity Area
- Industrial Uses
 - Research and Development Facilities and Laboratories
 - Manufacturing and Processing – all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; printing and publishing; and rock crushing and screening
- Institutional Uses
 - Public Facilities and Services
 - Parks and Open Areas (as designated in a Master Plan)
- Transportation, Communications and Utility Uses
 - Passenger Terminals
 - Basic Utilities – outside of Hub Activity Area
 - Commercial Parking
 - Personal Wireless Communication Facilities
 - Radio and TV Broadcast Facilities
 - Rail Line and Utility Corridors
- Miscellaneous Uses
 - Child Day Care Facilities

Most of uses are allowed by right with Minor Site Development Plan and Use Analysis Report approval by staff. Staff will also review projects for consistency with Design Guidelines specified for Site Design, Landscape Design, and Architectural Design.

Existing Land Use Policy Plan. The LUPP designation of this portion of the ISU Research Park is Planned Industrial (PI).

The LUPP also has a number of policy statements regarding the amount of commercial land and development impacts on the environment. These are found in *Attachment E – Land Use Policy Plan (2011) [Excerpts]*, and are summarized below.

- Additional land for commercial development is needed to accommodate the projected population in 2030.
- Ames seeks further private investment.
- Ames supports infill development where there is existing capacity.
- Development should not impact airport operations with incompatible uses.
- The economic base should be diverse and sustainable.

Master Plan. The Master Plan for the proposed rezoning is attached, (*see Attachment D – Master Plan*). “Hub Activity Area” uses may only be allowed for properties that are consistent with a City Council approved Master Plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.

The proposed Master Plan designates three types of areas, including: the Hub Activity Area, Public Space, and Research Industrial areas. The public spaces will accommodate open space areas, environmentally-sensitive areas, and storm water management. The Hub Activity Areas will serve as locations for commercial uses to support the ISU Research Park, and the Research Industrial Areas are building sites for Research and Development Facilities typical of the ISU Research Park. When reviewing the Master Plan, there are two disconnected areas shown as Hub Activity Area. The one area is approximately 2 acres along University Boulevard and the other is approximately 24 acres of area at the intersection of University and the new street, Collaboration Place. Staff believes that the 2 acres is appropriate for either an industrial use or as a commercial site subject to the Hub standards. The 2 acre area will be connected to the park with the planned trail system.

Notably, development in the Hub Activity Area has different zoning standards than the regular industrial area of the Research Park. Among other things, the Hub Area includes allowances for off-site parking, minimum 2-story building heights, and prohibiting parking between the building and the street.

Previous and Existing Zoning. The site was annexed into the City of Ames in September, 2013. On December 6, 2014, the City Council approved rezoning on the Phase III portion of the ISU Research Park from Agricultural (A) to Planned Industrial (PI).

Existing Uses of Land. The site is currently vacant. Construction has begun on new utility and roadway improvements. The “Hub Building” has also started construction.

Environmentally Sensitive Area and Floodplain. A portion of the land in the proposed Master Plan and rezoning lies within the Environmentally Sensitive Overlay Area of the Land Use Policy Plan, and is designated as flood plain. This land has been accounted for within the Phase III subdivision as public open space, where development of buildings is not planned.

Infrastructure. Public utilities are being installed in University Boulevard to serve the subject property and will be available to all lots in the Phase III subdivision.

Access. The subject properties have frontage along both University Boulevard and South Riverside Drive. Two roundabouts are under construction to serve the Phase III portion of the ISU Research Park.

Applicant’s Narrative. The applicant has provided an explanation of the reasons for the rezoning, (*see Attachment E – Applicant’s Narrative*). The applicant requests the change in order to develop this site as a combination of industrial and commercial land use with two sites identified for “Hub Activity Areas.”

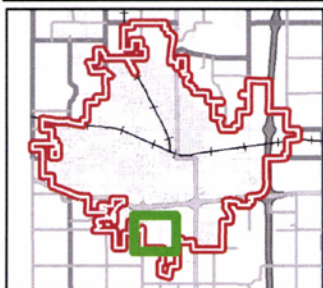
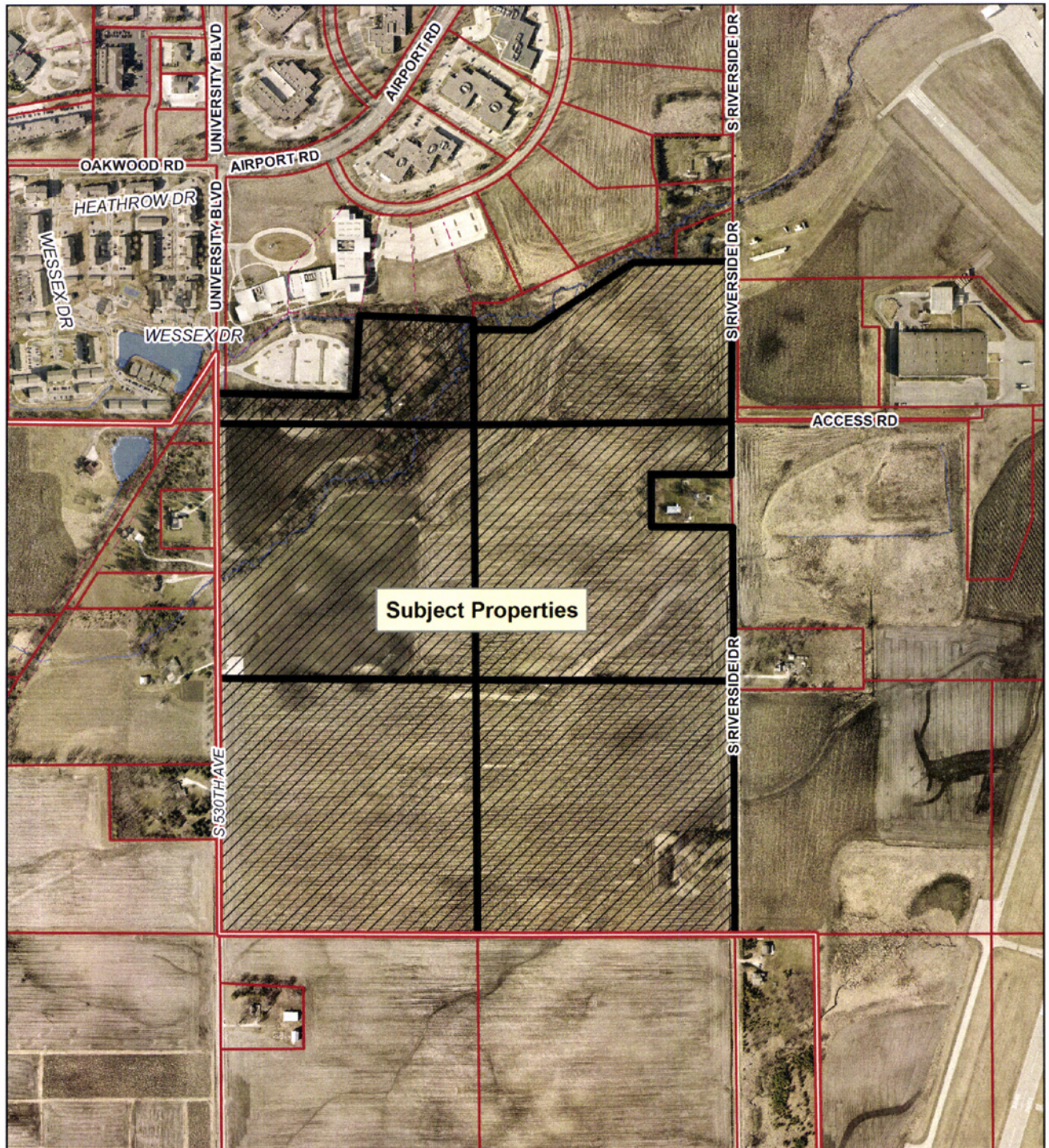
Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant’s request, staff makes the following findings of fact:

1. Ames *Municipal Code Section 29.1507(2)* allows owners of 50 percent or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property. The owner of this single parcel has requested the rezoning.
2. The subject is within the Planned Industrial designation on the Land Use Policy Plan (LUPP) Future Land Use Map.
3. The major arterial designation of University Boulevard can support anticipated traffic from RI development.
4. The RI zoning designation allows the proposed development of an industrial land use, as well as commercial uses, on the subject properties.
5. Infrastructure is available to this site. The owner will need to obtain any necessary easements for service line connections to the site.

Public Notice. Notice was mailed to property owners within 200 feet of the subject site. As of this writing, no comments have been received.

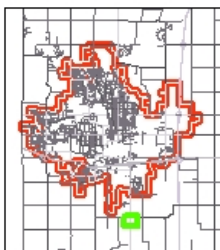
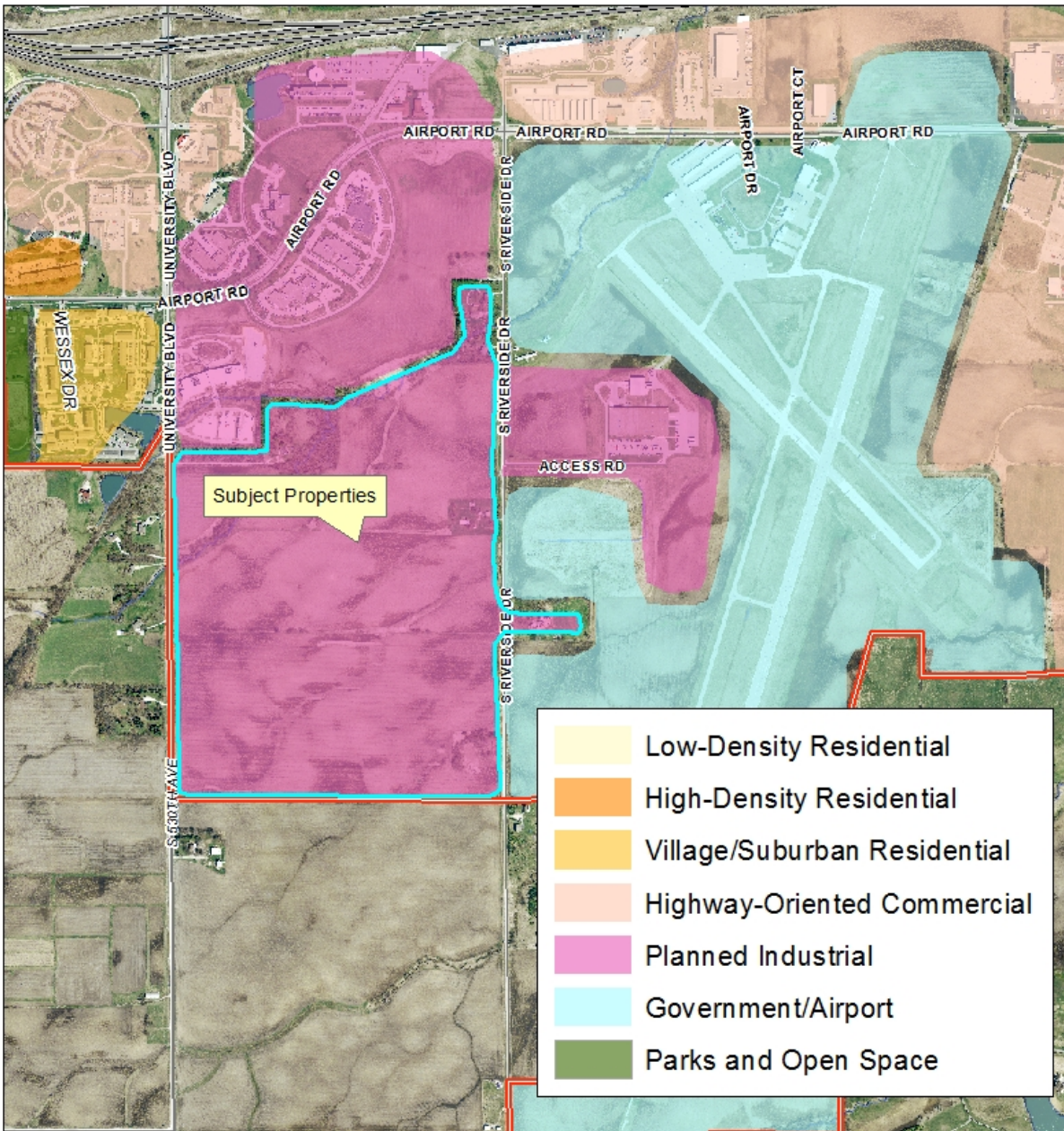
Conclusions. Based upon the analysis in this report, staff concludes that the proposed rezoning of the subject properties is consistent with the Goals and Objectives of the City of Ames Land Use Policy Plan and imposes no additional costs or need for services.

ATTACHMENT A: LOCATION MAP



**Location Map
ISU Research Park**

ATTACHMENT B: LUPP FUTURE LAND USE MAP

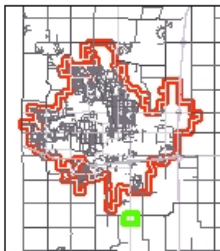
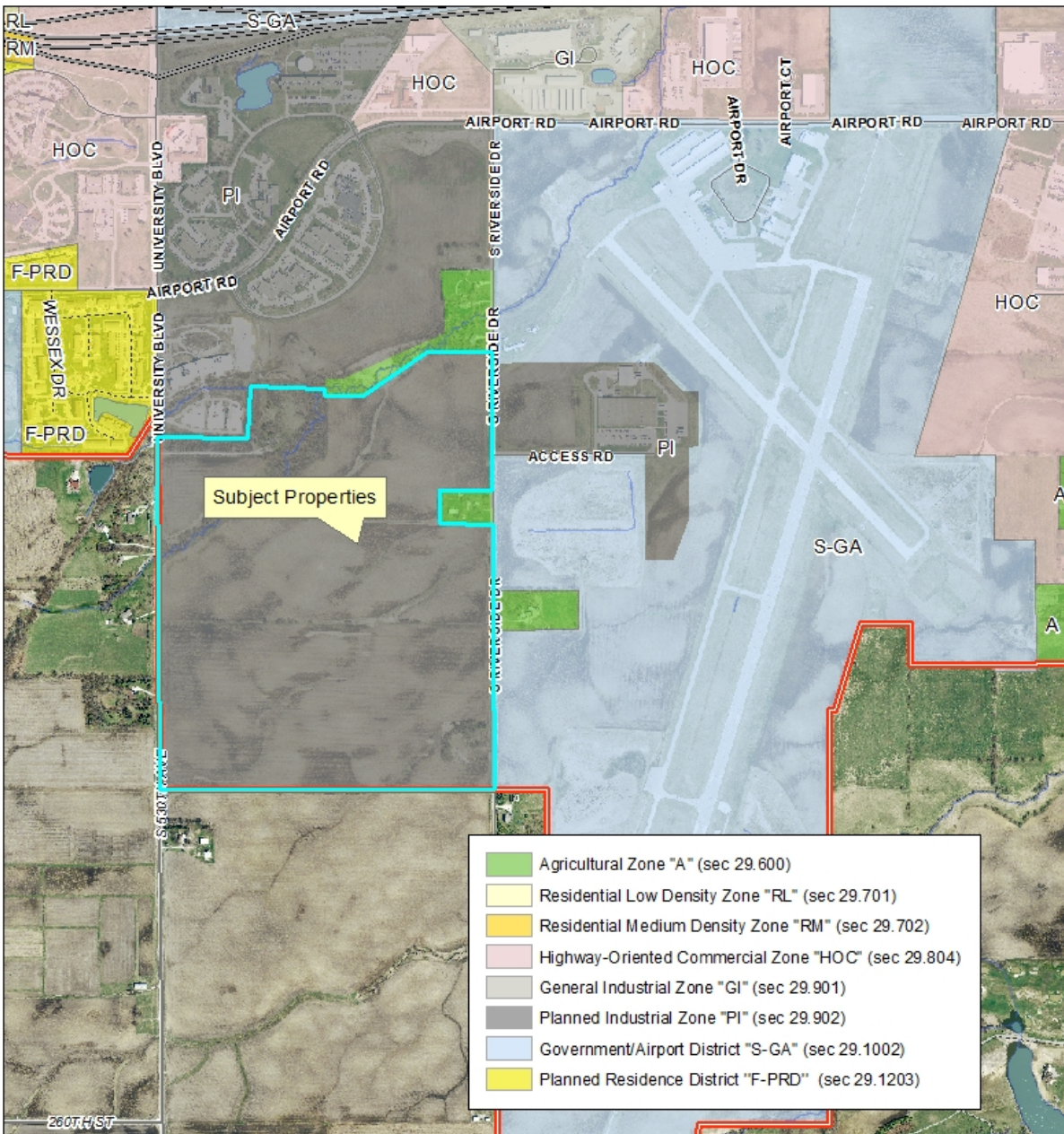


LUPP Future Land Use Map



0 395 790 1,580 2,370 Feet

ATTACHMENT C: EXISTING ZONING

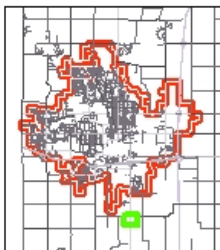
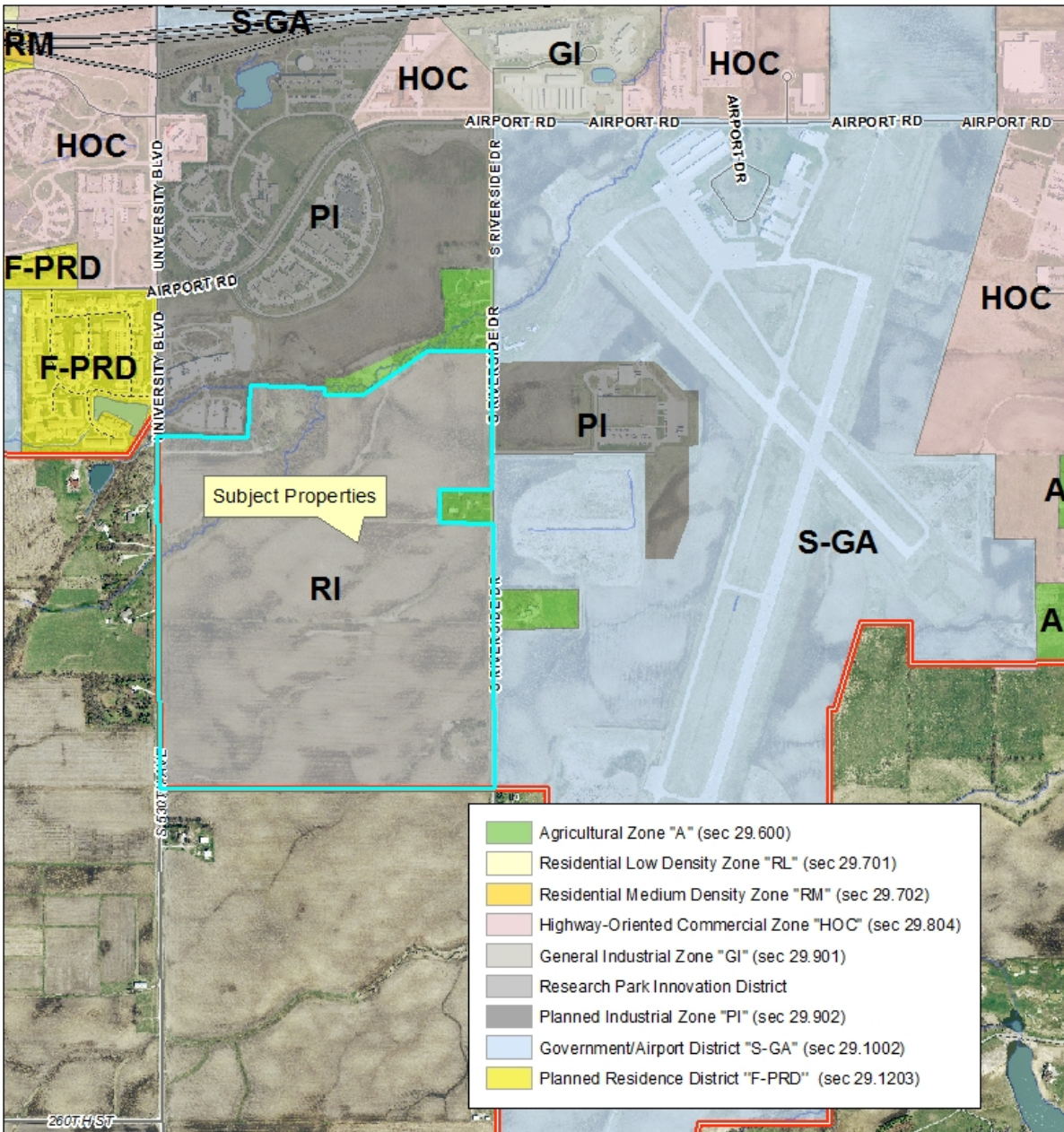


Existing Zoning Map



0 395 790 1,580 2,370 Feet

ATTACHMENT C: PROPOSED ZONING

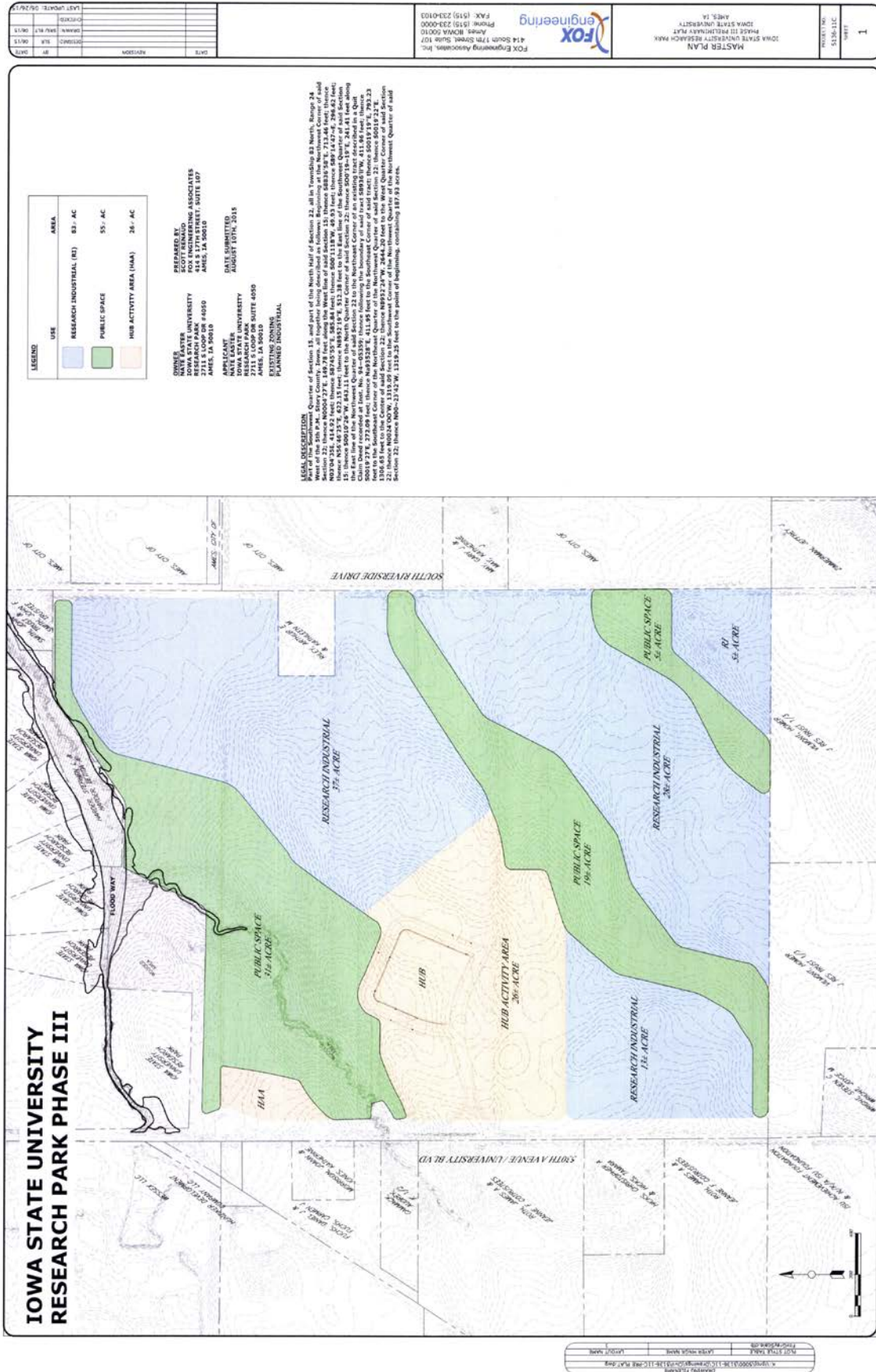


Proposed Zoning Map



0 395 790 1,580 2,370 Feet

ATTACHMENT D: MASTER PLAN



ATTACHMENT E: LAND USE POLICY PLAN (2011) [EXCERPTS]

Chapter One, Growth Determinants:

Land Use Projections. There are currently 15,677 acres of land within the City limits, an increase from 1999 when there were 13,727 acres. A previous study estimated there are approximately 240 net developable acres remaining in the City for residential development. This can accommodate housing for about 3,000 persons. This is insufficient to meet any but the lowest population projections for Ames within the current City limits.

Commercial. It is estimated that an additional 64 to 385 acres of land will be needed to accommodate the commercial needs to serve the projected population in 2030. This assumes that the current ratio of commercial acreage per capita is to be maintained in the future.

Industrial. An additional 56 to 327 acres will be needed to accommodate the industrial needs to support a population predicted between the low and high estimates in 2030. This projection assumes that the current ratio of industrial acreage per capita is to be maintained in the future.

Chapter One, Goals for a New Vision:

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

- 1.A. Ames seeks to diversify the economy and create a more regional employment and market base. While continuing to support its existing economic activities, the community seeks to broaden the range of private and public investment.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

- 2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification.

- 5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.

Goal No. 7. It is the goal of Ames to provide greater mobility through more efficient use of personal automobiles and enhanced availability of an integrated system including alternative modes of transportation.

- 7.E. Ames seeks a development pattern that protects and supports the airport and its flight approach zones.

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

- 9.A. Ames seeks more diversified regional employment opportunities involving technology-related services and production, office centers and retail centers.
- 9.C. Ames seeks to expand its research and technology development through greater private, public and university coordination and cooperation.

Chapter Two, Land Use:

Commercial. An additional 75-400 acres should be allocated for future commercial uses. Included are approximately 15-70 acres for convenience/neighborhood-scale activities, 30-160 acres for community-scale activities and 40-180 acres for regional-scale activities.

Industrial. An additional 55-325 acres should be allocated for future industrial uses. Included are approximately 45-240 acres for planned industrial involving industrial park-type settings, plus 14-85 acres for general industrial involving non-park settings.

ATTACHMENT E: APPLICANT'S NARRATIVE



Building 4, Suite 4050
2711 South Loop Drive
Ames, IA 50010
515-296-PARK
www.isupark.org

REZONING APPLICATION

The following text is intended to supplement the Rezoning Application packet as required.

1. **Current Zoning.** Planned Industrial (PI)
2. **Proposed Zoning.** Research and Innovation (RI)
3. **Proposed Use.** Allowed uses as described in the RI zone requirements. The first building is intended to house ISU Research Park staff and other office/meeting space uses associated with ISU and the Research Park.
4. **Reasons for Requesting Rezoning.** We are requesting rezoning in order to continue to create a research innovation zone for the Research Park area. The rezoning request matches what is set forth in the Land Use Policy Plan (LUPP) and the Ames Urban Fringe Plan.
5. **Consistency of this rezoning with the Land Use Policy Plan.** Because this area was not within the City Limits at the time of the LUPP's inception, this property is not included in the LUPP maps. However, we are still able to meet and exceed several goals of the LUPP, especially Goals No. 1, No. 2, No. 4, No. 5, No. 7, and No. 9. In addition to the LUPP, this request is also consistent with the Ames Urban Fringe Plan. This plan forecast the expansion of the research park, according to the text taken from the plan here:

Industrial Reserve/Research Park (IRRP)

The Industrial Reserve/Research Park area provides for future expansion of uses similar to the ISU Research Park: innovative technology companies that are supported by proximity to Iowa State University, within a planned development setting. There is land available for this use within the adjacent Planned Industrial portion of the Urban Service Area, but demand for this land use is difficult to predict accurately. This Industrial Reserve/Research Park designation provides additional expansion area for this use.

IRRP Policy 1: Locate this land use designation adjacent to areas within the Urban Service Area land use classification that are designated for expansion of the ISU Research Park.

IRRP Policy 2: Agricultural uses are compatible with this designation.

IRRP Policy 3: Prior to consideration of any request for rezoning or industrial research park subdivision development approval, require an amendment to the Ames Urban Fringe Land Use Framework Map re-designating the area proposed for development from Industrial Reserve/Research Park to Planned Industrial.

IRRP Policy 4: When development is proposed, require the urban level design requirements and service standards as required in areas designated Planned Industrial.

ATTACHMENT E: REZONING PLAT

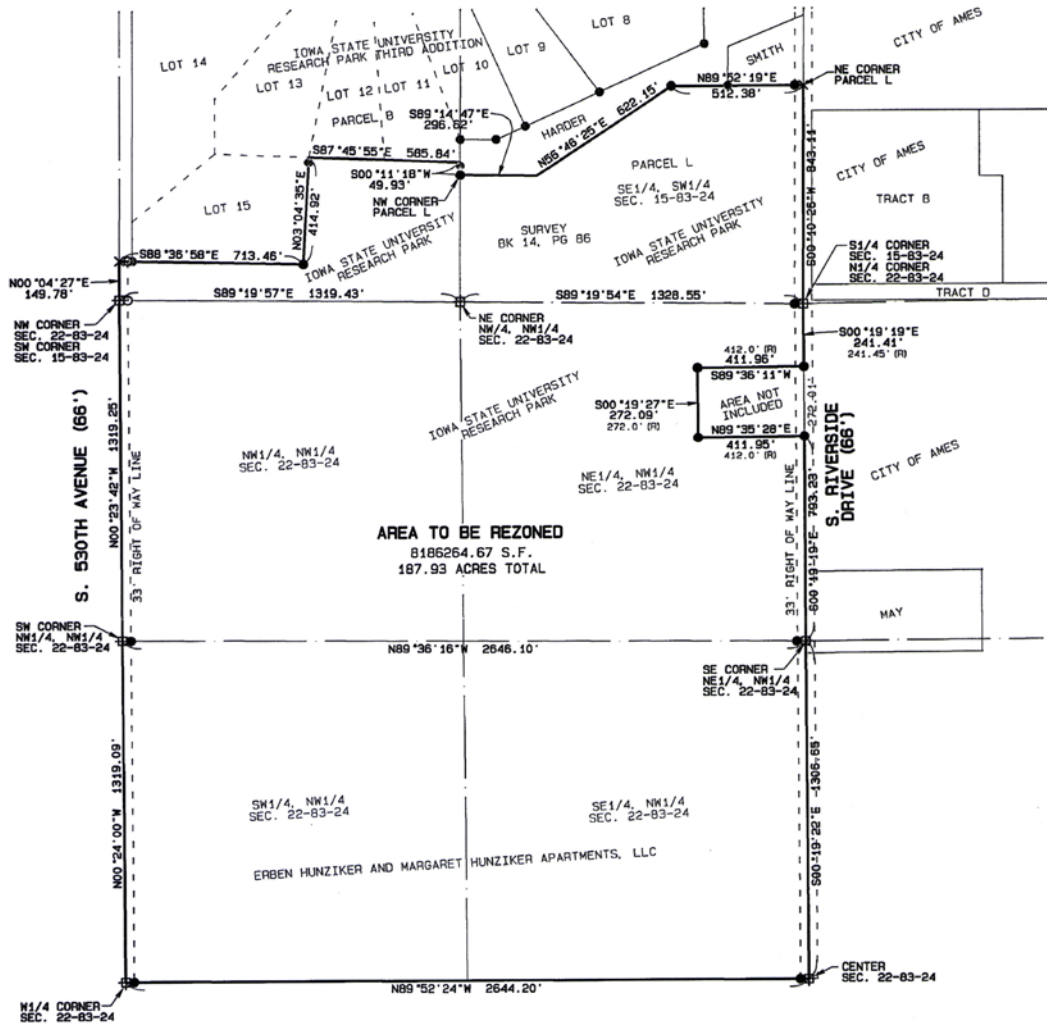
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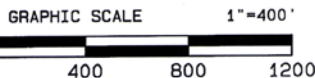
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

REZONING PLAT



Survey Description-Area to be Rezoned:
Part of the Southwest Quarter of Section 15, and part of the North Half of Section 22, all in Township 83 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being described as follows: Beginning at the Northwest Corner of said Section 22; thence N00°04'27\"/>



STUMBO & ASSOCIATES
LAND SURVEYING

510 S. 17TH STREET, SUITE #102
AMES, IOWA 50010
PH. 515-233-3684 • FAX 515-233-4403

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

R. Bradley Stumbo Date: 8/26/14
R. Bradley Stumbo License #17161
My license renewal date is December 31, 2015

Job #16649RZ Date: 8/26/14 Page 1 of 1

