

ITEM #: 6
DATE: 01-21-2026

COMMISSION ACTION FORM

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

BACKGROUND:

The Iowa State University Research Park (ISURP) is requesting approval of a Preliminary Plat for approximately 35 acres located at 4200 University (S 530th), south of the current Research Park boundary (See Location Map Attachment A).

The proposed plat includes one development lot (Lot 1), one outlot, and two street dedication lots (See Preliminary Plat Excerpt Attachment B). The 15-acre development lot will be the future site of an agricultural equipment testing facility. The development has frontage on University Boulevard.

The 20-acre outlot, mainly located to the east of Lot 1, has a minimum length of frontage south of Lot 1. The outlot will remain in agricultural production to support equipment testing operations.

The street lots will be dedicated as University Boulevard right-of-way as part of the final plat. No road widening is anticipated at this time, but sidewalk will extend south across the frontage.

The subject property is concurrently being rezoned to the Research Park Innovation District "RI" and the third reading of the rezoning will be on City Council's January 27th agenda. The proposed subdivision creating Lot 1 is coterminous with the proposed rezoning boundary.

At the time of rezoning there was discussion of the overall planning for the area for road and utility services. It was determined that a Master Plan was not necessary to require the proposed site to accommodate any specific road or utility infrastructure. The property owner believes a roadway to serve the larger area as it develops should be accommodated south of the site, on land under common ownership. Utilities were to be extended in manner consistent with the Subdivision Code, with a final decision deferred until Preliminary Plat review.

Utility service to the site will be accommodated through planned extensions from the north. Water service will be extended along University Boulevard and stubbed at the south property line. For water quality and pressure, the City's Public Works Department expressed that the system is required to be looped into another connection, which at this time would be to the east with Riverside Drive. A water main easement is shown along the north property line of both Lot 1 and outlot to facilitate future looping. The applicant

has asked for a delay to complete the looping requested by the City for 10 years to see if it could be coordinated with future development rather than as a stand-alone project. Staff believes an agreement to complete the looping by 2036 is satisfactory. A commitment to complete the construction of the water main for looping will be provided with the Final Plat and will be required within 10 years of platting.

The sanitary sewer service has been designed to support both current and future development. Sanitary sewer will be extended from the north through the center of the development lot in an easement and stubbed to the rear of the adjacent property to the west, allowing for a future service connection. 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) to the north. The basin will be expanded to serve the new development on the subject property and existing structures within Phase III. Flow rates leaving the property will not change from existing conditions.

Waiver Request

As part of the subdivision request, a waiver is requested to allow for Lot 1 to have more than one direct access from University, which is planned as a minor arterial street.

The Subdivision Ordinance does not permit lots to have direct access from an arterial street. This standard is primarily intended for residential subdivisions or commercial development with multiple smaller lots that may each have frontage on an arterial. In these instances, a frontage road or other local street are required. To meet this standard, a street extension would be needed at the south edge of the project. None is proposed. As mentioned above, the assumption was a street extension would occur to the south of this site.

The owner has requested allowing for more access based upon the unique characteristics of this site as a large industrial site that is part of a larger development concept (ISURP Phase IV). A single development lot is proposed that has more than 1,300 linear feet of frontage on University. A future street extension (Entrepreneur Drive) to the east of the property will connect S Riverside to University, providing access to future development south of the site.

Staff can support the waiver request for a second access point if SUDAS engineering standards for spacing and access management are met. SUDAS includes standards for driveway spacing and access that could be applied to single site such as this and still meet the intent of the Subdivision Code for access management. A future Minor Site Development Plan would determine the appropriate design for additional access points. Based on the site plan currently in review, the two proposed access will be at the south end of the site separated by 339 feet, exceeding the minimum 200-foot separation

distance.

The proposed outlot has frontage on University but will not be permitted to have its own access if developed. A shared access with Lot 1 or access from the future road extension will be required.

Public Notice. Notice was mailed to property owners within 400 feet of the subject site and a sign was posted on the subject property.

ALTERNATIVES:

1. The Planning & Zoning Commission can recommend that the City Council approve the Preliminary Plat for the ISURP Phase IV located at 4200 University with a waiver for multiple points of access, and an agreement for completing water main looping with final platting.
2. The Planning & Zoning Commission can recommend the City Council approve the Preliminary Plat with modifications.
3. The Planning & Zoning Commission can recommend the City Council deny the Preliminary Plat for 4200 University if it finds the Preliminary Plat does not meet the requirements of Section 23.302(3)(b) of the Ames Municipal Code and by setting forth it's reasons to disapprove or modify the proposed preliminary plat as required by Section 23.302(4) of the Ames Municipal Code.

RECOMMENDED ACTION:

Upon review of the Preliminary Plat staff has found that the plat meets the requirements of Chapter 23 and the Rezoning Master Plan. 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 Planning & Housing Department that the Planning & Zoning Commission recommend that the City Council approve Alternative #1.

Addendum

Project Location.

The project site is approximately 35 acres and is located at 4200 University (S 530th). S 530th will be renamed to University with final platting. It is south of the current ISURP boundary.

Master Plan Compliance.

The subject site is not within an approved Master Plan. A conceptual layout of the area was considered with rezoning but not formally approved for this site. The existing ISU Research Park Phase III to the north is subject to an approved Master Plan and Preliminary Plat that includes planned improvements to the northeast of the site.

Phase III includes a planned Entrepreneur Way street extension northeast of the property from South Riverside Drive. This is the location where water main looping is anticipated to occur. The roadway is anticipated to extend further south into the general area of the subject property to University Boulevard, but no roadway is anticipated to cross this site.

Traffic and Street Connections.

University Boulevard is a planned minor arterial. North of the site the roadway transitions from a 150-foot right-of-way down to a standard 110-foot right-of-way for this site. The proposed dedication accommodates any future planned widening of the roadway.

University will provide the sole access to the proposed Lot 1. A waiver is requested to allow Lot 1 to have two direct accesses onto University as it is an arterial. See discussion in background.

A traffic impact assessment of future driveways is required with a Site Plan Review. If the volume of traffic requires a turn lane or other street improvements, it will be required as part of the approval process.

Shared Use Paths, Sidewalks, and Trails.

The developer is responsible for constructing a standard sidewalk along the east side of University for the length of the subdivision in accordance with City Standards (5 feet in width). The City's Ames Plan 2040 Comprehensive Plan shows a shared use path along the west side of University, which will occur at a later date independent of the subdivision proposal.

Stormwater Management.

Stormwater management will occur for the subdivision in regional basins to the north that were constructed as part of the previous Phase III of the ISURP. For stormwater runoff to reach this area, three basins for previously developed sites downstream will be removed. All runoff will be directed to new basin that connects with two existing dry pond basins prior to release. Final off site release rates will not change.

Utilities and Easements.

The site is part of rural water territory buyout agreement with Xenia Rural Water for service by the City. The City has a master agreement for water service territories. This area is within a designated buyout area. The cost of the buyout is a requirement of a property owner and must be completed prior to final plat.

City Water service will be provided from the north along University Boulevard. Where the water main passes through County right-of-way in front of the adjacent property to the west, a permit from the County will be required for the work.

Sanitary Sewer will be available from the north and be extended in an easement through the development lot. The main extension allows for access via easement to the rural parcel abutting the site. It is not required to be extended the full length of the subdivision as a separate main will be constructed to serve future development.

Electrical.

Electrical service will be provided to the subdivision from Alliant Energy.

Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (b) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted Plans.*

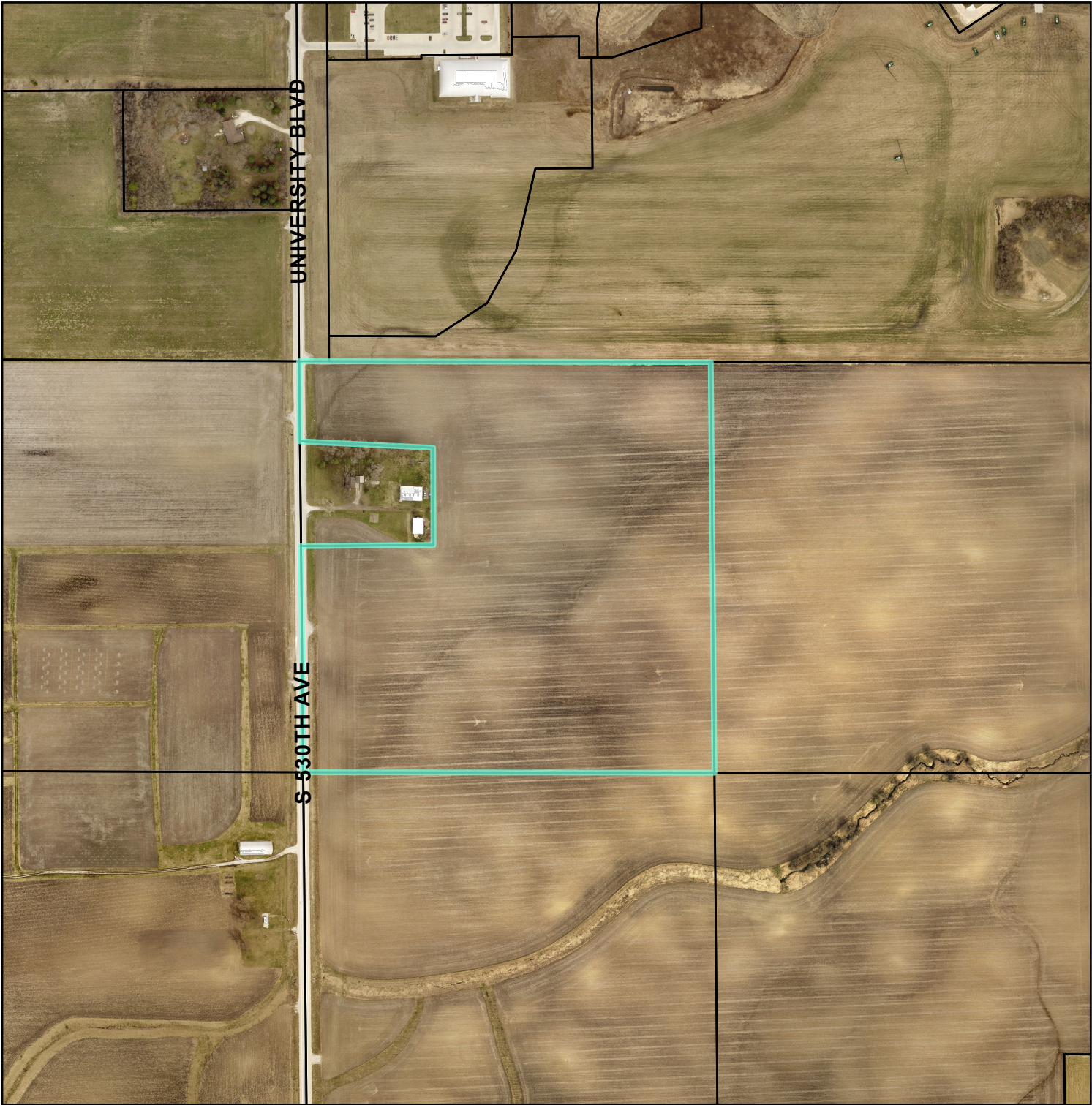
Ames Municipal Code Section 23.302(4):

Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.

Sec. 23.103. WAIVER/MODIFICATION. (1) Where, in the case of a particular subdivision, it can be shown that strict compliance with the requirements of the Regulations would result in extraordinary hardship to the Applicant or would prove inconsistent with the purpose of the Regulations because of unusual topography or other conditions, the City Council may modify or waive the requirements of the Regulations so that substantial justice may be done and the public interest secured provided, however, that such modification or waiver shall not have the effect of nullifying

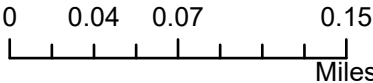
the intent and purpose of the Regulations. In no case shall any modification or waiver be more than necessary to eliminate the hardship or conform to the purpose of the Regulations. In so granting a modification or waiver, the City Council may impose such additional conditions as are necessary to secure substantially the objectives of the requirements so modified or waived

Location Map

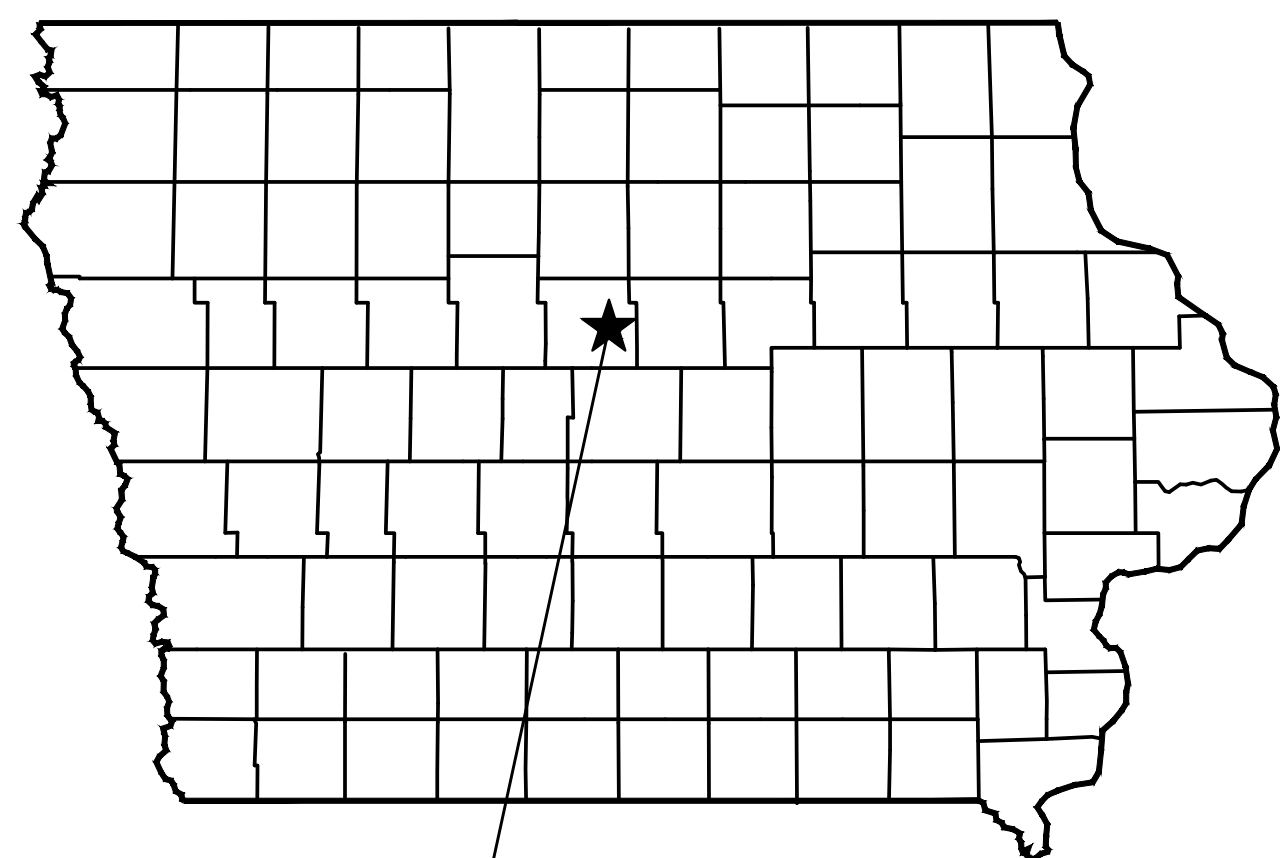


Legend

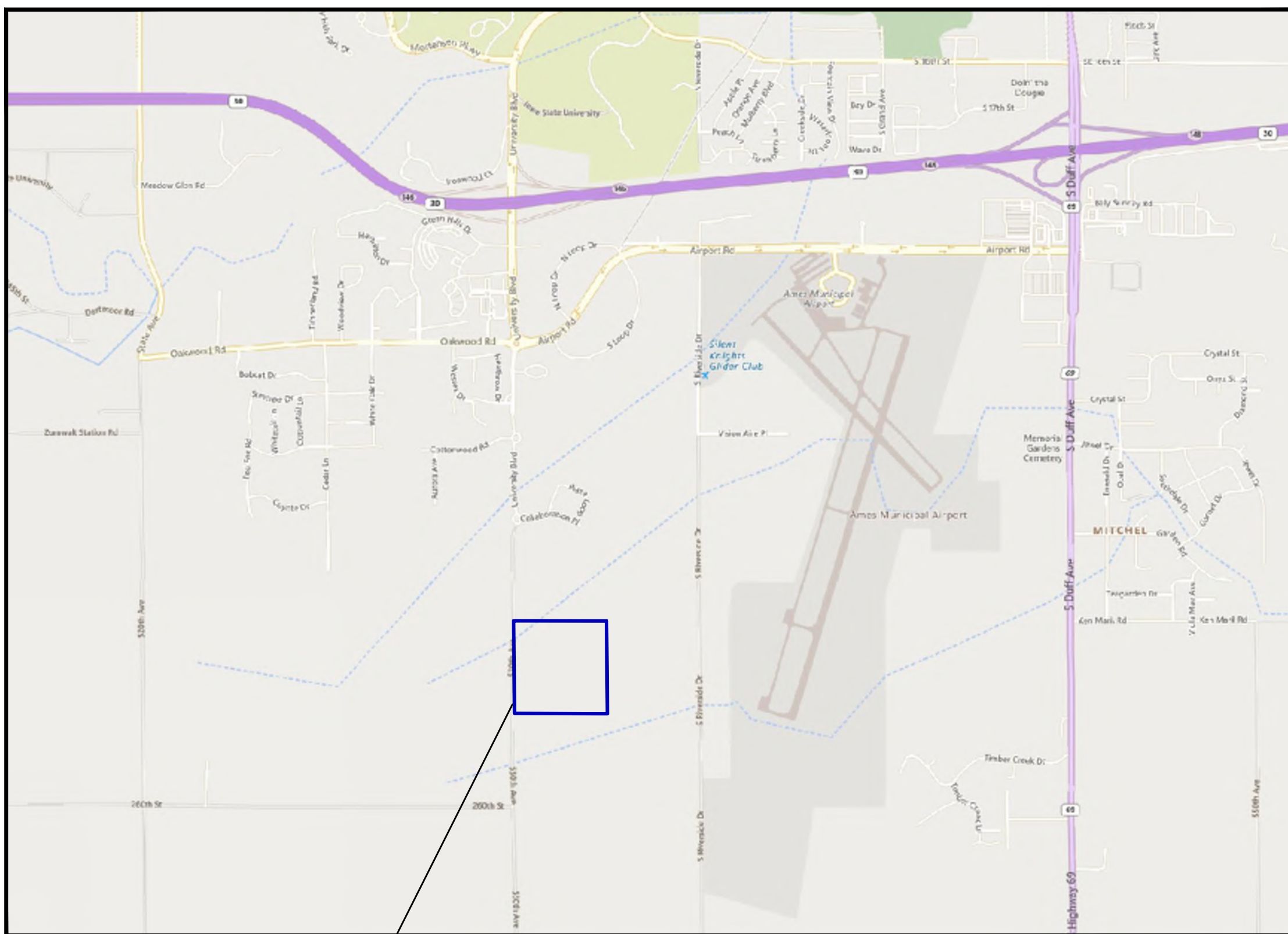
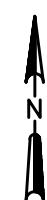
-  Subject Property
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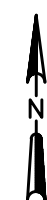
PRELIMINARY PLAT
FOR
ISU RESEARCH PARK PHASE IV
FIRST ADDITION
AMES, IOWA



PROJECT LOCATION — AREA MAP
NO SCALE



PROJECT LOCATION — PROJECT LOCATION MAP
NO SCALE



Strand Associates, Inc.
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Suite 107
Ames, IA 50010
515-233-0000
www.strand.com

CONTRACT 7238.003

OWNER/DEVELOPER
Iowa State University Research Park
1805 Collaboration Place, Suite 1250
Ames, Iowa 50010

PLAN PREPARER/ENGINEER
Eric Thompson, P.E.
Strand Associates, Inc.
2802 South Loop Drive
Ames, Iowa 50010

LEGAL DESCRIPTION
The Northwest Quarter of the Southwest Quarter of Section 22,
Township 83 North, Range 24 West of the 5th P.M., Story County,
Iowa, except Parcel 8 therein as shown on the Plat of Survey filed
at Inst. No. 2012-01369. Said subdivision contains 36.88 acres,
which includes 1.13 acres of existing public right of way.

ZONING
Existing:
A (AGRICULTURAL)

Proposed:
RI (RESEARCH PARK INNOVATIVE DISTRICT)

SEDIMENT AND EROSION CONTROL
This site is covered by an existing Iowa DNR NPDES permit. A
sediment and erosion control plan will be created, and the NPDES
and City of Ames COSECO permits will be updated before each
addition of the subdivision is constructed.

UTILITIES
All private utilities will be located within public utility easements
shown, or within utility corridors provided for by the City's "Use of
City Rights-of-Way Users" ordinance.
All sanitary sewer mains will be 12" diameter.
All water mains will be 8" diameter.

SIDEWALKS AND SHARED-USE PATHS
5' wide sidewalks will be constructed on the east side of University
Boulevard, within the Plat.

STREETS
No Improvements

All construction materials, dumpsters, detached trailers, or similar
items are prohibited on public streets or within public right-of-way.

PARKING RESTRICTIONS
Vehicle parking will be prohibited as follows:
Along University Boulevard

DRAWING LIST

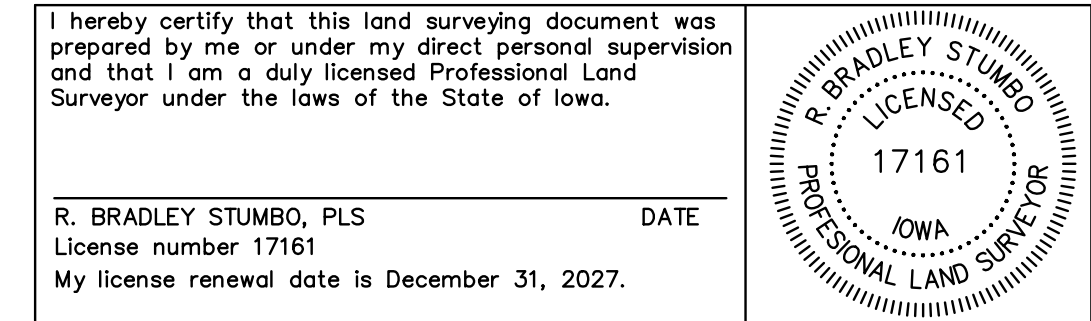
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED LOT LAYOUT
4	PROPOSED IMPROVEMENTS
5	SANITARY SEWER PLAN & PROFILE - 1
6	SANITARY SEWER PLAN & PROFILE - 2
7	WATER MAIN PLAN & PROFILE
8	STORMWATER POLLUTION PREVENTION PLAN - 1
9	STORMWATER POLLUTION PREVENTION PLAN - 2

	I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	ERIC L. THOMPSON P.E. License number P21937	1/9/26 DATE
	My license renewal date is December 31, 2026.	
	Pages or sheets covered by this seal: All sheets in the index	



SUBMITTAL, 01/09/2026

SHEET
1

[illegible]

PROPOSED LOT LAYOUT

PRELIMINARY PLAT

ISU RESEARCH PARK, PHASE IV

FIRST ADDITION

AMES, IOWA

JOB NO.
7238.001

PROJECT MGR.
ERIC THOMPSON, P.E.



SHEET
3

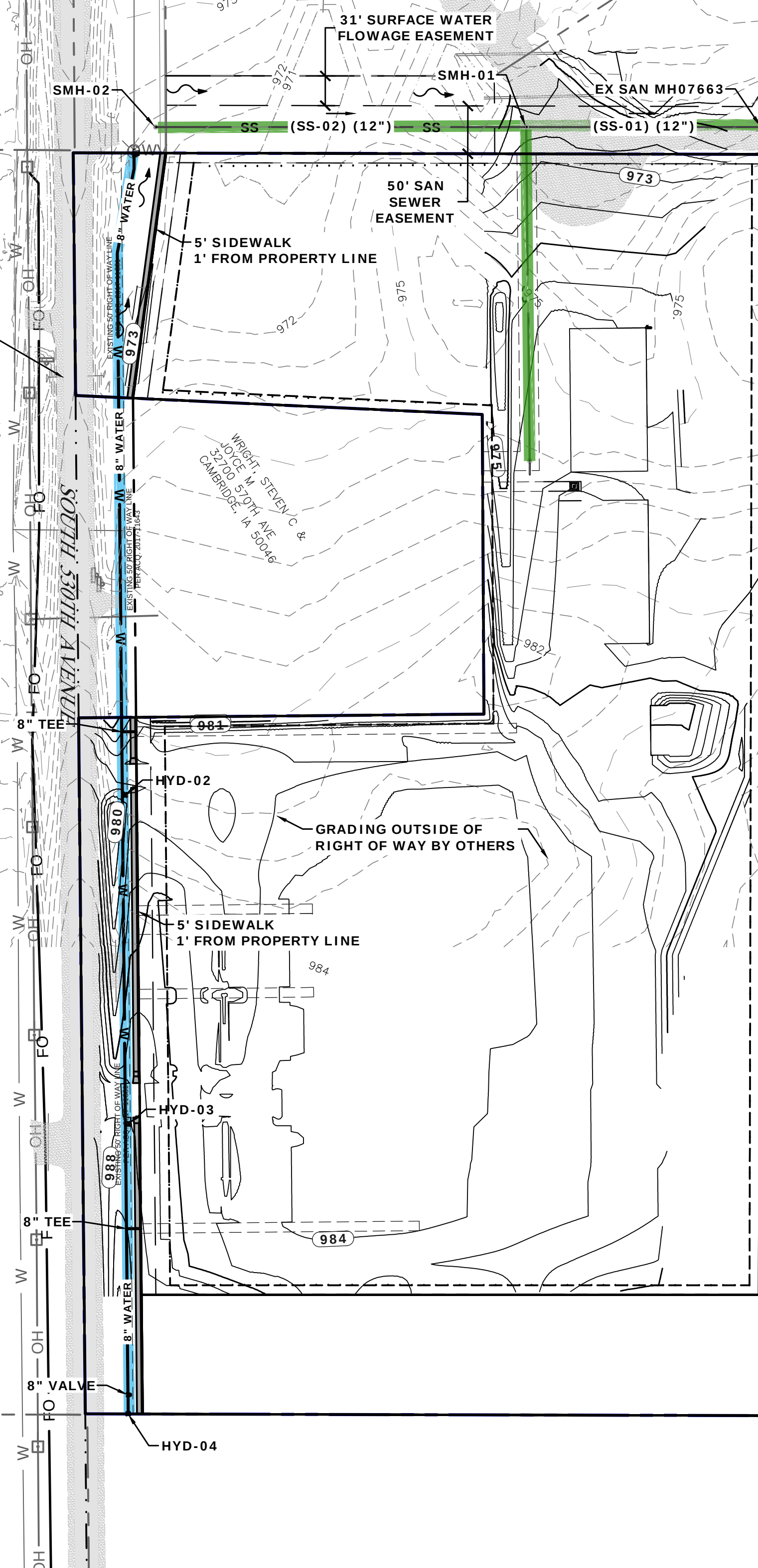
PHASE IV - 1ST ADDITION
PUBLIC UTILITY IMPROVEMENTS

LEGEND

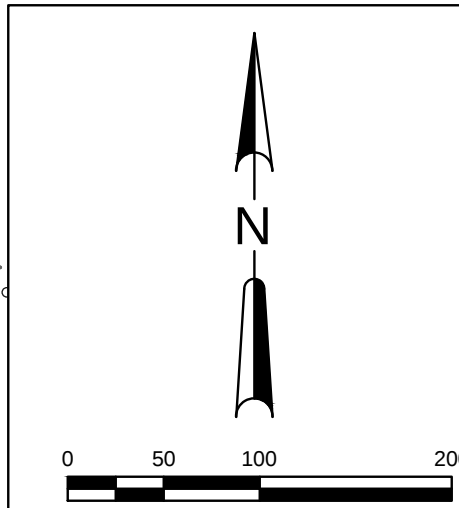
- SANITARY SEWER
- STORM SEWER
- WATER MAIN

ISU ACQUISITION FOUNDATION &
BY K. K. ISU FOUNDATION
PO BOX 12230
AMES, IA 50011-0001

EXISTING 42" CULVERT



IOWA STATE UNIVERSITY
RESEARCH PARK, PHASE IV
1800 COLLEGE PARK PLACE
AMES, IA 50010-8418



PROPOSED IMPROVEMENTS

PRELIMINARY PLAT
ISU RESEARCH PARK, PHASE IV
FIRST ADDITION
AMES, IOWA

JOB NO.
7238.001

PROJECT MGR.
ERIC THOMPSON, P.E.



SHEET
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