

ITEM #: 8
DATE: 11-05-25

COMMISSION ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR 3300 UNIVERSITY BOULEVARD, KNOWN AS DISCOVERY PLACE, 1st ADDITION

BACKGROUND:

The subject 2.06-acre property, 3300 University Boulevard (Attachment A), is owned by Hunziker Construction Services, Inc. On December 17, 2024, Council approved a rezoning of this property and the nearby 3200 University Boulevard from Research Park Innovation (RI) to Floating Suburban – Residential Medium Density (FS-RM) with a Planned Unit Development Overlay (O-PUD) (Attachment B). Along with the rezoning on November 26, 2024, Council also approved a Major Site Development Plan for this property. The site plan called for two apartment buildings, each with eight units, and three sets of triplexes for a total unit count of 25.

Development on this property has begun and buildings are currently in the process of being constructed.

The proposed Preliminary Plat (Attachment C) subdivides the approved Major Site Development Plan by creating a separate lot for each apartment building and a separate lot for each triplex unit, making them single family attached units. The Preliminary Plat has 11 lots and one outlot that contains a garage building for the apartment buildings, driveway, and parking. The Preliminary Plat addresses proposed lot lines, private street, and utilities.

3300 University Site

The Preliminary Plat proposes to place each of the two apartment buildings and each of the individual, nine triplex units on their own lots making them single family attached units rather than apartments. This will create a subdivision with 11 lots and one large outlot that will contain common spaces, parking spaces, and garages for the apartments. Parking requirements are unchanged with the proposed platting. The PUD permits the construction of the garages on an outlot, which is typically an unbuildable area.

The overall property will take access from a shared driveway at the traffic circle at University Boulevard and Cottonwood Road. The access is shared with the 3300 University Boulevard property just to the south of the subject site. The 3200 lot fronts on University Boulevard. A private street provides access internal to the site.

Along with the final plat, the applicant will need to submit covenants related to how the garages will be allocated and maintenance of communal property.

Utilities access will be taken from University Boulevard. Utility easements are proposed with the private street on site. No utilities are changing with the plat.

FS-RM development standards are listed in Tables 29.1202(5)-2 and 29.1202(6) of the Zoning Ordinance. The PUD Overlay allows with a Master Plan for deviations that are identified as part of the Plan. The following table provides an overview of the approved deviations. The proposed platting creates modified deviations because of the additional lots created on the site, even though the design and layout are not changed overall..

Original Site Plan Deviations

<i>Standard</i>	<i>FS-RM Standard</i>	<i>3300 University Boulevard</i>
<i>Front Setback</i>	20 feet, 25 feet to garage	10 feet
<i>Side Setback</i>	6 or 8 feet (depending on height)	10 feet
<i>Rear Setback</i>	20 feet	15 feet

Deviations with Preliminary Plat

The PUD permits certain design flexibility. The site at 3200 University Boulevard will have the following deviations with this Preliminary Plat:

- There will be lots along a private street access.
- The internal lots for the individual triplexes and apartment buildings do not have frontage on a public street.
- The required parking for the apartment buildings is located off-site, on the outlot.
- The outlot between the apartment buildings will be used for accessory garage structures to the individual apartment buildings.
- The single family attached building setbacks for interior lot lines:
 - o Lot 1: 2 feet to the north
 - o Lots 3 & 4: 5 feet from each building to the shared lot line
 - o Lots 6 & 7: 5 feet from each building to the shared lot line
 - o Lot 9: 2 feet to the south

(The setbacks around the apartment lots are at least 10 feet. The rear setback for the triplexes is 20 feet. The front setback for the triplexes is also 20 feet, which incorporates the driveway so that all triplex parking is located on each individual lot.)

The platting of the triplex units into single family attached does not change the overall layout of the site. However, the lots lines for these units were adjusted to create lots that include the driveways to the units. This allows each property to fully control their driveway and access to the garage and it does not overlap with the private street improvements.

Public Notice

Notice for the Planning and Zoning Commission meeting followed code requirements with mailed notice to owners within 400 feet, newspaper published notice, and placement of a sign along University Boulevard.

ALTERNATIVES:

1. The Planning and Zoning Commission may recommend that the City Council approve the Preliminary Plat for Discovery Place, 1st Addition.

2. The Planning and Zoning Commission may recommend that the City Council approve the Preliminary Plat with conditions for Discovery Place, 1st Addition.
3. The Planning and Zoning Commission may defer action on this request and refer it back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

Staff have reviewed the Preliminary Plat for Discovery Place, 1st Addition. The design and proposed improvements have been found to meet the City's design standards in Chapter 23, Subdivisions. Staff finds the additional changes amending the PUD Approval to be keeping with the original findings of approval of the project and are only necessary to create the proposed ownership pattern and for common area with a garage structure.

Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1.

ADDENDUM

Project Location.

The site is 2.06 acres located on an existing platted lot at 3300 University Boulevard. The lot is adjacent to the Tedesco Environmental Learning Corridor on the north, east, and south and by the University Boulevard right-of-way west. The land was undeveloped prior to the residential buildings currently under construction.

Major Site Development Plan Compliance.

The Preliminary Plat for this development is in conformance with a Major Site Development Plan that was approved in November of 2024 along with the rezoning to FS-RM with a PUD Overlay. The Major Site Development Plan regulates the general arrangement of uses, layout of development, planned vehicular movements, pedestrian connections, and developable areas.

The site will be residential in use with each lot containing either one third of a triplex or an apartment building with eight units.

The site plan itself will not be altered. No changes will be made to the layout, unit count, impervious coverage, vehicular access, etc.

Traffic and Street Connections.

The site shares access to University Boulevard with 3200 University Boulevard, the companion project to the north. This property just had its Major Site Development Plan approved at the October 28, 2025, Council Meeting. The vehicular entrance will come off the east side of the traffic circle at University Boulevard and Cottonwood Road. The vehicle entrance will also intersect with the trail into the Tedesco Environmental Learning Corridor.

Private Driveway/Street.

The shared driveway from the University Boulevard traffic circle turns to the north to serve 3200 and to the south to serve 3300 (the subject property). The main drive aisle is 25 feet wide.

The three triplexes are lined up along the east side of the property. All units have two-car garages with driveways in front with space for two additional cars.

The apartment buildings are along the western side of the property with a garage building and surface parking lot spaces in-between. Each apartment eight-unit apartment building will be on its own lot.

Shared-Use Paths, Sidewalks, and Trails.

To the north of 3300 is the Tedesco Environmental Learning Corridor, which has a trail

coming in from University Boulevard. This trail connection leads farther into the park.

Internal sidewalks connect the apartment buildings and triplexes to one another, to University Boulevard, and to the trail into Tedesco Park.

With the site plan, the developer was required to extend a short, existing sidewalk south along University Boulevard to where it meets the sidewalk in front of the McFarland Clinic property. The sidewalk was built in front of both 3300 and Tedesco Environmental Learning Corridor property.

Stormwater Management.

A stormwater facility is being constructed in the south of the property according to the Major Site Development Plan. The on-site pond connects in with the stream to the south in Tedesco Environmental Learning Corridor.

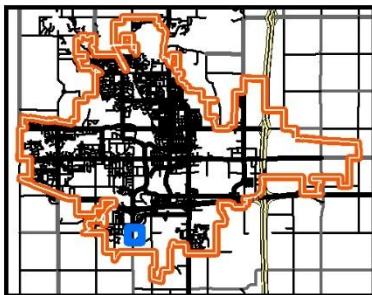
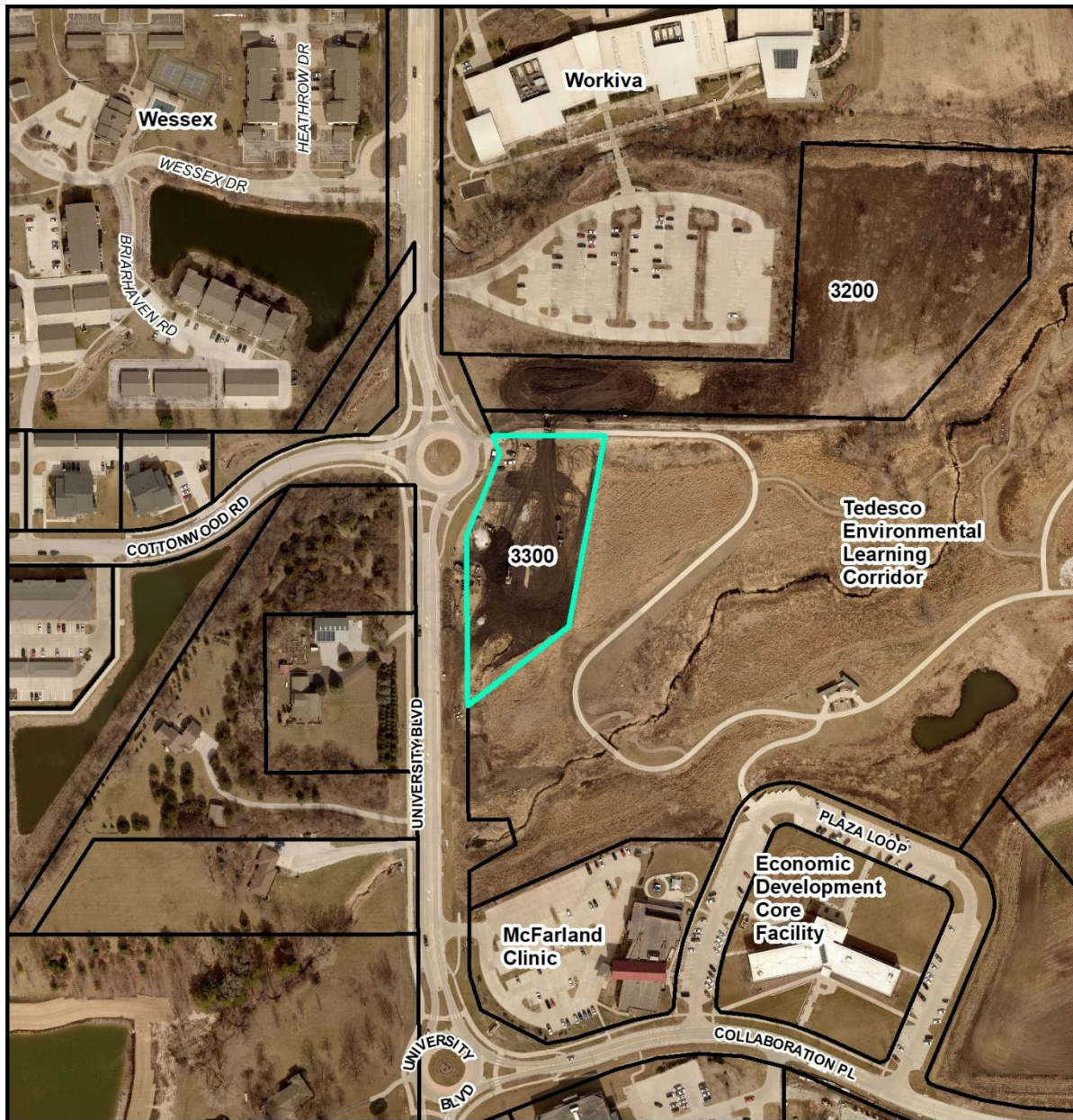
Utilities and Easements.

The property is within the Alliant Energy territory. (The sister development at 3200 is in Ames Electric territory.)

City water and sewer access will come from University Boulevard. The water line will be 8 inches in diameter and will loop through the site; the sewer line will be 8 inches.

Attachment A

Location Map



**Preliminary Plat
3300 University Boulevard**

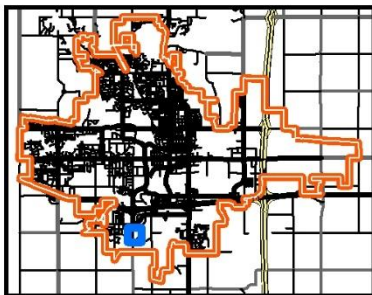
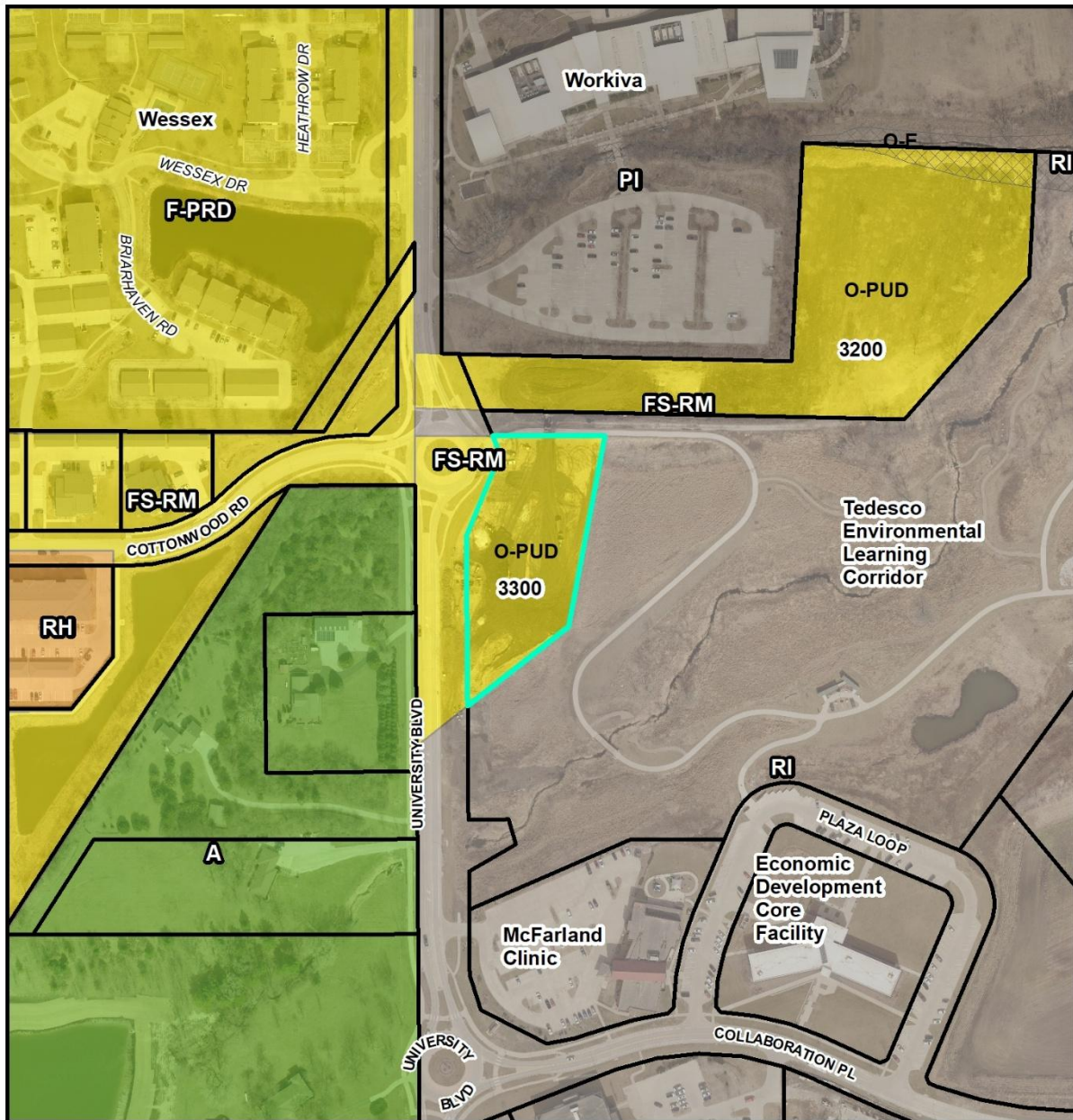
Aerial

0 200 400 800 Feet



Attachment B

Existing Zoning

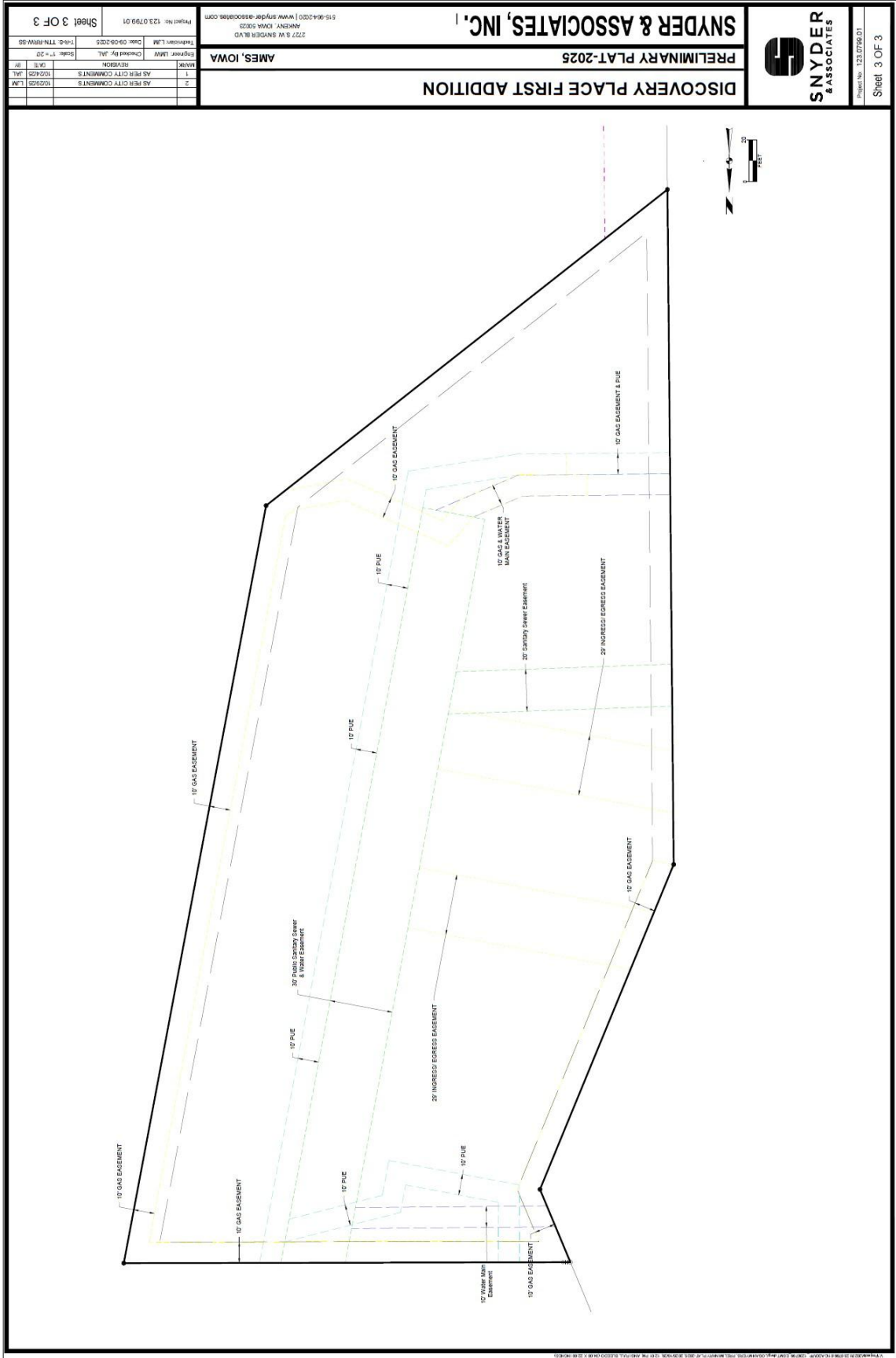


Preliminary Plat
3300 University Boulevard

Zoning



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Attachment E

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.