ITEM #:	**29**
DATE:	**11-26-24**
DEPT:	**P&H**

COUNCIL ACTION FORM

SUBJECT: **AMES PLAN 2040 FUTURE LAND USE MAP DESIGNATION AMENDMENT FROM EMPLOYMENT TO RESIDENTIAL NEIGHBORHOOD-3 (RN-3) FOR 3200 AND 3300 UNIVERSITY BOULEVARD**

BACKGROUND:

The subject properties are on the east side of University Boulevard at the Cottonwood Road roundabout in the Iowa State University Research Park, south of the Workiva headquarters and addressed as 3200 and 3300 University Boulevard. The lots are adjacent to, and north and west of, Tedesco Environmental Learning Corridor park. The lot at 3200 is a 6.0-acre flag lot with frontage at the Cottonwood Road roundabout and borders Tedesco along the south and the rear (east) (Attachment A). The lot at 3300 is 2.06 acres and has frontage along University Boulevard and borders Tedesco to the side and rear. It should be noted that shared access between the lots is planned that also includes an easement across the Story County Tedesco parcel.

Both proposed development lots were platted with the ISU Research Park Phase III and initially owned by ISU Research Park. The Tedesco parcel was also created as part of ISU Research Park Phase III and transferred by ISU Research Park to Story County for the park. ISU Research Park recently sold 3200 and 3300 to the applicant, Hunziker Construction Services, Inc.

City Council initiated the applicant's request to consider an amendment to a residential land use designation on February 24th. **At that meeting, Council required that the developer hold an outreach meeting and that a concurrent rezoning as a Planned Unit Development be required to have full understanding of the intent for development of the sites. A separate PUD rezoning item is on the same agenda.**

On June 27th, staff and agents from the Research Park and the now owner, Hunziker, met with neighbors and a representative of the Story County Conservation Board, which owns the Tedesco Environmental Learning Corridor. Hunziker presented the site plan for the south property and discussed the future of the north lot. Staff mailed invitations to surrounding property owners and stakeholders and placed signs at the three entrances to the park, alerting the public to the upcoming zoning action. There was interest in the details of the sites, landscaping, questions regarding the boundaries of the park, and the trees on the 3200 University site.

Staff and the applicant/owner have agreed that there will be a subsequent outreach meeting for the north lot (3200) at the time that the PUD and related Major Site Development Plan are proposed.

AMES PLAN 2040:

The Plan provides the basis for specific goals and policies for issues of growth, land use, environment, parks and open space, housing, community character; which for many issues is embodied in the Future Land Use Map of the city, which guides zoning. An amendment to the Plan, including the Future Land Use Map, requires consideration of pertinent goals and policies as described within the Implementation Chapter (Attachment H) including resources needed to serve the change, relationship to projected

population and employment needs, community character and compatibility, and potential cumulative effects of changes. **The applicant identifies consistency with the Plan as part of Attachment I.**

The Research Park was established in 1987 to provide space for science and technology research, including startups and entrepreneurial enterprises. The Research Park has grown steadily over the years and has gradually expanded south to Phase III. In the *Ames Plan 2040* FLUM, the Research Park, including the subject lots, is designated "Employment", reflecting the current status and intended use (Attachment B). The City has applied Research Park Innovation District (RI) zoning with a master plan to Phase III of the Research Park. The ISURP Master Plan includes the 2-acre site as part of the Hub Area where commercial or industrial uses are allowed, but the larger site is not part of the Hub designation. Tedesco Park is shown as open space in the Master Plan.

The ISU Research Park partnered with Hunziker Companies with their initial request to initiate a change in February 2024. The Research Park and Hunziker felt that there was both a need for rental housing close to the employment center of the Research Park, and that the subject lots were awkwardly sized and with a smaller area than desirable for the commercial uses found in the Research Park. **The Research Park believes that adding housing near their employment base is beneficial to the overall development goals of the Research Park and the change of these sites does not impact the prime industrial areas for development.** In their statement, they believe the site is well suited to meeting housing needs of the community despite the change of land from Employment.

The property at 3200 is 6.0 acres; the property at 3300 is 2.06 acres. The lot at 3200 is a flat lot, which limits visibility to development and means that any office building would be set back from the street 600 feet (the length of the "pole"). The "pole" of the 3200 lot is 100 feet wide; the bulk of the lot, roughly 4.5 acres, is in the "flag". (The "flag" portion of the lot is behind the south Workiva parking lot.) Most lots in the Research Park are roughly 3 acres or larger.

The applicant intends to develop the two parcels with rental units. Also on the agenda tonight is a Rezoning for both properties and a Major Site Development Plan for the south lot (3300). The property at 3300 is proposed to have 25 units. The north property will be developed later (a Major Site Development Plan will be required) with a maximum of 74 units. The developments will share an entrance off the traffic circle and the entrance to Tedesco will be reconfigured with the input of the Story County Conservation Board (which operates the park).

<u>FUTURE LAND USE</u>:

The request is to change the future land use of both properties from "Employment" to "Residential Neighborhood 3: Expansion" (RN-3). Residential uses currently are expressly prohibited in Employment. The applicants are requesting RN-3 as the new land use designation (Attachment C). Designation descriptions are part of Attachment D.

The requested zoning for both properties, contingent on the land use change, is the base zoning district Floating Suburban - Residential Medium Density (FS-RM). This allows development densities between 10 and 22 dwelling units per net acre. At Council's direction, the applicants are also requesting a Planned Unit Development Overlay (O-PUD) to address the unique developments proposed. Both the FS-RM base zone and the PUD are applicable zoning districts for RN-3. This combined application provides clarity on the specific planned residential uses that would result from a change of land use and rezoning.

The RN-3 category is primarily reflective on contemporary land uses with detached and attached

dwellings, and smaller apartment buildings located in the expansion areas (such as those that have never been developed and were recently annexed) (Attachment D). The designation, however, also calls for " [f]lexible lot size design standards for diverse housing types". The proposed development is a mix of 16 apartments in two buildings and nine townhomes clustered in three groups, which fits the designation and zoning.

Both subject lots abut the Tedesco Environmental Learning Corridor. The RN-3 designation calls for trail connectivity along with an integration of community parks.

RN-3 calls for medium density development to have a minimum of 10 dwelling units per acre. With 25 units on 2.06 acres, 3300 will have a density of 12.14 units per acre. The property at 3200, with a maximum of 74 units on 6.0 acres, will have a density of 12.33 units per acre. Less density can be permitted with the larger parcel at the time of development if there are set-asides for open space since density is based upon net area for development.

The applicant believes that with the building types planned for the sites that they can be compatible with the open space that abuts the site and the general urban character of the area as the Research Park. Details of the design are part of the PUD process. The applicant also believes the need for apartment housing is unmet with the current available land in the City. Although the City has planned large areas for growth and infill with apartment housing, there is currently limited availability for development and demand is growing.

In terms of general compatibility of residential with the surrounding employment uses, the site is mostly set apart from immediately abutting uses. It is unlikely that any industrial operations would create a disturbing environment for the site. The inverse issue is whether residential activities would impact adjacent industrial operations. This issue was discussed in detail with the recent changes that allow mixed-use development within the Hub area. The conclusion at that time, based upon Research Park input, was their types of industries are selective about location and would not likely have hazardous materials or have concerns about impacts to business operations with sensitive receptors nearby, much like having housing located on the west side of University Boulevard now.

Any proposed change to the Ames Plan 2040 Future Land Use Map includes examining the suitability of infrastructure and the site for the proposed use. Infrastructure includes facilities such as sewer and water capacity, storm drainage, and general circulation needs. **As infill lots, both subject properties are already served by all utilities (electric, water, wastewater); additionally, the street is constructed and does not require extension. The sidewalks will be extended along University Boulevard. Further details are discussed in the Rezoning and Major Site Development Plan Council Action Form.**

PLANNING & ZONING COMMISSION:

The Planning and Zoning Commission considered the requested Future Land Us Map Amendment on November 6th. Only four of the seven commissioners were present at the meeting. After a staff presentation, the Commissioners discussed the appropriateness of having residential uses in the Research Park in light of the fact that the research uses might involve processes, chemicals, or materials which could be hazardous. After discussion of the compatibility of the use with current and future Research Park uses, the Commission voted 3-1 in favor of the proposal. **However, the vote is not an official recommendation as the Commission requires 4 affirmative votes for a formal recommendation.**

ALTERNATIVES:

1. City Council may approve the amendment to the *Ames Plan 2040* Future Land Use Map, changing the Future Land Use of the approximately 8.06 acres located on two lots at 3200 and 3300 University Boulevard from "Employment" to "Residential Neighborhood 3: Expansion" (RN-3), as illustrated on Attachment C.

2. City Council may deny the requested amendment to the *Ames Plan 2040* Future Land Use Map for one or both of the lots identified on Attachment B and retain the Employment Designation.

3. Refer this request back to staff for more information.

CITY MANAGER'S RECOMMENDED ACTION:

While this property is currently part of the ISU Research Park, as discussed above, these lots are abnormal for the area. There is nearby multifamily development just west of University Boulevard, less than 600 feet away, on Cottonwood Road and Aurora Avenue. Additionally, the adjacent park helps to make the parcels suited to multifamily by creating a non-industrial character for the area.

The proposed change satisfies the review criteria of Ames Plan 2040 and is supported by the Principles of Ames Plan 2040 as identified in the Addendum, especially G3 and G4. The concurrent PUD demonstrates how the development for the area is planned, and supports the compatibility findings. The narrative in the Addendum demonstrates that there is a need for a diversity of housing types and that the proposed units will be compatible with the current uses surrounding the parcels. These two sites are not a significant loss of land for employment uses. Therefore, it is the recommendation of the City Manager, that the Council act in accordance with Alternative #1.

ATTACHMENT(S):
Addendum.pdf
Attachment A.pdf
Attachment B.pdf
Attachment C.pdf
Attachment D.pdf
Attachment E.pdf
Attachment F.pdf
Attachment G.pdf
Attachment H.pdf
Attachment I.pdf