



# MEMO

**To:** Mayor & City Council  
**From:** Amelia Schoeneman, Planner  
**Date:** January 27, 2026  
**Subject:** Rezoning at ISURP

The Iowa State University Research Park (ISURP) applied for a rezoning of part of a recently annexed 35-acre parcel. City Council held a public hearing on December 16 and approved the rezoning for approximately 15.25 gross acres to Research Park Innovation District (RI) and for the remainder of the site to continue as Agriculture (A). At the time staff noted the applicant intended to subdivide the site into two lots to match the proposed rezoning boundary.

Since the first reading of the rezoning, staff has been working with the applicant to review a preliminary plat for the property. **Staff noted discrepancies in the proposed lot and rezoning boundary.** The applicant has provided an updated rezoning exhibit and legal description (see attached). The area being rezoned has been expanded by approximately 40 feet on the east side, which is approximately an additional one acre of land area.

**Due the applicant's enlarged lot size not matching the original proposed rezoning area described with the original public hearing notice, the rezoning should not be approved. A new public hearing with a description of the larger area is required, which can occur on February 10. February 10 is also the planned date for City Council review of the Preliminary Plat that would divide the site.**

**ATTACHMENT(S):**

[ISURP\\_S\\_530th\\_Ave\\_Rezoning.docx](#)  
[Rezoning Exhibit](#)