

ITEM #:	28
DATE:	04-14-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: IOWA STATE RESEARCH PARK PHASE IV FIRST ADDITION FINAL PLAT

BACKGROUND:

The Iowa State University Research Park (ISURP) Phase IV First Addition is a Final Plat creating one development lot, one outlot for future development, and two street lots for dedication to the City.

The property is approximately 35-acres located at 4200 University Boulevard (S 530th), south of the current Research Park boundary (See Location Map Attachment A). The development lot, approximately 16 acres in size, is zoned Research Park Innovation District (RI) to allow for development of an agricultural equipment testing facility. The outlot will remain in agricultural production with Agricultural zoning.

The Preliminary Plat was approved at the February 10, 2026, City Council meeting. **Approval included a waiver of minor arterial street access to to allow two points of access off of University subject to City Traffic Engineer review at the time of Site Development Plan review. Additionally, the approval included a condition about future water main looping, subject to approval of an agreement to defer its construction for up to 10 years at the time of final plat.**

PUBLIC IMPROVEMENTS:

A water main and sanitary sewer main have been stubbed to the northwest corner of the development lot with previous phases of the ISURP. **The Developer is required to take utilities through the site to serve other planned development in the area. Road extensions are planned to the south of the site and no new road is part of this preliminary plat. Land is dedicated along frontage of the site for University Boulevard.**

The Public Improvement Agreement includes the water and sewer extensions as well as a sidewalk along the entire frontage of the subdivision. City Council is being asked to accept the Improvement Agreement with financial security for the improvements. Financial security in the amount of \$252,185 has been provided. Financial security can be reduced by the City Council as the required infrastructure is installed, inspected, and accepted by the City.

Additionally, the Public Improvement Agreement also includes a provision that requires future looping of the water main to Riverside Drive within 10 years, but there is no financial security for the extension. The installation of the main to complete the looping is the responsibility of the ISURP, not the future owner of the development lot. An easement has been provided with the plat along the north property line to accommodate future looping.

TRANSFER OF XENIA WATER SERVICE TERRITORY:

The subject property is located within the service territory of Xenia Rural Water, and therefore cannot be served with water by the City of Ames unless the territory is transferred to the City.

Representatives of the ISURP have completed terms of a buyout of the development lot with Xenia. The buyout is based upon the City and Xenia's approved agreement from 2022 for the transfer and service of water territory within Ames. The cost is \$3,000 per net acre for the developer.

To complete the transfer of the service territory, the City must accept the territory in order to release Xenia from its service requirements as a water district. Xenia staff has acknowledged receipt of the payment and will provide the service territory agreement prior to Council approval of the Final Plat.

ALTERNATIVES:

1. Based upon the findings that the Final Plat conforms to relevant and applicable subdivision standards, City requirements, policies, and plans, approve the following:
 - a. Resolution approving the Final Plat of the Iowa State Research Park Phase IV First Addition
 - b. Resolution accepting the Public Improvements Agreement for completion of public improvements, including water main looping, and Financial Security of \$252,185 (Note: signed version is required prior to City Council meeting)
 - c. Resolution Approving Agreement to Accept the Transfer of Approximately 16.06 Acres of Land from Xenia Rural Water to City of Ames (Note: signed version is required prior to City Council meeting)
2. Deny the proposed the Final Plat as not meeting City requirements and subdivision standards.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Major Final Plat is consistent with the Preliminary Plat approved by City Council and the City's subdivision and zoning regulations, including the allowance for financial security to complete public improvements and agreement with Xenia for Water Service Operations and Territory Transfer.

Once the Final Plat is approved, staff will approve a Minor Site Development Plan for development of an agricultural equipment testing facility, the final step in the development approval process. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[Location Map.pdf](#)

[Final Plat](#)

[Applicable Subdivision Law.pdf](#)

[Draft Public Improvements and Water Main Looping Agreement.pdf](#)

[Draft Xenia Transfer Agreement.pdf](#)