



August 14, 2024

RE: Dayton Ridge Plat 2, Story County

Mayor John Haila and the Ames City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Dear Mayor and Members of the City Council:

Jeff Gibbons is pursuing a second plat within his Dayton Ridge subdivision. This subdivision is located north of Ames on the west side of North Dayton Avenue, south of E 190th Street. The first plat was done in 2017 – 2018 and created three building lots on the east side of his 10.9 acre property. (See attached Dayton Ridge Plat 1) Three of the lots (Lots 1-3) created average about 1.2 acres. The fourth one, Lot 4, which is the Gibbon's home, is approximately 6.8 acres. He would now like create 3 more building lots on the west side of that Lot 4. The three new lots created by Plat 2 will range from .77 acres to 1.17 acres, with the lot with the Gibbon's residence being 3.42 acres. (See attached Dayton Ridge Plat 2 Preliminary Plat).

Plat 1 was approved when the Ames Urban Fringe Plan was in effect. The property was designated Rural Residential, and the agreement between Ames and Story County at that time stipulated that the City of Ames waive both its rezoning and subdivision review. (See attached email dated June 21, 2016 from Justin Moore, City Planner).

Since the AUFP is no longer in effect and there is no current agreement between Ames and Story County, Section 354.9 of the Code of Iowa governs subdivisions within the two-mile fringe of a city. The code states :

"If a subdivision lies in a county, which has adopted ordinances regulating the division of land, and also lies within the area of review established by a city pursuant to this section, then the subdivision plat or plat of survey for the division or subdivision shall be submitted to both the city and county for approval. The standards and conditions applied by a city or county for review and approval of the subdivision shall be the same standards and conditions used for review and approval of subdivisions within the city limits or shall be the standards and conditions for review and approval established by agreement of the city and county pursuant to chapter 28E. Either the city or county may, by resolution, waive its right to review the subdivision or waive the requirements of any of its standards or conditions for approval of subdivisions, and certify the resolution which shall be recorded with the plat.

We are requesting that the City of Ames waive the subdivision requirements for infrastructure in Chapter 23 for a Major Subdivision. This new subdivision is a continuation of what was done with Plat 1, and there will be no further subdivision. The proposed subdivision is an infill development, is

consistent with County regulations (as well as with the AUPP if it were still in effect), and the addition of three lots for high-end homes fits in well in the area. In addition, Dayton Parkway, which is a gravel drive within a private easement, will be converted to a street lot and paved per the attached Plat 2 drawing.

We appreciate your consideration of this request.
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bob Gibson', followed by a long horizontal flourish and a period.

Bob Gibson
Project Manager
Civil Design Advantage

Attachments:

Dayton Ridge Plat 1 Final Plat
Dayton Ridge Plat 2 Preliminary Plat
Email from Ames June 21, 2016

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| M | R |
| D | D |
| P.U.E. | |
| SECTION CORNER AS NOTED | |
| 1/2" REBAR, YELLOW CAP #5886 | |
| (UNLESS OTHERWISE NOTED) | |
| MEASURED BEARING & DISTANCE | |
| RECORDED BEARING & DISTANCE | |
| DEEDED BEARING & DISTANCE | |
| PUBLIC UTILITY EASEMENT | |
| CENTERLINE | |
| SECTION LINE | |
| EASEMENT LINE | |
| TELEPHONE LINE | |
| CABLE TELEVISION LINE | |
| FIBER OPTICS LINE | |
| WATERMAIN | |
| STORM SEWER | |
| SANITARY SEWER | |
| GAS LINE | |
| ELECTRIC LINE | |
| OVERHEAD ELECTRIC LINE | |

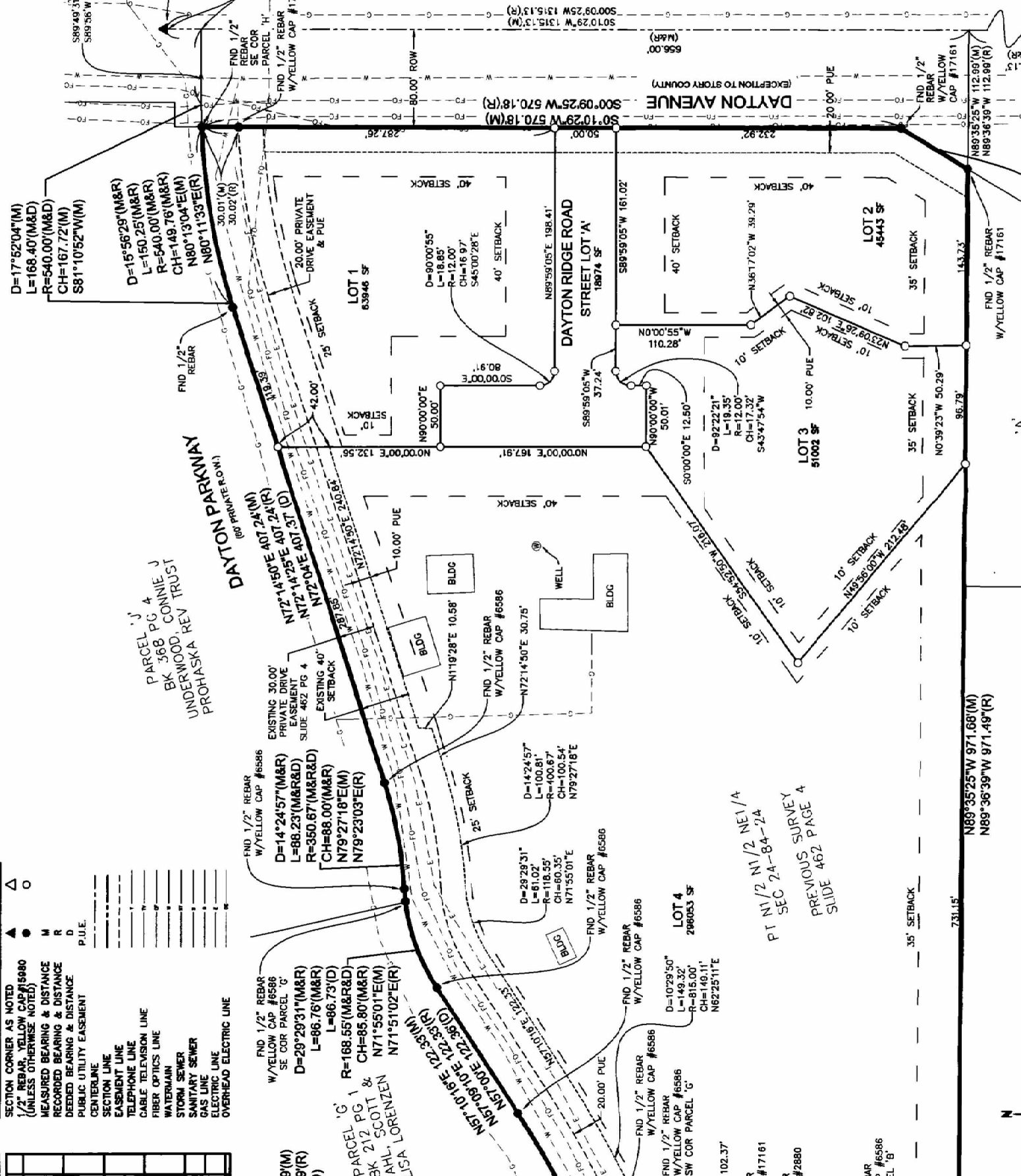
OWNE
JEFFREY L.
2272 DAYTON
AMES, IOWA
PH: 515-28
ZONIN
R-1 TRANS
BULK F
R-1
SETBACKS:
FRONT
SIDE
REAR
MINIMUM LO

PLAT DESCRIPTION:
(WARRANTY DEED INST. NO. 2)

THAT PART OF THE NORTH HALF (N 1/2) OF
QUARTER (NE 1/4) OF SECTION TWENTY-FOUR (24)
RANGE TWENTY-FOUR (24) WEST OF THE 5
TOWNSHIP 84 NORTH, RANGE 24 WEST OF
IS 30.0 FEET SOUTH OF THE NORTH EAST CORNER
62.12 FEET; THENCE WESTERLY 168.4 FEET
CONCAVE SOUTHERLY; THENCE S72.04°W 40.0
FEET ALONG A 168.55 FOOT RADIUS CURVE, CONCA
122.36 FEET; THENCE WESTERLY 140.19 FEET
CONCAVE NORTHERLY; THENCE S97.30°W 81.1
FEET OF THE NORTH EAST CORNER OF THE
BEING CONVEYED HEREBY IS SUBJECT TO THE
WIDTH IS DESCRIBED ABOVE.

NOTES

1. ALL NEW LOTS SHALL REQUIRE AN EROSION CONTROL PLAN INCLUDING RESOURCES AND BUSINESS ACTIVITIES AND FOR ANY PUBLIC ASSESSMENT ACTIVITIES, EPTI ADDRESSES SHALL BE REQUESTED OF THE PROPERTY OWNER.
2. SCHOOL DISTRICT - NEVADA PUBLIC S
3. AMBULANCE SERVICE - MARY GREELEY
4. FIRE DEPARTMENT - GILBERT-FRANKLIN
5. STREET LOT 'A' IS TO BE PRIVATELY OWNED AND IS A PUBLIC UTILITY
6. PUBLIC USE AND IS A PUBLIC UTILITY
7. INDIVIDUAL EROSION CONTROL PLAN
8. INDIVIDUAL STORM WATER MANAGEMENT
9. EACH INDIVIDUAL ZONING PERMIT, SHALL INCLUDE A COMBINATION OF NOT LIMITED TO, RAIN BARRELS AND
10. ANY SET MONUMENTATION SHOWN ONE YEAR FROM THE DATE THIS PLAT
11. DATE OF SURVEY: OCTOBER 18, 2013



PT N1/2 N1/2 NE1/4
SEC 24-84-24
PREVIOUS SURVEY
SLIDE 462 PAGE 4

STORY COUNTY, IOWA



NOTES:

1. ALL NEW LOTS SHALL REQUIRE AN E911 ADDRESS FOR INHABITED BUSINESSES, TELECOMMUNICATIONS TOWERS AND FACILITIES, AND OPEN AIR, OUTDOOR ACTIVITIES. E911 ADDRESSES SHALL BE ASSIGNED BY THE PROPERTY OWNER
2. SCHOOL DISTRICT – NEVADA PUBLIC SCHOOLS
3. AMBULANCE SERVICE – MARY GREELEY MEDICAL CENTER
4. FIRE DEPARTMENT – GILBERT-FRANKLIN FIRE DEPT
5. WATERSHED – KEIGLEY BRANCH-SOUTH SKUNK RIVER
6. WATER PROVIDED BY IOWA REGIONAL UTILITIES ASSOCIATION
7. ELECTRIC AND GAS PROVIDED BY ALLIANT ENERGY
8. STREET LOT A WILL BE DEDICATED TO STORY COUNTY FOR PRIVATE USE. PROPOSED NAME: DAYTON PARKWAY.
9. INDIVIDUAL EROSION CONTROL PLANS WILL BE REQUIRED WITH PERMIT. METHODS OF STORM WATER MANAGEMENT SHALL INCLUDE SCALE BMPs SUCH AS, BUT NOT LIMITED TO, RAIN BARRELS
10. INDIVIDUAL STORM WATER MANAGEMENT PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY STORY COUNTY. A GEOTECHNICAL ANALYSIS IS REQUIRED, PERFORMED BY AN IOWA REGISTERED PROFESSIONAL ENGINEER, THAT THE FOUNDATION IS ADEQUATE.

BUILDING ENVELOPE DESCRIPTIONS

LOT 2 BUILDING ENVELOPE
A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE EAST LINE OF SAID LOT 4, A DISTANCE OF 134.24 FEET; THENCE THE POINT OF BEGINNING; THENCE SOUTH 02°53'06" WEST, 61.24 FEET; THENCE SOUTH 41°09'17" WEST, 28.38 FEET; THENCE NORTH 75°14'40" WEST, 69.08 FEET; THENCE NORTHERLY WHOSE RADIUS IS 94.93 FEET, WHOSE ARC LENGTH IS 56.73 FEET; THENCE NORTH 64°56'48" EAST, 12.12 FEET; THENCE NORTH 25°46'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.19 ACRES (8,203 SQUARE FEET).

LOT 3 BUILDING ENVELOPE
A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST LINE OF SAID LOT 4, A DISTANCE OF 8.85 FEET; THENCE THE POINT OF BEGINNING; THENCE NORTH 62°54'36" EAST, 97.46 FEET; THENCE CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 95.30 FEET, WHOSE CHORD BEARS SOUTH 48°49'07" EAST, 63.59 FEET; THENCE THENCE NORTH 25°46'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.19 ACRES (8,203 SQUARE FEET).

LOT 4 BUILDING ENVELOPE
A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE WEST LINE OF SAID LOT 4, A DISTANCE OF 109.11 FEET; THENCE THE POINT OF BEGINNING; THENCE NORTH 64°13'19" EAST, 20.57 FEET; THENCE NORTH 25°46'41" WEST, 14.66 FEET; THENCE THENCE SOUTH 25°48'25" EAST, 138.23 FEET; THENCE SOUTH 41°09'17" WEST, 82.43 FEET; THENCE NORTH 25°46'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.25 ACRES (10,862 SQUARE FEET).

Jeff Gibbons

From: Justin Moore <jrmoore@city.ames.ia.us>
Sent: Tuesday, June 21, 2016 4:51 PM
To: gibbonsjeff1@me.com
Subject: Ames Urban Fringe Plan Requirements

Hi Jeff-

In looking into your question regarding what you would have to do in the Rural Residential designation under the Ames Urban Fringe Plan, based on the agreement terms with Story County, that location in question where you are looking to purchase property stipulates that the City of Ames waive both its rezoning and subdivision review. In short, we will get notice on any rezoning or subdivision proposal to comment on but we would generally otherwise leave it to the County completely.

We do always reserve the right to comment on it if we see something that we believe stands out as in opposition to the Urban Fringe Plan.
FYI

Let me know if you have any other questions.

Thanks,
Justin



Justin R. Moore
Assistant Planner

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www.CityofAmes.org ~ Caring People ~ Quality Programs ~ Exceptional Service ~