

# Memo

Department of Planning & Housing

**TO:** Mayor and City Council

**FROM:** Kelly Diekmann, Planning & Housing Director

**DATE:** September 10, 2024

**SUBJECT:** Request for Waiver of Infrastructure Installation for the Dayton Ridge Subdivision

City Council referred a request on August 27th from Jeff Gibbons, regarding the property at 2305 Dayton Ridge Road (*see Attachment A - Request*). The property is 6.80 acres and is located west of Dayton Avenue within the 2-mile subdivision jurisdiction of Ames. It is a wooded lot with a single-family dwelling, outbuildings and a pond. The property is located with an area of existing rural residential development nearby.

**The property has a Rural Character land use designation and Natural Area under the Ames 2040 Comprehensive Plan land use map.** Story County's land use map also recognizes this land as Rural Residential. The property is proposed to be split into 4 lots from the current single large lot. The lots will be marketed for single family homes to be constructed on them in the future apart from the lot that the existing house will be located on.

The proposed plat would create 4 lots which would qualify as a major subdivision. This requires a Preliminary and a Final Plat. **The applicant requests that they the City waives its subdivision improvements requirements to allow for the rural development to County standards.** In this case a major subdivision would otherwise trigger the installation of improvements to infrastructure to City standards relating to streets, water, sewer and other infrastructure. In this case the Subdivision Ordinance in Chapter 23 allows for a waiver of the infrastructure installation requirements subject to City Councils consideration and approval.

## **OPTIONS:**

In this situation, the site is primarily in a Rural Character development area that Plan 2040 recognizes may be developed with housing. Existing rural housing is nearby. Some development is likely consistent with the policies of the Plan 2040. **The primary issue for Council is what City standards, if any, should apply to development of the site since it is an area that is existing rural residential with no expectations of being annexed.**

### **Option #1**

The City Council can approve the waiver of infrastructure request submitted by the owner for this subdivision. The major issues that likely differ from City standards include road design, sidewalks, utilities meeting SUDAS, stormwater management, and potentially open space set asides.

**City staff does not recommend considering formal approval of the preliminary plat and waivers without it also having gone through County review. This ensures that the project will conform to the County requirements and likely address specific concerns of development that will assist in making a formal wavier determination.**

**The owner would then submit the Preliminary Plat and Final plat for review. Once the review is complete The City Council will be able to give final consideration to the proposed subdivision and grant a formal waiver. Story County would also then be required to approve the subdivision proposal.**

Council would direct this item to be on a future agenda for formal approval.

### **Option #2**

The City Council can deny the waiver request and require that the owner install infrastructure to City standards in conjunction with the creation of the subdivision if it believes that infrastructure should be installed according to City standards. **The primary issue would be conformance to water pressure requirements and a centralized sanitary sewer system that does not exist in this area, compared to use of a sceptic system.**

No action would be needed from Council.

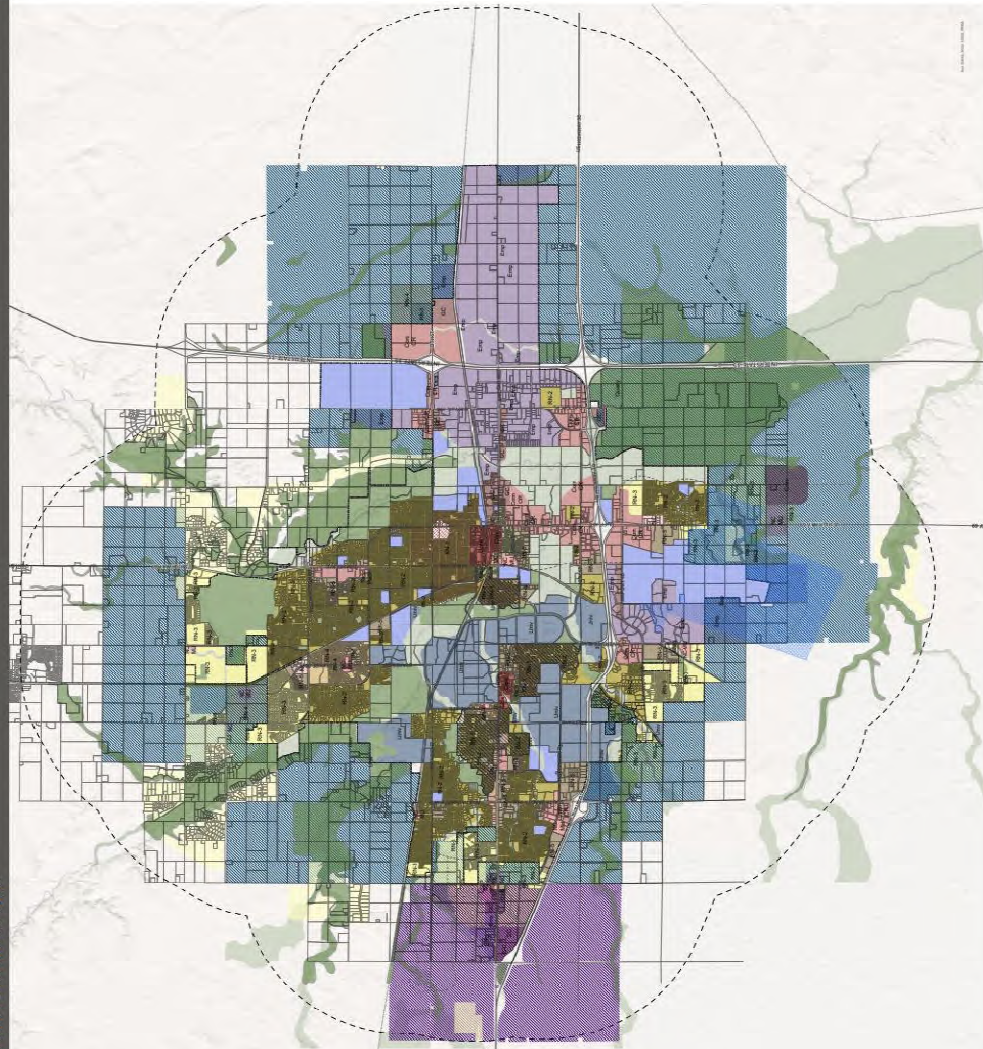
### **STAFF COMMENTS:**













**Staff finds that given the nature of the surrounding area and the designated land use being for rural residential development, the requested waiver for installation of infrastructure can be found to be supported. This type of request has been supported in the past with the prior Urban Fringe Plan.**

**The area in question is not within the Ames Urban Reserve and therefore is not anticipated to ever be annexed to be developed within the City. With this is mind, staff can support allowing a waiver for the installation of infrastructure under Option 1.**

# URBAN FRINGE: ANNEXATION AND FRINGE AREA

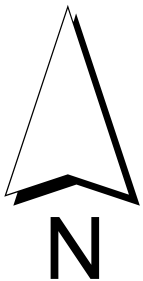
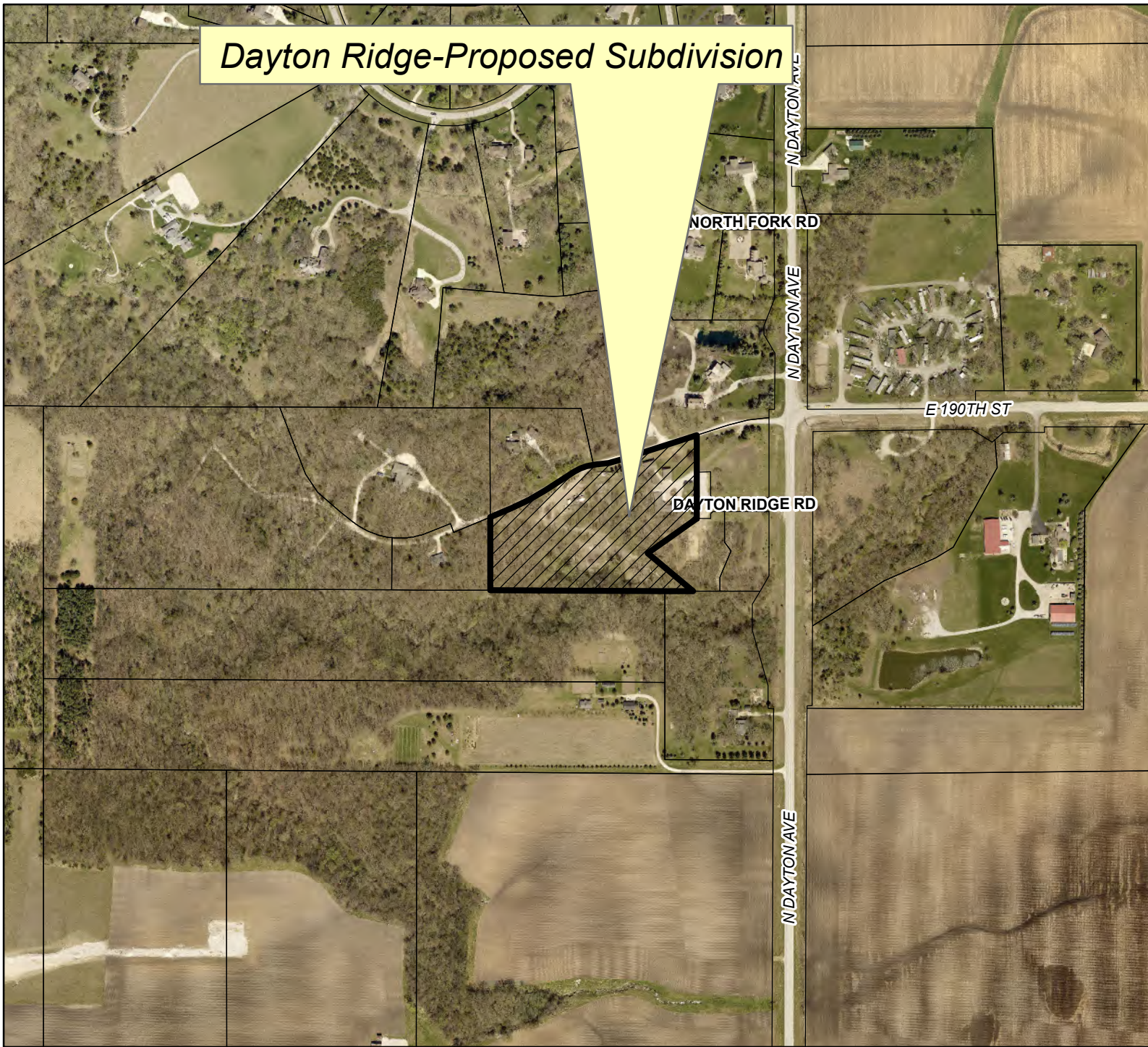
FRINGE AREA MAP



- Fringe Land Use Designations**
-  Natural Areas
  -  Rural Character
  -  Boone County Urban Reserve
  -  Story County Urban Reserve
- FUTURE LAND USE**
-  Residential Neighborhood 1 - Traditional (RN-1)
  -  Residential Neighborhood 2 - Established (RN-2)
  -  Residential Neighborhood 3 - Expansion (RN-3)
  -  Residential Neighborhood 4 - Village (RN-4)
  -  Residential Neighborhood 5 - Multi-family
  -  (RN-5) Neighborhood Core (NC)
  -  Neighborhood Core - Mixed Use (NC MU)
  -  Community Commercial/Retail (Com-CR)
  -  General Commercial (GC)
  -  Core
  -  Redirection (Redir)
  -  Urban Corridor
  -  Employment
  -  Quarry
  -  Park/Recreation
  -  Open Space
  -  Civic
  -  Civic-University
  -  Hospital/Medical Special Area
  -  Near Campus Overlay
  -  Airport Protection Area
  -  City Limits



*Dayton Ridge-Proposed Subdivision*



Dayton Ridge-Proposed Subdivision

**COUNCIL ACTION SUMMARY**

***Meeting Date: August 27, 2024***

***Agenda Item #: Dispositions***

**SUBJECT:** Request for waiver of infrastructure requirements for Dayton Ridge Subdivision

**ACTION TAKEN:** Moved to request a memo from staff

**MOTION BY:** Betcher

**SECOND BY:** Rollins

**VOTING AYE:** Beatty-Hansen, Betcher, Corrieri, Junck, Gartin, Rollins

**VOTING NAY:** None

**ABSENT:** None

**By:** Carly M. Watson, Deputy City Clerk

**Sent to:** Kelly Diekmann, Director of Planning and Housing

**Cc:** Justin Moore, Planner





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 190<sup>th</sup> 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

SECTION CORNER  
1/2" REBAR, YELLOW  
UNLESS OTHERWISE  
MEASURED BEARING  
RECORDED BEARING  
DEEDED BEARING  
PUBLIC UTILITY E  
CENTERLINE  
SECTION LINE  
EASEMENT LINE  
TELEPHONE LINE  
CABLE TELEVISION  
FIBER OPTICS LINE  
WATERMAIN  
STORM SEWER  
SANITARY SEWER  
GAS LINE  
ELECTRIC LINE  
OVERHEAD ELECTRIC

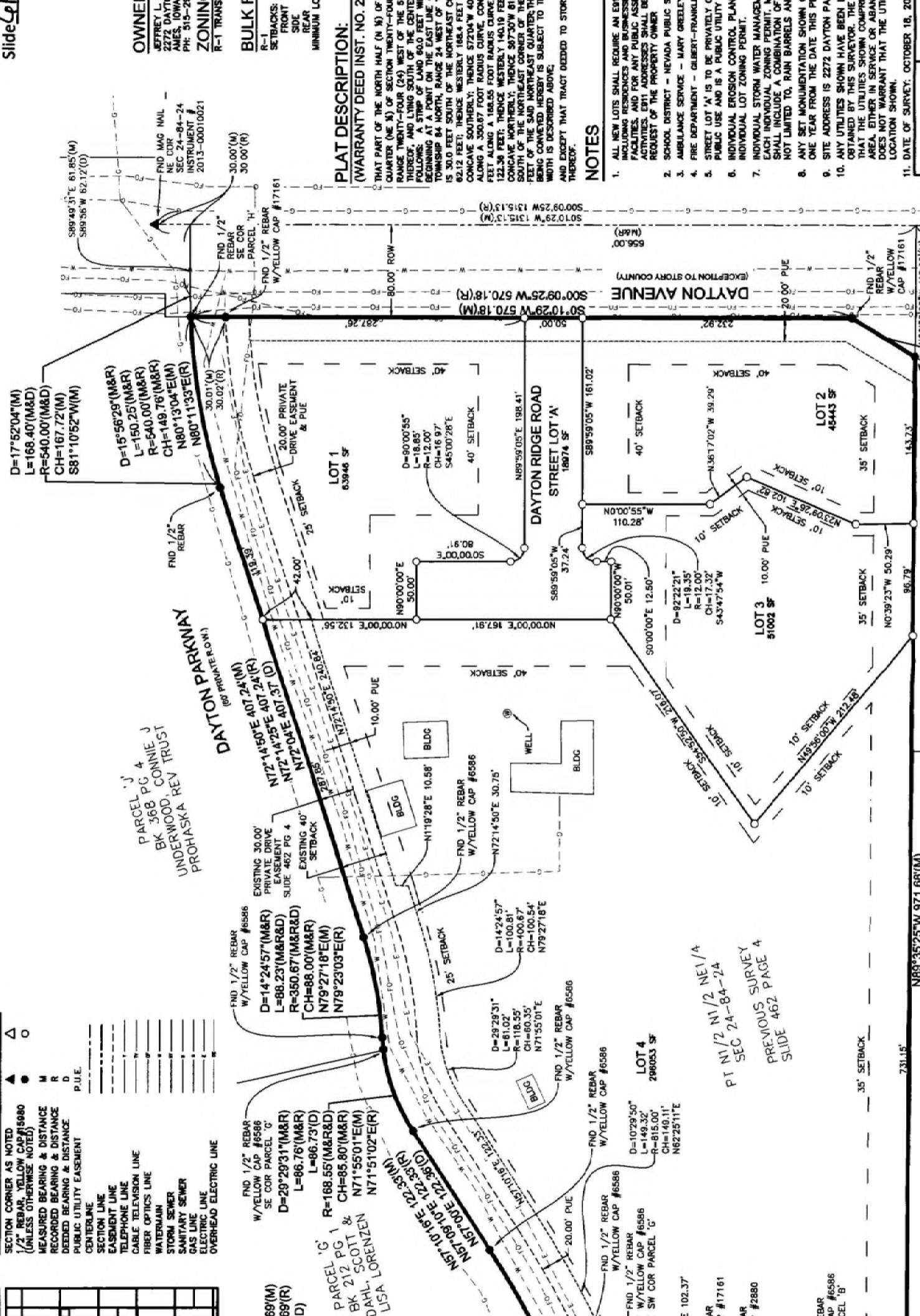
▲ ● M R D  
 P.U.E.

ARCEL PG 4  
368 PG. J  
WOOD, CONNIE  
ASKA REV TRUST

FRONT  
KIMMITY  
FNU 1 1/2"  
REBAR

D=17°52'04"(M)  
L=168.40"(M&D)  
R=540.00"(M&D)  
CH=167.72"(M)  
S81°10'52"W(M)  
  
D=15°56'29"(M&R)  
L=150.25"(M&R)  
R=540.00"(M&R)  
CH=149.76"(M&R)  
N80°13'04"E(M)  
N80°11'33"E(R) 30.01'(M)

Slide 61



N  
N89°36'W 971.49'(R)  
100-50-25 ft at 1.00 (m)  
FND 1/2" REBAR  
W/YELLOW CAP #17161  
9.15'  
N89°35'25"W 112.95'(M)  
N89°36'39"W 112.95'(R)

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORD AS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF TEXAS.



## LEGEND

**PROPOSED**

GROUND SURFACE CONTOUR	
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	8" S
STORM SEWER	15" ST
WATERMAIN WITH SIZE	8" W

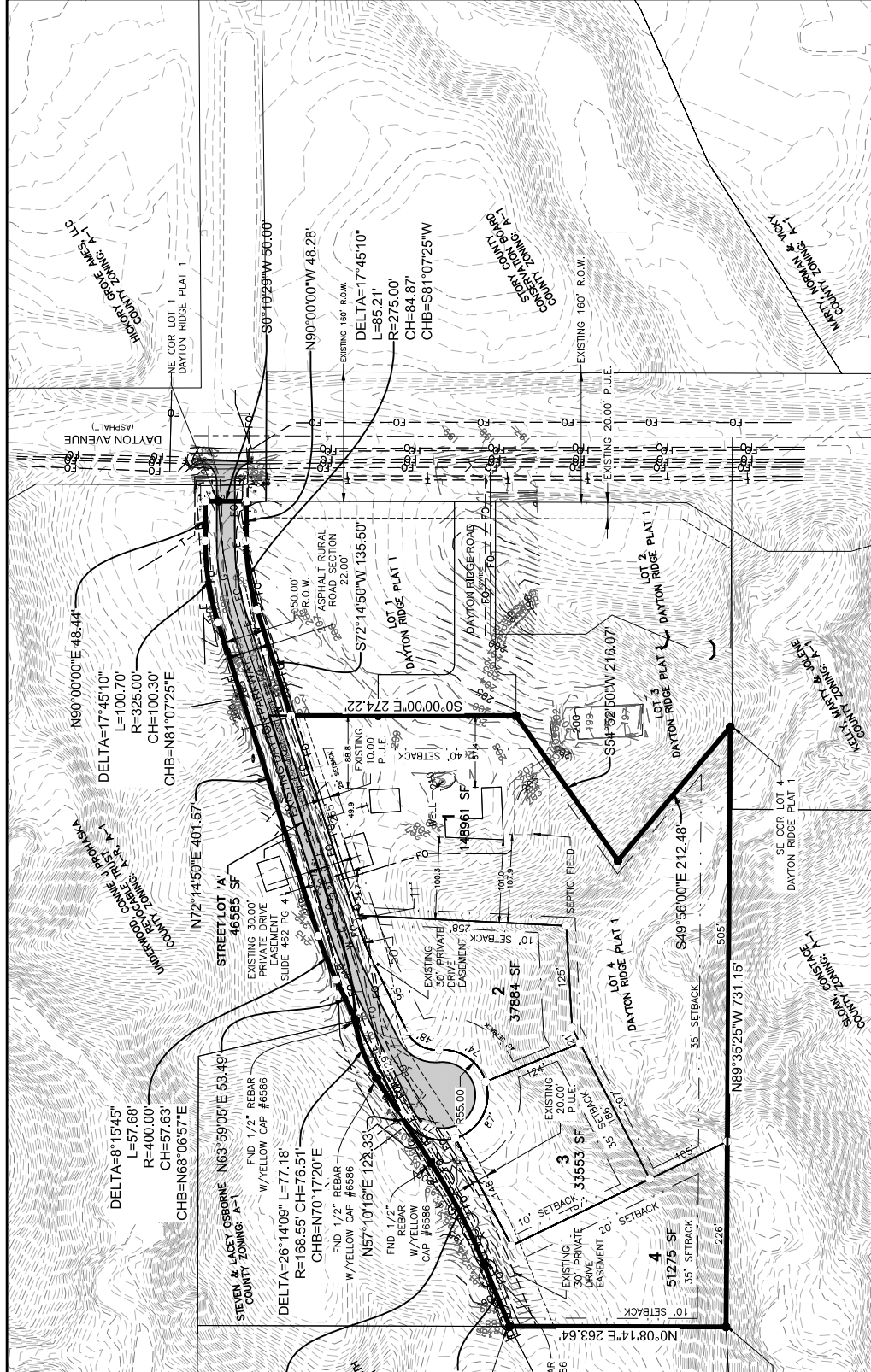
SECTION CORNER  
1/2" REBAR, YELLOW CAP #18660  
(UNLESS OTHERWISE NOTED)  
ROW MARKER  
ROW RAIL

JEFF GIBBONS

JEFF GIBBONS  
2305 DAYTON RIDGE ROAD  
AMES, IOWA 50010  
PH: 515-290-5059

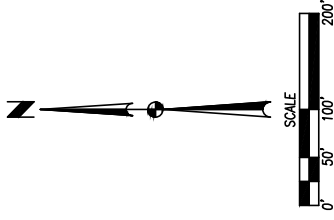
CIVIL DESIGN ADVANTAGE, LLC  
URBANDALE, IOWA 50322  
PH: 515-369-4400  
CONTACT: BOB GIBSON

EXISTING: R-1 AND A-R



LOT 4 AND A PART OF LOT 1, DAYTON RIDGE PLAT 1 AND A PART OF PARCEL 'J' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 368, PAGE 4, ALL BEING IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°08'14" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 263.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 67°40'06" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 81.69 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 785.00 FEET, WHOSE ARC LENGTH IS 140.16 FEET AND WHOSE CHORD BEARS NORTH 62°25'11" EAST, 139.96 FEET; THENCE NORTH 57°10'16" EAST ALONG SAID NORTHERLY LINE, 122.33 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 168.55 FEET, WHOSE ARC LENGTH IS 77.18 FEET AND WHOSE CHORD BEARS NORTH 70°17'20" EAST, 76.51 FEET; THENCE NORTH 63°59'05" EAST, 53.49 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 400.00 FEET, 72°14'50" EAST, 401.57 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 325.00 FEET, 90°00'00" EAST, 100.70 FEET AND WHOSE CHORD BEARS NORTH 81°07'25" EAST, 100.30 FEET; THENCE NORTH 90°00'00" EAST, 48.44 FEET TO THE EAST LINE OF SAID PARCEL 'J'; THENCE SOUTH 00°10'29" WEST ALONG SAID EAST LINE AND THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" WEST, 48.28 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 275.00 FEET, WHOSE ARC LENGTH IS 85.21 FEET AND WHOSE CHORD BEARS SOUTH 81°07'25" WEST, 84.87 FEET; THENCE SOUTH 72°14'50" WEST, 135.50 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 00°00'00" WEST ALONG SAID EASTERLY LINE, 274.22 FEET; THENCE SOUTH 45°54'52"50" WEST ALONG SAID EASTERLY LINE, 216.07 FEET; THENCE SOUTH 49°56'00" EAST ALONG SAID EASTERLY LINE, 212.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°35'25" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 731.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.31 ACRES (318,271 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



# 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 WITHIN 180 DAYS OF THE START OF CONSTRUCTION.
10. INDIVIDUAL STORM WATER MANAGEMENT PLANS SHALL BE SUBMITTED AND PERMITTED PRIOR TO THE START OF CONSTRUCTION. PERMIT METHODS OF STORM WATER MANAGEMENT SHALL INCLUDE BUT NOT BE LIMITED TO, RAIN BARRELS, SCALE BMPs SUCH AS, BUT NOT LIMITED TO, RAIN BARRELS, AND OTHER STORM WATER MANAGEMENT DEVICES.
11. FOR LOTS THAT HAVE A PORTION OF THEIR BUILDING ENVELOPE LOCATED OUTSIDE THE BUILDING ENVELOPE, 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 STORY COUNTY, IOWA, 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 SOUTHWEST 1/4 SECTION 36, T4S, R6E, S4E, 61.24 FEET; THENCE SOUTH 41°09'17" WEST, 28.38 FEET; THENCE SOUTHWEST 1/4 SECTION 36, T4S, R6E, S4E, 61.24 FEET; THENCE NORTH 75°14'40" WEST, 69.08 FEET; THENCE NORTHERLY CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 56.73 FEET, WHOSE CHORD BEARS SOUTH 48°49'07" EAST, 63.59 FEET; THENCE NORTH 25°46'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING, 10.081 SQUARE FEET.

**LOT 3 BUILDING ENVELOPE**  
A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA, 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 NORTH 25°46'41" WEST, 121.56 FEET; THENCE NORTH 75°14'40" WEST, 69.08 FEET; THENCE NORTHERLY CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 56.73 FEET, WHOSE CHORD BEARS SOUTH 48°49'07" EAST, 63.59 FEET; THENCE NORTH 25°46'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING, 10.081 SQUARE FEET.

**LOT 4 BUILDING ENVELOPE**  
A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA, 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 NORTH 25°46'41" WEST, 121.56 FEET; THENCE NORTH 75°14'40" WEST, 69.08 FEET; THENCE NORTHERLY CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 56.73 FEET, WHOSE CHORD BEARS SOUTH 48°49'07" EAST, 63.59 FEET; THENCE NORTH 25°46'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING, 10.081 SQUARE FEET.

## Jeff Gibbons

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**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*





515.239.5400 main | 515.239.5269 direct | 515.239.5404 fax  
[jrmoore@city.ames.ia.us](mailto:jrmoore@city.ames.ia.us) | City Hall, 515 Clark Avenue | Ames, IA 50010  
[www.CityofAmes.org](http://www.CityofAmes.org) ~ Caring People ~ Quality Programs ~ Exceptional Service ~



# URBAN FRINGE: ANNEXATION AND FRINGE AREA

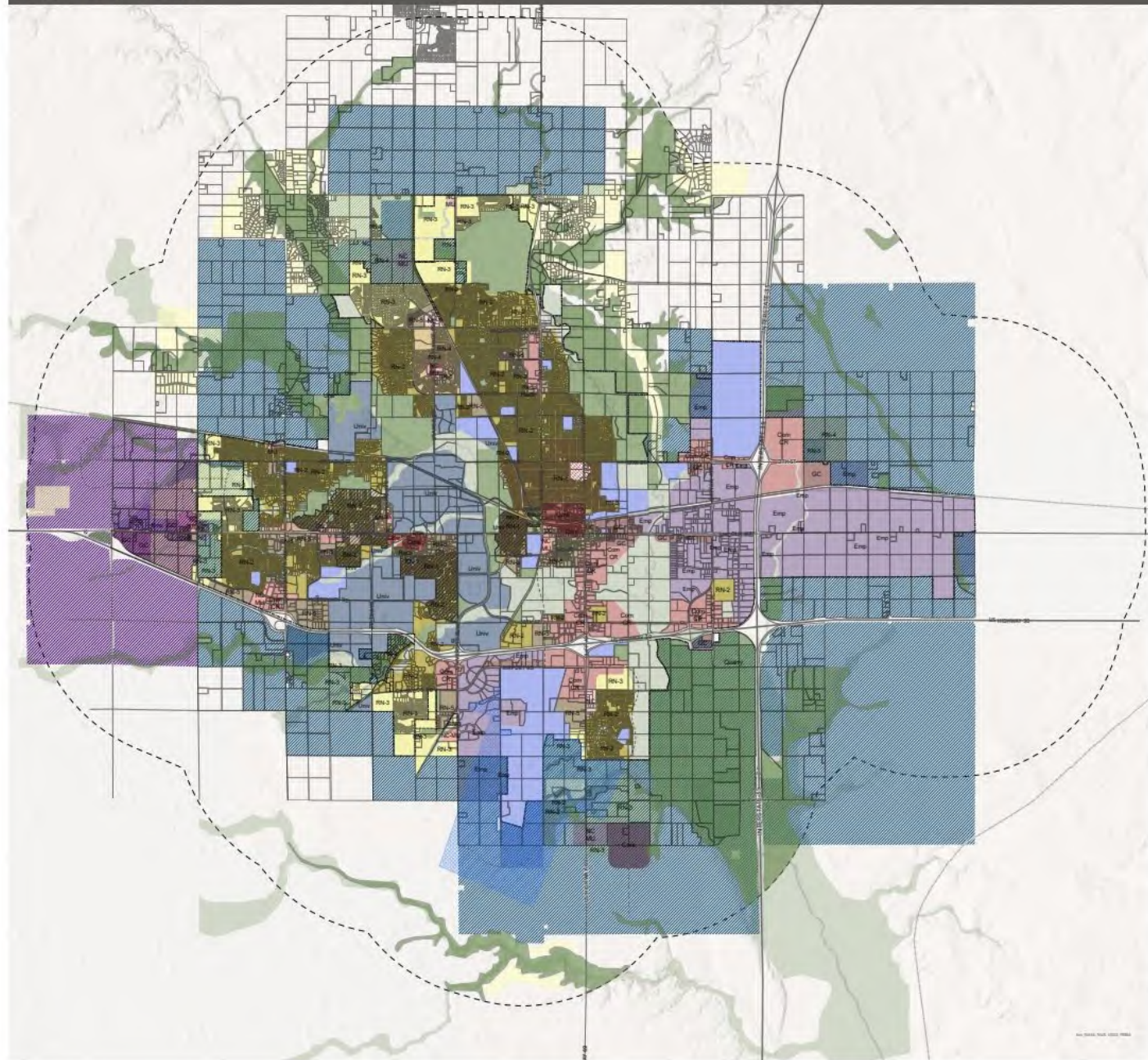
FRINGE AREA MAP

## FRINGE Land Use Designations

-  Natural Areas
-  Rural Character
-  Boone County Urban Reserve
-  Story County Urban Reserve

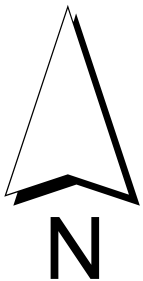
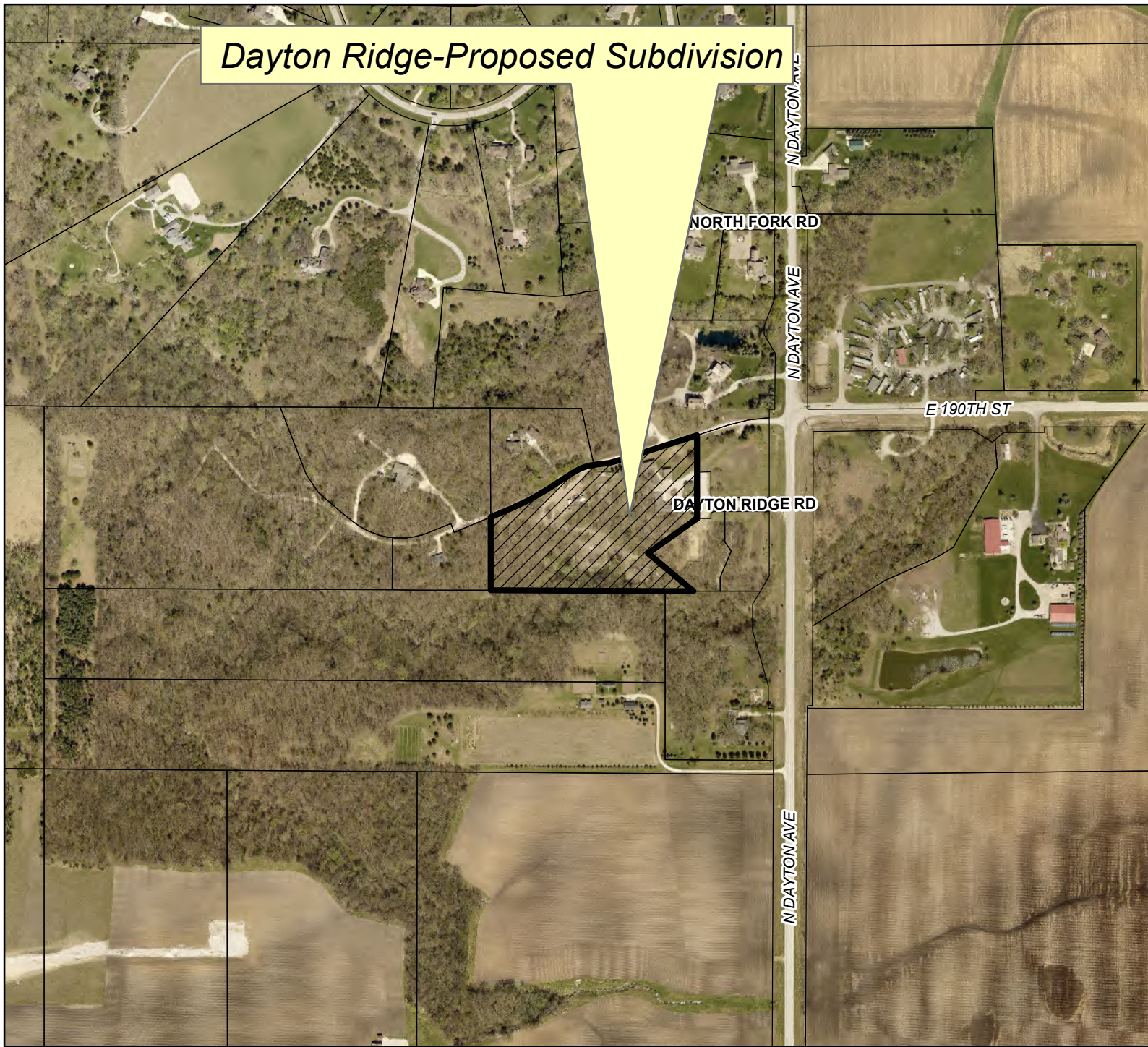
## UTURE LAND USE

-  Residential Neighborhood 1 - Traditional (RN-1)
-  Residential Neighborhood 2 - Established (RN-2)
-  Residential Neighborhood 3 - Expansion (RN-3)
-  Residential Neighborhood 4 - Village (RN-4)
-  Residential Neighborhood 5 - Multi-family (RN-5)
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