

ITEM #: 30
DATE: 09-24-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: REQUEST TO WAIVE INFRASTRUCTURE REQUIREMENTS FOR DAYTON RIDGE SUBDIVISION IN RURAL STORY COUNTY

BACKGROUND:

On September 10, 2024, the City Council referred a request from Jeff Gibbons regarding a rural 4-lot subdivision waiver to a future agenda. (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 within an area of existing rural residential development.

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 four lots from the current single large lot.

The proposed plat would create four lots which would qualify as a major subdivision by the Ames Subdivision Code and requires conformance to City design and infrastructure standards. This requires a Preliminary and a Final Plat approved by the City Council, unless waived in whole or part as a rural subdivision.

The applicant requests that they the City waives its subdivision improvement requirements to allow for the rural development to County standards. In this case, a major subdivision would otherwise trigger the installation of 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 Council's consideration and approval.

As an area designated as Rural Character, some residential development would be consistent with the policies of the Plan 2040 about land management adjacent to the City and its planned growth areas. **This area is not within a planned growth area of the City and, therefore, is not intended for annexation. The primary issue for Council is what City standards, if any, should apply to development of the site, since it is an area that has existing rural residential with no expectations of being annexed.**

The proposed subdivision has been initiated with the County and received a partial preliminary plat review. Based upon the County's review standards and the City's policies for Rural Character development, staff believes a conditional waiver of City requirements with no covenants for annexation or assessments can be found consistent with the Ames Plan 2040 polices and our Subdivision Code.

ALTERNATIVES:

1. Approve a conditional waiver of preparing a preliminary plat meeting City design and infrastructure standards, and retain approval authority of a Final Plat subsequent to receiving

Preliminary Plat approval from Story County.

2. Deny the waiver request and require that the owner prepare a preliminary plat and final plat that conforms to all City design and infrastructure standards of Chapter 23.
3. Defer action on this item and request more information from staff.

CITY MANAGER'S RECOMMENDED ACTION:

Staff finds that given the nature of the surrounding area and the designated land use being for rural character development with no intent of the City for annexation, the requested waiver for installation of infrastructure can be found consistent with City policies for granting rural development waivers.

The area in question is not within the Ames Urban Reserve and, therefore, is not anticipated to be annexed within the City. The development proposal has had the benefit of preliminary plat review by the County to help define the details of the project, including road design, stormwater, natural area protection, etc. to assist City staff in determining its relative conformance to City standards and policies. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

ATTACHMENT(S):

[Dayton Ridge Waiver Request.pdf](#)