

ITEM #:	<u>42</u>
DATE:	<u>05-13-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

**SUBJECT: FINAL PLAT FOR DAYTON RIDGE SUBDIVISION PLAT 2 LOCATED AT
2305 DAYTON RIDGE ROAD IN RURAL STORY COUNTY**

BACKGROUND:

Property owners Jeff and Mary Gibbons and Connie J. Underwood, Trustee are requesting a Major Final Plat of property located at 2305 Dayton Ridge Road and 5525 North Dayton Avenue.

The property being subdivided is located in rural Story County, within the City's 2-mile fringe area, making it subject to City subdivision review (See Attachment A- Location Map). The property's land use designation is primarily Rural Residential which anticipates rural subdivision development over time.

City Council elected to waive the City's subdivision standards earlier at the September 10, 2024 meeting, but retained approval authority over the final plat once Story County approved a preliminary plat. The project includes no city utility specifications and does not require annexation to the City per the policies of Ames Plan 2040.

The proposed Major Final Plat for Dayton Ridge Subdivision Plat 2 includes six lots (See Attachment B- proposed Subdivision). Story County has preliminarily approved the project and will review the final plat application subsequent to the City review. The final plat is consistent with the preliminary proposal, and staff has not identified any additional concerns for the project based upon the County's approval.

ALTERNATIVES:

1. Approve the Final Plat.
2. Deny the application and require that City infrastructure standards be met.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed Final Plat has been reviewed by City staff for consistency with policies for waiving City Subdivision Code standards. The City Council approved waiving the Public Improvements with the condition that the Final Plat be reviewed before going to Story County Board of Supervisors. **The plat has not materially changed and is consistent with the policies of Ames Plan 2040 for Rural Residential development that is not planned to be annexed to the City.** Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

ATTACHMENT(S):

[Attachment A- Dayton Ridge Subdivision Plat 2 Location Map.pdf](#)
[Attachment B-Dayton Ridge Plat 2 .pdf](#)