

ITEM #:	49
DATE:	07-14-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF PRELIMINARY PLAT FOR 5120 TABOR DRIVE

BACKGROUND:

The 1.96-acre property at 5120 Tabor Drive (Attachment A) is owned by Pinnacle Properties Ames, LLC. On June 23, 2026, Council approved a rezoning of this property from Agricultural (A) and a small portion of Floating Suburban – Residential Low Density (FS-RL) to Floating Suburban – Residential Low Density (FS-RL) with a Master Plan (Attachment B). The recently approved Master Plan limits the site to only single-family detached homes.

The proposed Preliminary Plat (Attachment C) subdivides the property into five lots, intended for single-family development, with a 0.89-acre outlot (Outlot ZZ) for future development. Each of the five lots is at least 9,200 square feet and has at least 77 feet of frontage. The minimum lot area for a single-family residence in FS-RL is 6,000 square feet; the minimum frontage is 35 feet at the street line and 50 feet at the building line.

Outlot ZZ is intended for future residential development. A shallow outlot (Outlot PP) remaining from Sunset Ridge, 2nd Addition, sits between the most of Outlot ZZ and Tabor Drive, but is not under the control of the applicant as it is owned by Hunziker Companies. Outlot ZZ is proposed with only 45 feet of frontage to support future development. **Staff has discussed a variety of configurations with the applicant and noted access is a limiting factor for the future development of this outlot.** The outlot is not designated for any specific conservation or tree protection requirements by the approved Master Plan or the proposed preliminary plat.

As an infill site, no public improvements are required for the five lots. Water services and sewer services will occur from Tabor. Storm drainage is planned to be accommodated on the Hope Lutheran Church site to the south per prior agreements.

Within FS-RL zoning, all development, regardless of size, must address a 10% open space standard. The determination of appropriate open space was deferred from the Master Plan approval to review of the preliminary plat. **The developer intends to satisfy the 10% open space requirement for FS-RL by joining the Sunset Ridge Homeowners Association in lieu of setting aside area on this site.**

Staff has reviewed correspondence from the HOA supporting this proposal. The HOA has ample open space to accommodate the new units within the overall open space calculation. If this arrangement does not come to fruition, the 10% open space will need to be met on-site at the time of Final Plat. A condition is proposed that prior to final plat approval, proof of HOA membership is required.

PLANNING & ZONING COMMISSION:

The Planning and Zoning Commission met on July 1, 2026, and considered the Tabor Development Preliminary Plat. One neighbor spoke in opposition to the proposal. The Commission voted 5-0-0 to recommend that Council approve the Preliminary Plat.

ALTERNATIVES:

1. Approve the Preliminary Plat with the condition that prior to Final Plat approval, the applicant provides proof the property is part of the Sunset Ridge HOA as dues-paying properties for the purpose of meeting open space set-aside requirements.
2. Approve the Preliminary Plat for Tabor Development with modified conditions.
3. Deny the Preliminary Plat for Tabor Development by on the basis that the proposed lot configuration is not consistent with the zoning of the site for single family detached lots or to the City's Subdivision Code for lot and design standards.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has reviewed the Preliminary Plat for Tabor Development. The design and proposed improvements have been found to meet the City's minimum design standards in Chapter 23, Subdivision Code, and the FS-RL zoning. Consistency is based upon the condition of the applicant becoming a member of the Sunset Ridge HOA to satisfy the 10% open space standard. Therefore, it is the recommendation of the City Manager that the Council adopt Alternative #1, as described above.

ATTACHMENT(S):

[Addendum.pdf](#)

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)