

Staff Report

MAJOR FINAL PLAT FOR TABOR RIDGE

August 25, 2026

BACKGROUND:

The 1.96-acre property at 5120 Tabor Drive (Attachment A) is owned by Pinnacle Properties Ames, LLC. On July 14, 2026, Council approved the Preliminary Plat for this property (Attachment C). It divides 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 single family lots is at least 9,200 square feet and has at least 77 feet of frontage.

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 approved preliminary plat.

At the time of the preliminary plat approval, no open space set aside was identified for the subdivision. The developer indicated that the property would be incorporated into the Sunset Ridge HOA and had preliminary approval for including the site in the HOA. As of the time of this writing, no written confirmation of this agreement had been received by staff. Staff will continue to communicate with the applicant prior to the meeting to receive this information.

The Final Plat includes public improvements for service lines to the properties from existing main lines. Security of \$17,745 is provided for these improvements along with street trees and sidewalks. A standard sidewalk and street tree deferral agreement is included with the Final Plat.

OPTIONS:

1. Approve the Final Plat with acceptance of the Sidewalk Deferral Agreement and accepting the public improvements agreement and financial security.
2. Deny the Final Plat for Tabor Ridge on the basis that the Council finds that the plat does not comply with the Master Plan, or creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.
3. Refer this request back to staff or the applicant for additional information.

STAFF COMMENTS:

After reviewing the proposed Final Plat of Tabor Ridge, staff finds that it complies with all relevant and applicable design and improvement standards of the Subdivision Regulations in Ch. 23, *Ames Plan 2040*, other adopted City plans, ordinances and standards. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative 1, as described above.

ATTACHMENT(S):

[Attachment A - Location Map.pdf](#)

[Attachment B - Zoning Map & Master Plan.pdf](#)

[Attachment C - Preliminary Plat.pdf](#)

[Attachment D - Final Plat.pdf](#)