

COMMISSION ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR 5120 TABOR DRIVE, KNOWN AS TABOR DEVELOPMENT

BACKGROUND:

The subject 1.96-acre property, 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 proposed Preliminary Plat (Attachment C) subdivides the property into five lots, intended for single-family development, with a 0.89-acre outlot (Outlot ZZ). 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. This arrangement could make development of Outlot ZZ difficult.

The developer intends to satisfy the 10% open space requirement for FS-RL by joining the Sunset Ridge Homeowners Association. That HOA has ample open space to accommodate the new units. If this arrangement does not come to fruition, the 10% open space will need to be met on-site within Outlot ZZ.

ALTERNATIVES:

1. The Planning and Zoning Commission may recommend that the City Council approve the Preliminary Plat for Tabor Development.
2. The Planning and Zoning Commission may recommend that the City Council approve the Preliminary Plat with conditions for Tabor Development.
3. The Planning and Zoning Commission may defer action on this request and refer it back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

Staff have reviewed the Preliminary Plat for Tabor Development. The design and proposed improvements have been found to meet the City's design standards in Chapter 23, Subdivisions.

Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1.

ADDENDUM

Project Location.

The site is 1.96 acres located on an existing platted outlot at 5120 Tabor Drive: Outlot XX of Sunset Ridge 12th Addition. The property is immediately north of the new Lutheran Church of Hope campus. The land is part of a larger tract that was once used primarily for row crops.

Major Site Development Plan Compliance.

The Preliminary Plat for this development is in conformance with a Major Site Development Plan that was approved in June of 2026 along with the rezoning to FS-RL. The Major Site Development Plan regulates the general arrangement of uses, layout of development, planned vehicular movements, pedestrian connections, and developable areas.

The site will be residential in use with each lot containing a detached single-family home. A large outlot at the east end of the site contains 0.89 acres.

Traffic and Street Connections.

The property fronts Tabor Drive, an existing street that was created by Sunset Ridge, 2nd Addition in 2006. No new streets are proposed in this development.

Shared-Use Paths, Sidewalks, and Trails.

A sidewalk will be constructed in front of the homes to connect with the existing sidewalk network in the neighborhood.

Stormwater Management.

As a part of the development for the Lutheran Church of Hope property to the south, a retention/detention pond was constructed north of the church parking lot and south of the subject property. This pond was designed to take in drainage and runoff from the subject land.

Utilities and Easements.

City electrical, water, and sewer access will come from Tabor Drive. Water and sewer mains exist along Tabor Drive; only service lines to the individual homes are required.

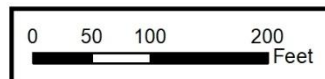
Attachment A

Location Map



Legend

 Subject Property

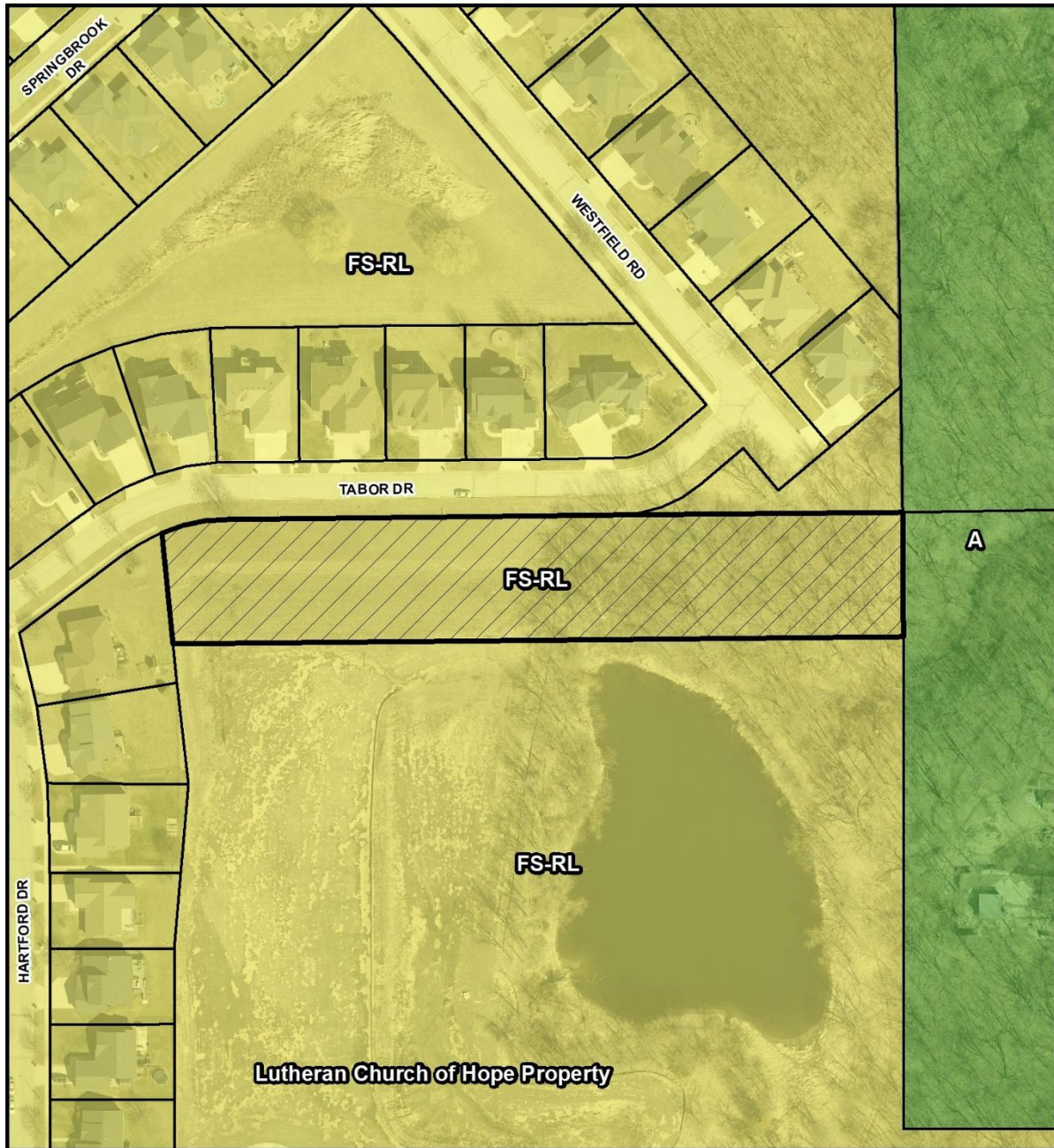


**Preliminary Plat for
Tabor Development**

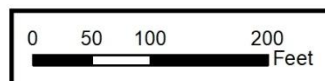
5120 Tabor Drive

Attachment B

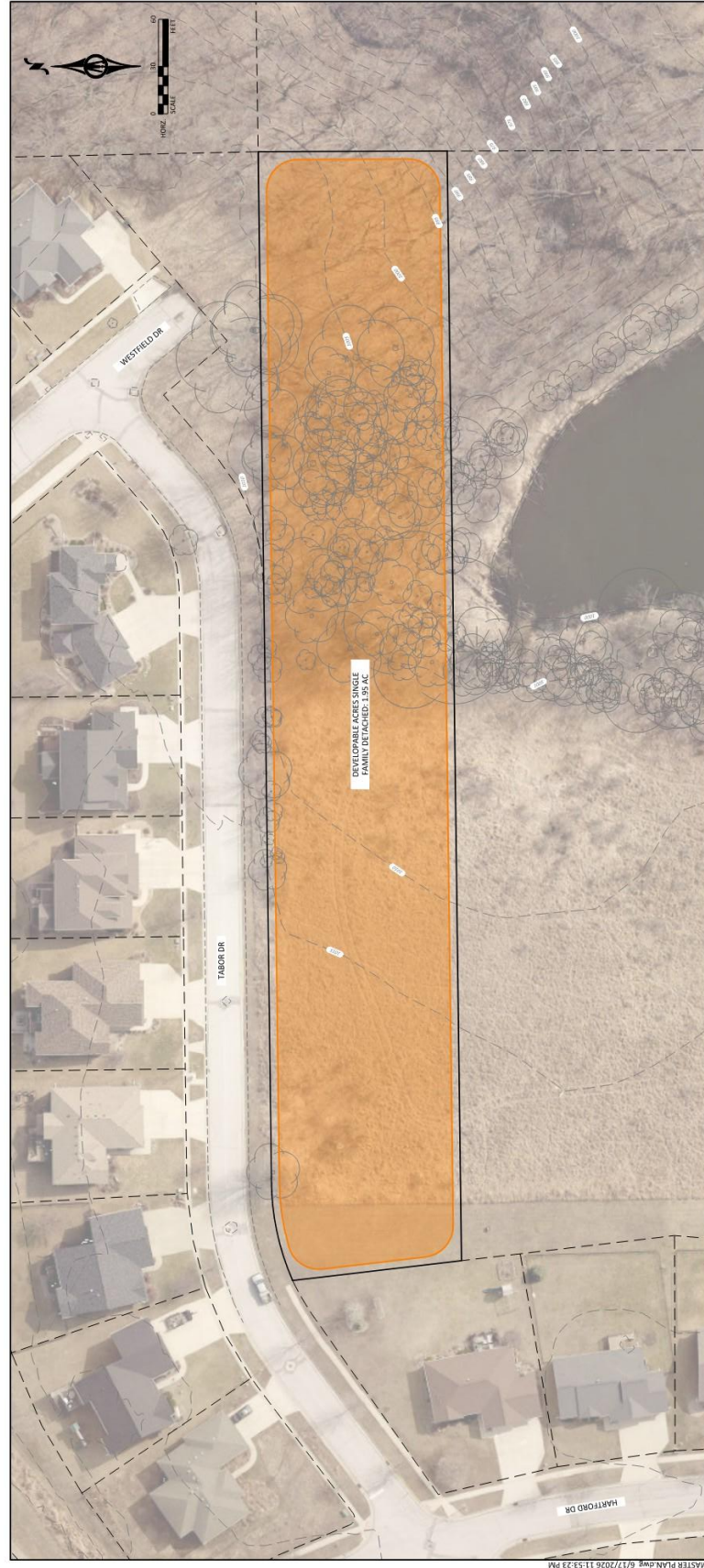
Existing Zoning & Master Plan



**Preliminary Plat for
Tabor Development**



5120 Tabor Drive



LEGEND					
COLOR	USE	ZONING	NET AREA EXCLUDING ROAD	DWELLING UNITS	DENSITY
	DEVELOPABLE ACRES SINGLE FAMILY DETACHED	F5-RL	1.95 AC	7-9	3.75 - 5.12

LEGAL DESCRIPTION					
OUTLOT XX, SUNSET RIDGE SUBDIVISION, TWELFTH ADDITION, AMES, STORY COUNTY, IOWA					

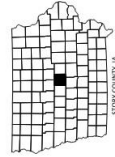
OWNER			PREPARED BY		
PINNACLE PROPERTIES AMES LLC			BOLTON & MENK, INC.		
4114 COCHRANE PKWY			4119 BALTIMORE DR		
AMES, IA 50014			AMES, IA 50014		
DATE			DATE		
APRIL 2026			APRIL 2026		

EXISTING ZONING - AGRICULTURE			PURPOSED ZONING F5-RL		
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1. FINAL MINIMUM DENSITY DETERMINED DURING PLATTING					
2. FINAL OPEN SPACE SET BACKS DETERMINED DURING PLATTING					

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PROJECT LOCATION



GENERAL NOTES:

1. ALL PRIVATE UTILITIES WILL BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS SHOWN OR LOCATED WITHIN UTILITY CORRIDORS PROVIDED FOR BY THE CITY'S USE OF CITY RIGHTS-OF-WAY BY RIGHT-OF-WAY USER'S ORDINANCE.
 2. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.
 3. SEE ZONING ORDINANCE SEC 29-202 F.S. RL FOR SETBACK REQUIREMENTS.
- OUTLOT 22 IS RESERVED FOR FUTURE PLATTING

OUTLOT 22 IS RESERVED FOR FUTURE PLATTING



1519 BALTIMORE DRIVE
AMES, IA 50010
Phone: (515) 233-6100
Email: Ames@balton-ment.com
www.balton-ment.com

[illegible]

DATE	GAS	CURRENT USE
12/1/00	100	100
12/2/00	100	100
12/3/00	100	100
12/4/00	100	100
12/5/00	100	100
12/6/00	100	100
12/7/00	100	100
12/8/00	100	100
12/9/00	100	100
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12/27/00	100	100
12/28/00	100	100
12/29/00	100	100
12/30/00	100	100
12/31/00	100	100

PINNACLE PROPERTIES LLC

TABOR DEVELOPMENT

TITLE SHEET

SHEET
PP 01

LICENSEE CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
 PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION
 AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF ALABAMA.

 Gregory A. England

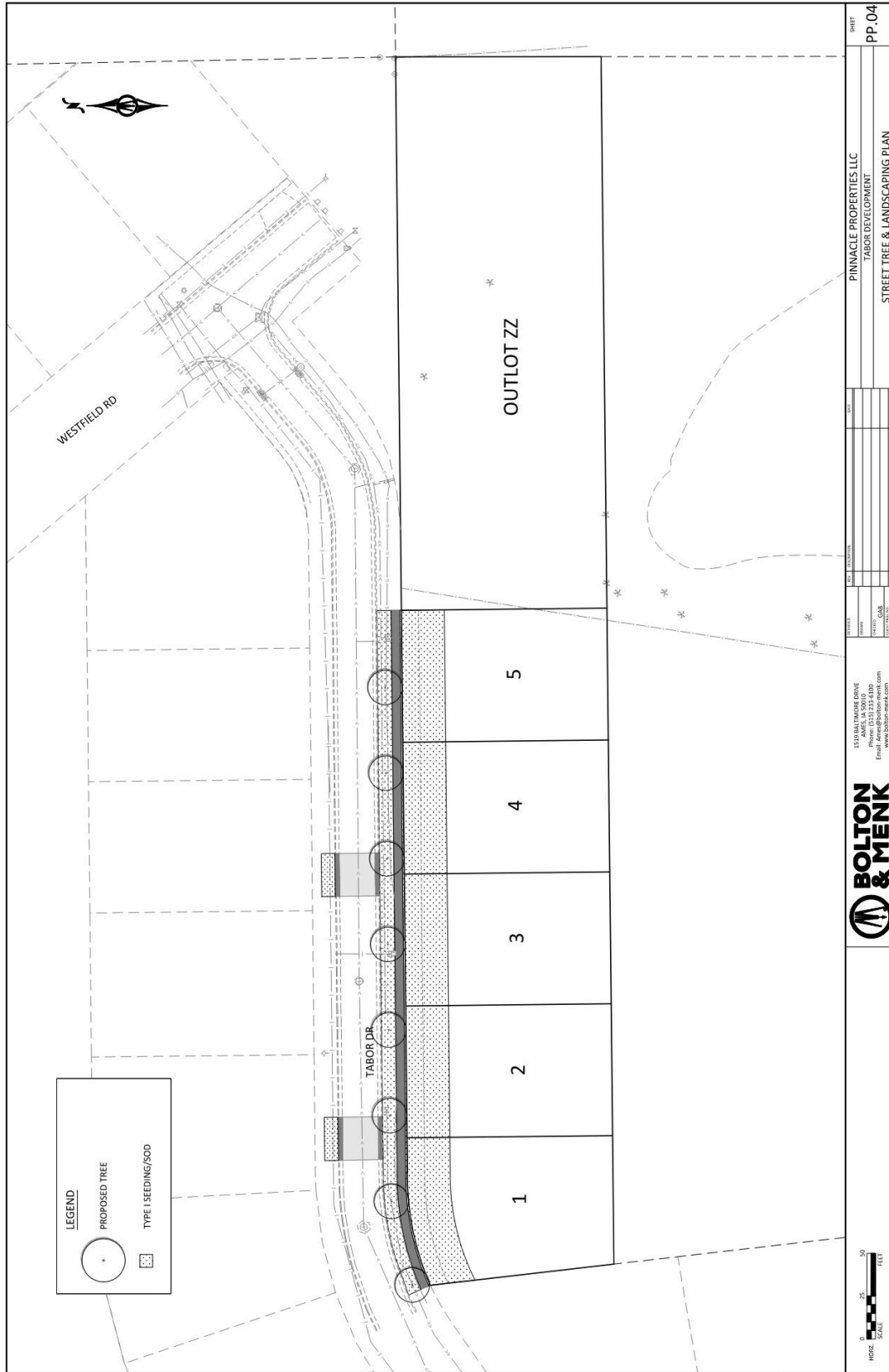
LICENSE NUMBER: 10574 DATE: 09/09/2027

MY EXPIRATION DATE IS: DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY THIS SEAL:



LICENSE NUMBER: 71974 DATE: XX/XX/XXXX
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
 PAGES ON SHEETS COVERED BY THIS SEAL:



Attachment D

Applicable Subdivision Law

The laws applicable to this Preliminary Plat Subdivision include, but are not limited to, the following: (verbatim language is shown in *italics*, other references are paraphrased):

Code of Iowa Chapter 354, Section 8 requires that the governing body shall determine whether the subdivision conforms to its Land Use Policy Plan.

Ames Municipal Code Chapter 23, Subdivisions, Division I, outlines the general provisions for subdivisions within the City limits and within two miles of the City limits of Ames.

Ames Municipal Code Section 23.302(3):

(3) *Planning and Zoning Commission Review:*

- (a) *Public Hearing Required. The Planning and Zoning Commission shall consider the proposed Preliminary Plat at a public hearing conducted as part of a regularly scheduled meeting. Notice of the public hearing shall be made by mail, as provided for by Section [29.1500](#)(2)(d)(i), by posted notice, as provided for by Section [29.1500](#)(2)(d)(iii), and as may be required by [Chapter 21](#) of the Iowa Code.*
- (b) *The Planning and Zoning Commission shall examine the Preliminary Plat, any comments, recommendations, or reports assembled or made by the Department of Planning and Housing, and such other information as it deems necessary or desirable to consider.*
- (c) *Based upon such examination, the Planning and Zoning Commission shall ascertain whether the Preliminary Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.*

Ames Municipal Code Section 23.302(4):

Planning and Zoning Commission Recommendation: Following such examination and within 30 days of the regular meeting of the Planning and Zoning Commission at which a complete Application is first formally received for consideration, the Planning and Zoning Commission shall forward a report including its recommendation to the City Council. The Planning and Zoning Commission shall set forth its reasons for any recommendation to disapprove or to modify any Preliminary Plat in its report to the City Council and shall provide a written copy of such reasons to the developer.