

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2257 240th STREET IN BOONE COUNTY

BACKGROUND:

The City's subdivision regulations are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

These parcels are located outside the Ames corporate limits in the Urban Fringe in Boone County approximately one mile south of U.S. Highway 30 and one and a half mile west of the Boone/Story County line (see Attachment A, Location Map). The Ames Urban Fringe Plan designates the future use of this property as Agriculture and Farm Service. For property in Story County with this land use designation, the City does not review subdivisions and plats of survey, under our 28-E Intergovernmental Agreement with Story County. However, there is no such agreement with Boone County and City of Ames approval of a plat of survey is required.

This particular plat of survey is for a proposed boundary line adjustment of three existing properties, as shown on Attachment A Location Map. All three properties contain buildings. In this instance, the property owners seek to increase the size of one property to 4.41 net acres (proposed Parcel E) by reducing another parcel from 17 acres to 13.23 acres (Proposed Parcel F). The third parcel also becomes slightly larger. (see Attachment B Proposed Plat of Survey).

As no additional parcels are being created, city subdivision standards do not require any additional infrastructure. Waiving the infrastructure requirement for a subdivision is usually the basis for requiring the property owner to sign three agreements pertaining to future annexation, assessment, and subdivision. Those agreements are not necessitated by a plat of survey in this case of altering agricultural land that does not materially change the developable area of a property. The proposed plat of survey is not inconsistent with the Ames Urban Fringe Plan that looks to maintain agricultural areas on the perimeter of the City without scattered rural development that would inhibit future urbanization of the area.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be

signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM

PLAT OF SURVEY FOR 5318 & 5500 240th Street

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owners: Gaylord Swanson/Thomas Toth

Existing Street Addresses: 2257 240th Street

Assessor's Parcel #: 088325114300004, 088325114300006 and
088325114300007

Legal Description: Parcels C and D and an existing tract in the west half of the southwest quarter of the southeast quarter of Section 11, Township 83 North, Range 25 west of the 5th P.M., Boone County.

Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

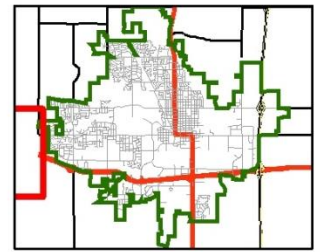
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



**Location Map
2257 240th Street
Boone County**



ATTACHMENT B: PROPOSED PLAT OF SURVEY

