

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 1083 & 1085 Y AVENUE, BOONE COUNTY**

**BACKGROUND:**

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment. The City's Subdivision Regulations apply, also, to unincorporated Boone County lying within two miles of the Ames city limits.

This plat of survey is a boundary line adjustment between two parcels located within unincorporated Boone County (*see Attachment A: Location Map & Attachment B: Location in Relation to Ames*). Each parcel currently has a single house on each parcel. The owner of proposed "Parcel A" (1085 Y Avenue) is seeking to acquire a portion of proposed "Parcel B" (1083 Y Avenue). The existing parcel at 1083 Y Avenue includes approximately 0.47 acres, and was created as a conveyance parcel in May, 1983. It qualifies as a "pre-established conveyance parcel" per the City's subdivision classifications, since it was created by a plat of survey, and was recorded prior to August 4, 2009. The existing parcel has no frontage on Y Avenue. The proposed boundary line adjustment increases the size of the parcel from 0.47 acres to 3.71 net acres, and .62 acres of road right-of-way for Y Avenue. This establishes 290.62 feet of frontage on Y Avenue. The land at 1083 Y Avenue has not been platted. The unplatted parcel includes 35.32 acres. Proposed "Parcel B" includes 31.85 net acres, and 2.87 acres of road right-of-way.

**No new developable parcel will be created with the proposed adjustment because there is currently one house on each lot.** As a Boundary Line Adjustment, no infrastructure improvements are required. No Subdivision Code waivers are proposed and no covenants are required for approval of this Plat of Survey.

Approval of this plat of survey (*see Attachment C: Proposed Plat of Survey*) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will 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, who will submit it for recording in the office of the Boone County Recorder.

**ALTERNATIVES:**

1. The City Council can approve the proposed plat of survey consistent with the standards of Chapter 23.
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 parcels in the Agricultural and Farm Services designation of the Ames Urban Fringe Plan and has made a preliminary decision of approval. Staff has also determined that the proposed plat of survey does not trigger City infrastructure requirements as defined within the Subdivision Code so no waiver of subdivision design and improvements is sought.

**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 1083 & 1085 Y AVENUE, BOONE COUNTY**

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)

Owner: Steven M. & Elaine M. Stone (Smaller Parcel)  
Parcel ID: 088425254400003

Owner: Clara N. Whattoff Estate (Larger Parcel)  
Parcel ID: 088425254400002

Legal Description: See attached "Proposed Plat of Survey."

**Public Improvements:**

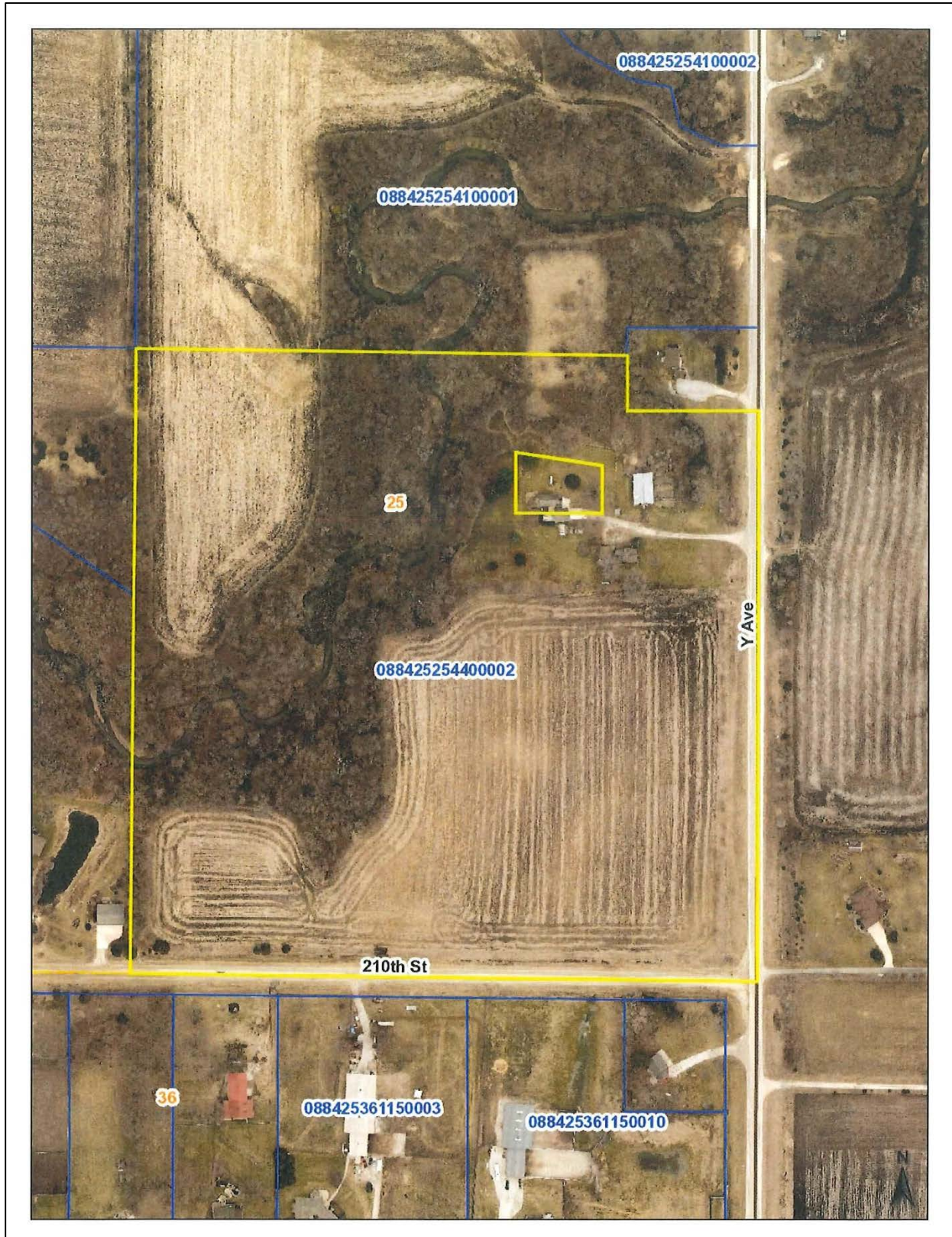
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- 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.

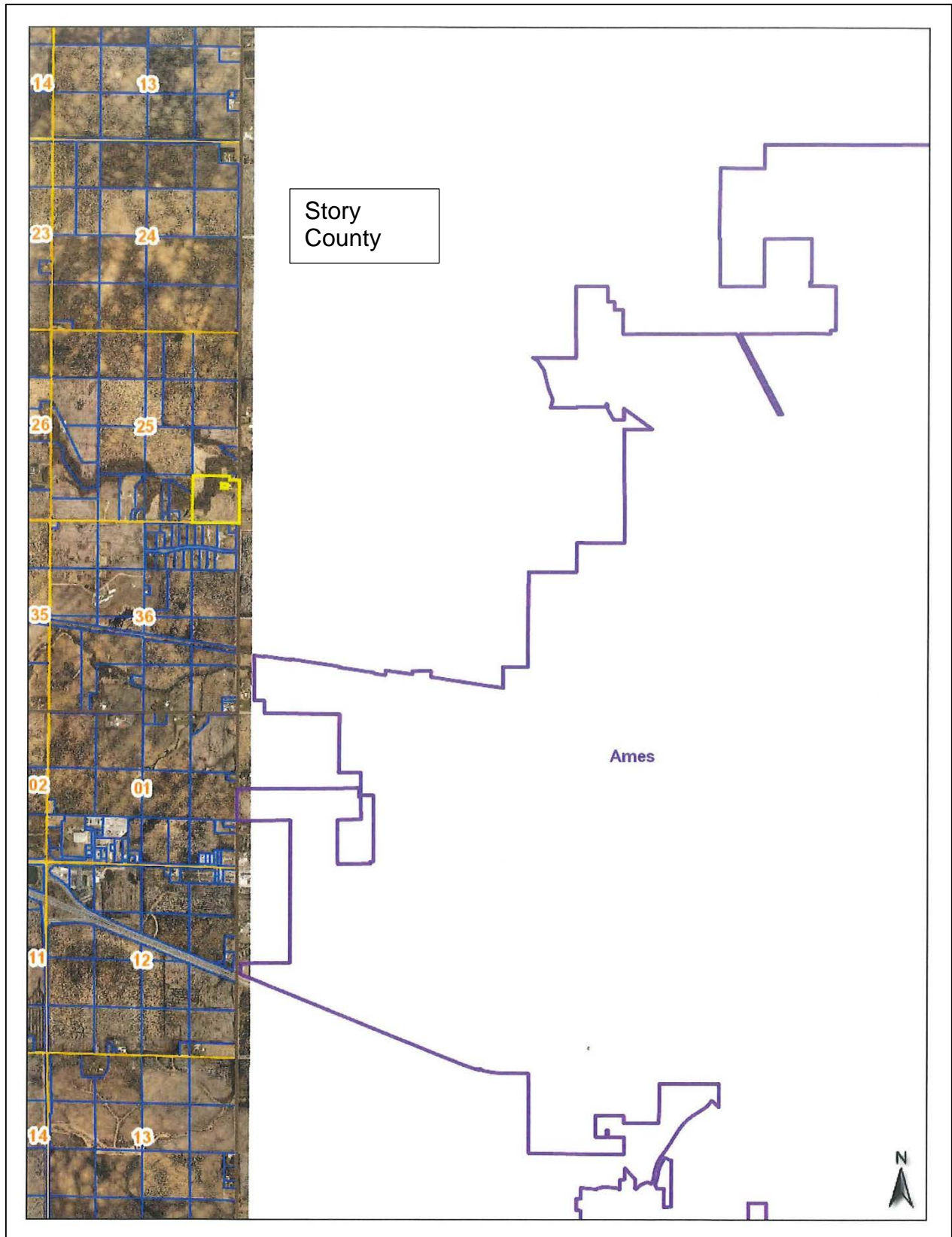
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

# ATTACHMENT A: LOCATION MAP

(Y AVENUE FOLLOWS THE BOUNDARY BETWEEN BOONE COUNTY & STORY COUNTY)



# ATTACHMENT B: LOCATION IN RELATION TO AMES



# ATTACHMENT C: PROPOSED PLAT OF SURVEY

