

ITEM #: 16
DATE: 05-14-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 25016 SAND HILL TRAIL & PARCEL TO THE SOUTH

BACKGROUND:

The subdivision regulations in Chapter 23 of the Ames Municipal Code 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 conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey includes two existing parcels located within the 2-mile extraterritorial subdivision review area of the City of Ames. (see Attachment A and B). One parcel is located at 25016 Sand Hill Trail (Parcel ID: 10-20-100-205) on the southeast corner of the intersection of Sand Hill Trail and 250th Street. The second parcel (Parcel ID: 10-20-10-220) has not been assigned an address, but abuts the southern boundary of the first parcel.

The request is for approval of a boundary line adjustment to swap land between two existing unplatted parcels. The proposed platting will establish Parcels P and Q (see Attachment C). This can be accomplished through approval of a plat of survey by the City Council.

Proposed “Parcel P” contains one single-family home. Proposed “Parcel Q” is vacant. The property is zoned A-1 (Agricultural) by Story County. Each parcel is owned separately. The house on proposed “Parcel P” is owner-occupied. Access to both properties is from Sand Hill Trail.

The size of each parcel will not change with approval of the plat of survey (boundary line adjustment). Only the configuration of the property boundary line that separates the two parcels will change. Proposed “Parcel P” includes 3.41 net acres. Proposed “Parcel Q” includes 13.74 net acres.

The parcels are within the Ames Urban Fringe and designated as Rural Character and Natural Area. **Although City policies do not support creating parcels in the Urban Reserve area less than 35 acres, adjusting the boundaries of existing parcels in a manner that does not create new developable area is consistent with the policies of the land use designations. In this case there is no net change of area of the parcels, only a reconfiguration of the boundary line between the two parcels.**

Approval of this 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 Story County Recorder.

ALTERNATIVES:

1. Approve the proposed plat of survey.
2. Deny the proposed plat of survey on the basis that the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. Refer this request 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 Ames Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. Planners with Story County confirm that the plat of survey meets their requirements. As rural development, neither site meets urban development standards of the City; however, the boundary line adjustment does not trigger any additional infrastructure improvements per City requirements, and as a result there are no covenants provided with the proposed Plat of Survey. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

ATTACHMENT(S):

[Attachment A.pdf](#)

[Attachment B.pdf](#)

[Attachment C.pdf](#)