

ITEM #:	<u>27</u>
DATE:	<u>06-10-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

SUBJECT: **DEDICATION OF RIGHT OF WAY FOR 24TH STREET
AND HOOVER AVENUE**

BACKGROUND:

The City's Subdivision Code in Chapter 23 of the *Ames Municipal Code* includes a process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property.

The subject, unplatted (conveyance) properties are at the northeast corner of 24th Street and Hoover Avenue: 1403 24th Street (Calvary United Methodist Church) and 2524 Hoover Avenue (Church of Jesus Christ of Latter-day Saints). The two churches are executing a boundary line adjustment via a plat of survey. The shared property line is moving 121.45 feet to the south (Attachment A).

This boundary line adjustment will increase the size of the Latter-day Saints property and shrinks the size of the Methodist Church property. The land to change hands is grassy lawn, with a few scattered trees. There are no improvements in this space. Excluding the right-of-way, the Methodist Church property is currently around 4.3 acres and will be reduced to 3.088 acres. Excluding the right-of-way, the Latter-day Saints property is currently 2.79 acres and will be enlarged to 3.992 acres. Moving the property line will not create any encroachments or other nonconformities.

The Church of Jesus Christ of Latter-day Saints has not indicated what it intends to do with the property it is acquiring.

Maps currently show the right-of-way as dedicated, but through the plat of survey process, it was determined that the right-of-way was still part of the subject parcels. **Plats of survey for boundary line adjustments do not ordinarily go to City Council for review, but because this particular plat of survey involved right-of-way dedication, the City Council must approve accepting the dedication. Dedication includes approximately 434 feet of right-of-way along 24th Street and approximately 712 feet of right-of-way along Hoover Avenue.** This dedication must be accepted before the Plat of Survey can be recorded (see Attachment B & C). Deeds conveying the right-of-way for each original property are shown in Attachment D.

ALTERNATIVES:

1. Approve a resolution accepting the right-of-way dedication with the attached deeds, thereby authorizing the Planning and Housing Director to approve the final Plat of Survey.
2. Deny the acceptance of the right-of-way on the basis that the City Council finds that the requirements for Plats of Survey and right-of-way dedication requirements as described in Sec. 23.308 and 23.309 have not been satisfied.
3. Refer this request back to staff and/or the owners for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The Plat of Survey will move the common lot line between the Calvary United Methodist Church and the Church of Jesus Christ of Latter-day Saints. The Methodist Church property will decrease in size and the Latter-day Saints property will increase in size. The boundary line adjustment will not create any nonconformities. Therefore, it is the recommendation of the City Manager that the City Council adopted Alternative #1 as described above.

ATTACHMENT(S):

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

[Attachment B - Plat Map.pdf](#)

[Attachment C - Acquisition Plats.pdf](#)

[Attachment D - Deeds.pdf](#)