

ITEM #:	33
DATE:	06-24-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: **RESOLUTION APPROVING PLAT OF SURVEY (BOUNDARY LINE
ADJUSTMENT) FOR PROPERTY LOCATED AT
3875 & 3877 US HIGHWAY 69**

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 request relates to a proposed plat of survey for properties located at 3875 & 3877 US Highway 69. The proposed plat of survey is a boundary line adjustment between the two existing parcels (see attached location map).

Both parcels are outside the Ames corporate limits, but within the 2-mile area where the City of Ames has review jurisdiction for land divisions in addition to Story County. The subject properties are within the Urban Reserve (see attached Map excerpt). Adjusting the boundaries of existing parcels in a manner that does not create new developable area is consistent with the policies of the Urban Reserve described within Ames Plan 2040.

The existing 27.74 acre parcel at 3875 US Highway 69 includes a dwelling. It abuts the other subject parcel located to the west at 3877 US Highway 69 which is 25.10 acres and also contains a dwelling. The existing parcels will be reconfigured into Parcels H and G (see attached Plat of Survey).

The 3875 Highway 69 parcel will be reduced in size to 19.03 acres and the south boundary line shifted to the north so that a portion of 3877 Highway 69 can be enlarged eastward. An access drive leading from Highway 69 westward to the west parcel that currently crosses 3875 Highway 69 will be shifted onto the new parcel G with an access easement provided for access to the new parcel H.

As a boundary line adjustment no infrastructure improvements are required. Therefore, no requests for waivers of subdivision standards and accompanying covenants are required.

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:

As rural development, the plat of survey does not meet the urban development standards of the City. However, the boundary line adjustment does not trigger any additional infrastructure improvements per City requirements. Staff finds that the proposed plat of survey complies with Ames Plan 2040, as no new development parcels are being created. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

ATTACHMENT(S):

[Location Map 3875 & 3877 US Highway 69.pdf](#)

[Plat of Survey.pdf](#)

[Story County Urban Reserve.pdf](#)