

ITEM #:	32
DATE:	06-24-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY BOUNDARY LINE ADJUSTMENT FOR 57244 200TH STREET

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 property located at 57244 200th Street. The proposed plat of survey is a boundary line adjustment between two existing parcels (see attached location map). Both parcels front on 200th Street and 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, as defined by Ames Plan 2040 (see attached Future Land Use Map excerpt).

Adjusting the boundaries of existing parcels does not create new developable area and is consistent with the policies of the Urban Reserve. As a boundary line adjustment, there are no infrastructure standards that apply to the proposal. Therefore, no waivers of subdivision authority and accompanying covenants are included with the plat of survey.

The existing 1.78 acre parcel at 57244 200th Street includes a dwelling and agricultural buildings. It is surrounded by the other subject parcel (parcel ID 06-29-100-120) which is 31.15 acres and is primarily in row crop production.

The existing parcels will be reconfigured into Parcels J and H (see attached Plat of Survey). Parcel J will contain the dwelling. The parcel will be reduced in size to 1.37 acres and shifted to the east so that all agricultural buildings are located on the abutting parcel, Parcel H. Parcel H, a 32.12-acre parcel, will continue to contain the majority of the area in crop production.

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 a 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.pdf](#)

[Future Land Use Map.pdf](#)

[PLAT OF SURVEY.pdf](#)