

ITEM #:	<u>22</u>
DATE:	<u>07-22-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY - BOUNDARY LINE ADJUSTMENT
WITHIN STORY COUNTY**

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. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments. City subdivision authority extends two miles beyond the City's boundaries.

The applicant, Walnut Creek Ltd. Partnership, owns multiple parcels in Story County, east of Kelley, within the Ames two-mile Urban Fringe (see Attachment A). This boundary line adjustment (Attachment B) proposes to take seven existing parcels and combine them into two, larger parcels.

- **The west parcel ('H') is to be 89.24 acres with 1.26 acres of right-of-way easement. This property will front on both 530th Avenue and 280th Street.**
- **The east parcel ('J') is to be 163.0 acres with 2.6 acres of right-of-way easement. This property will front on 280th Street.**

This boundary line adjustment does not require right-of-way dedication or infrastructure improvements as the consolidation of a rural properties triggers no new public improvements. **Despite no improvement requirements, City Council approval is required for a rural plat of survey to combine properties.**

RURAL SUBDIVISION POLICY:

The subject properties are within the two-mile Urban Fringe, but outside of the Urban Reserve. (The Urban Reserve contains those areas identified by *Ames Plan 2040* that could potentially come within the Ames city limits within the lifetime of the plan.)

The policies within *Plan 2040* are intended to prevent land from being altered such that future development will be impeded. **The proposal is to take these seven parcels and combine them into two, larger parcels. The minimum lot size is 35 acres, which both of the new parcels will exceed. The intent is to continue using these properties for agriculture. Since all properties exceed the minimum lots size policy of Plan 2040 for an Agricultural area, there are no other requirements.**

ALTERNATIVES:

1. Approved 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 finds that the proposed plat of survey, boundary line adjustment, complies with Chapter 23, Subdivision Code, and with *Ames Plan 2040* policies. Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, as described above.

ATTACHMENT(S):

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

[Attachment B - Plat of Survey.pdf](#)