

ITEM #:	<u>20</u>
DATE:	<u>09-09-25</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY FOR A BOUNDARY LINE ADJUSTMENT IN RURAL
STORY COUNTY IN THE AMES URBAN FRINGE AT 1568 & 2066
STAGECOACH ROAD**

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 1568 & 2066 Stagecoach Road. **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 jurisdiction for the review of 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.**

1568 Stagecoach Road contains an existing 97.17 acre parcel. An existing 69.01 acre parcel is located at 2066 Stagecoach Road to the north. **The existing parcels will be reconfigured into Parcels J and K** (see attached Plat of Survey). **The 1568 Stagecoach parcel (parcel J) will be reduced in size to 93.54 acres and the northwestern portion of the boundary line shifted to the north. The 2066 Stagecoach Road parcel (parcel K) will be enlarged in size accordingly to 77.39 acres with its southeast portion of its south boundary line shifted to the south.**

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):

[1568 & 2066 Stagecoach Road Location.pdf](#)

[1568 & 2066 Stagecoach Plat of Survey.pdf](#)