

ITEM #:	30
DATE:	09-23-25
DEPT:	P&H

COUNCIL ACTION FORM

**SUBJECT: BOUNDARY LINE ADJUSTMENT AND ACCEPTING DEDICATION OF
RIGHT-OF-WAY AT 4914 ONTARIO STREET AND 5002 ONTARIO 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 boundary line adjustments.

Property owners Nancy (Siri) Larson and Richard & Kristen Stone are requesting approval of a Plat of Survey for a boundary line adjustment between their two properties located at 4914 Ontario Street (Larson) and 5002 Ontario (Stone) (See Attachment A- Location Map). The boundary line adjustment will require the dedication of right-of-way where property is being transferred to bring the right-of-way width more in line with current conditions and City standards. **Nancy (Siri) Larson is conveying the west 75 feet of her existing property to Richard and Kristen Stone. Typically, staff can approve a boundary line adjustment, but in this case right-of-way dedication is required, which can only be approved by City Council (See Attachment B- Plat of Survey, Attachment C- Acquisition Plat and Deed).**

Uniquely the current Stone property is a remainder outlot from the original subdivision. No purpose for the outlot was described with the original subdivision and is currently privately owned by the Stones. **Through the proposed boundary line adjustment, the property will become Parcel T and be a buildable parcel compared to its current condition where it is unbuildable as an outlot.**

The section of Ontario right-of-way being deeded to the City is only for the 75' long section of right-of-way being conveyed from Nancy (Siri) Larson to the Stones in order for it to match the right-of-way width of the current Stone property. The area being dedicated is 75' long by 7' wide for a total of 531 square feet.

No other dedication is requested along the remaining frontage for the Larson property despite the total width of the Ontario right-of-way being below the current requirement for a minor arterial street. The acceptance of the Acquisition Plat of Survey and Deed is also attached to this action. All frontage improvements exist along the Ontario Street frontage including an existing shared use path within existing Ontario right-of-way.

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 along with the Acquisition Plat of Survey and Deed of right-of-way in the Office of the Story County Recorder.

ALTERNATIVES:

1. Approve a Resolution to Accept the Acquisition Plat and Deed for right-of-way and approve the proposed plat of survey.
2. Deny the Acquisition Plat and Deed for right-of-way and 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:

The proposed boundary line adjustment does not trigger any additional infrastructure improvements per City requirements. The action of dedicating right-of-way requires City Council approval in this case. Staff finds that the proposed plat of survey otherwise complies with Chapter 23.309. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):

[Attachment A- Location Map 4914 & 5002 Ontario Street.pdf](#)

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

[Attachment C- Deed/Acquisition Plat For ROW.pdf](#)