

ITEM #:	27
DATE:	08-25-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 999 E 190TH STREET AND 6494 ARRASMITH TRAIL

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 City's subdivision regulations apply within two miles of the City's boundary.

This request relates to a proposed plat of survey for properties located at 999 E 190th & 6494 Arrasmith Trail. 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 two-mile area where the City of Ames has review jurisdiction for land divisions in addition to Story County.

The subject properties are within a Rural Residential designated area of the City where no expansion of the City is planned. **Adjusting the boundaries of existing parcels in a manner that does not create new developable area is consistent with the policies of the City for areas that are not part of the Urban Reserve and are already residentially developed areas as described within Ames Plan 2040.**

The existing 18.11 acre parcel at 999 E 190th Street includes a dwelling on a large wooded lot. It abuts the other subject parcel located to the north at 6494 Arrasmith Trail, which is two acres and contains two small outbuildings. The existing parcels will be reconfigured into Parcels S and T (see attached Plat of Survey). The lot at 6494 Arrasmith will be reduced in size to 1.32 acres and the east boundary line shifted to the west so that a portion of 999 E 190th Street can be enlarged northward. **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 a boundary line adjustment, the Plat of Survey does not create new buildable lots within two miles of the City nor 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 describe above.

ATTACHMENT(S):

[Attachments- Existing Conditions and Proposed Plat of Survey.pdf](#)