

ITEM #: 29  
DATE: 11-18-25  
DEPT: P&H

### COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY BOUNDARY LINE ADJUSTMENT FOR 5300 HICKORY HILLS DR**

#### **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 has extra-territorial review of subdivisions, including plats of survey, within two miles of the City.

The proposed plat of survey is for two existing rural properties located at 5300 Hickory Hills Drive (see attached location map). The subject properties are within two miles of the City and designated as Rural Character by Ames Plan 2040 (see attached Future Land Use Map excerpt). This designation anticipates only the limited development of existing lots or minor subdivisions of existing lots will occur.

The existing parcel at 5300 Hickory Hills Drive includes a dwelling and accessory structures. The other lot is open space but considered buildable for a dwelling. **The proposal modifies the common boundary to enlarge the parcel containing the dwelling. The vacant parcel is still developable under county regulations. The proposal does not create any new developable lots, which is consistent with the Ames Plan 2040 designation.**

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.

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:**

**The proposed 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 No. 1.**

**ATTACHMENT(S):**

[Location Map.pdf](#)

[Future Land Use Map.pdf](#)

[Plat of Survey.PDF](#)