

ITEM #:	25
DATE:	04-14-26
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: WAIVER OF CITY REVIEW FOR A MINOR FINAL PLAT IN RURAL STORY COUNTY AT 50184 180TH STREET

BACKGROUND:

At the February 24 City Council meeting the City Council directed staff to move forward with formal action regarding a request from Brad McCartney, who owns property at 50184 180th Street in rural Story County. Mr. McCartney proposes to subdivide his existing single seven-acre property into two parcels (Attachment A- Subdivision Proposal), creating one new parcel for construction of a house.

Any division of land within two miles of Ames is subject to City review for conformance to the City's subdivision code or for consideration of a waiver of city standards and review. **Therefore, Mr. McCartney has requested that the City Council waive review of subdivision and development standards (Attachment B-Formal Waiver Request).**

The property is northwest of the City at the northern edge of the City's two-mile jurisdictional boundary. **The City of Ames currently has no plans to annex land or extend infrastructure in this area at any time in the future due to its remote location.**

The purpose of the proposed subdivision is to split the existing farmstead of approximately 7.67 acres of land into two parcels of 4.523 acres and 3.147 acres separately and build a new home on the western 4.523-acre parcel. An existing home on the property would occupy the eastern 3.147 acre parcel. The proposal is consistent with the request from February.

Since February, the property owner submitted a Plat of the configuration of the subdivision (see attached) and requested formal waiver of City review. If Council waives its review authority, it will allow the owner to proceed to Story County for its review of the Plat. No further action is required from the City of Ames if Council decides to waive review of the Subdivision.

ALTERNATIVES:

1. Approve a resolution waiving review authority for the two-lot Minor Subdivision at 50184 180th Street in rural Story County based on the application and request of the property owner.
2. Deny waiving review authority for the Minor Subdivision at 50184 180th Street in rural Story County and require a full review of a Minor Final Plat, thus requiring the owner to submit full subdivision documents for City review of the Final Plat.
3. Defer action on this item and request more information from staff or the property owner.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has concluded that the proposed Minor Subdivision in Story County is located near the boundary of the two-mile fringe area and the City has no plans to annex land in this area.

Staff is supportive of granting a waiver of review of the subdivision with no additional review by the City. The subdivision creates two lots out of the existing one property and stays within the bounds of the existing single property. Approval of the request for waiver of review will allow the owner to proceed with their subdivision process with Story County. Therefore, it is the recommendation of the City Manager that City Council approve Alternative #1.

ATTACHMENT(S):

[Attachment A- Timber Ridge Minor Final Plat.pdf](#)

[Attachment B- 50184 180th St Request For Waiver.pdf](#)