

ITEM #: 24
DATE: 08-26-25
DEPT: P&H

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY BOUNDARY LINE ADJUSTMENT FOR 22171 AND 22085
580TH AVENUE**

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 22171 and 22085 580th Avenue (see attached location map). The proposal modifies a common boundary and does not create any new developable lots. The existing parcel at 22171 580th Avenue includes a dwelling and agricultural buildings. It is surrounded by the other subject parcel, 22085 580th, which contains Holub Greenhouses as well as an area in row crop production.

The subject properties are within two miles of the City and designated as Urban Reserve by Ames Plan 2040 (see attached Future Land Use Map excerpt). A portion of one property contains a wetland with a Natural Area designation. Adjusting the boundaries of the existing parcels does not create a new developable area. Not creating new development areas or private open spaces is consistent with the policies of the Urban Reserve and Natural Area.

The parcel containing the dwelling will be enlarged through the boundary line adjustment to take in the agricultural land. Holub Greenhouses will be located on its own parcel. This would allow the nursery to be sold separately from the agricultural land and dwelling if the owner desires to do so in the future.

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 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 as described above.

ATTACHMENT(S):

[Plat of Survey](#)

[Location Map.pdf](#)

[Future Land Use Map.pdf](#)