

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 820 MILLER

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)
- Changing Outlot Designation

The subject site is located at:

Street Address: 820 Miller (See attached location map.)

Assessor's Parcel #: 0907407000

Legal Description: Outlot T, except west 30' thereof, First Addition, Dauntless Subdivision

Owner: Ames Community School District

A copy of the proposed plat of survey is attached for Council consideration. **This Plat of Survey facilitates the development of an elementary school on this property.** The Conceptual Development Plan, which was a part of the subdivision process when the Dauntless Subdivision was created, established the purpose of the Outlot as an elementary school.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat of survey has been rendered by the Planning & Housing Department, without conditions. All public improvements associated with this property are already in place, except for the public sidewalk along the Miller Avenue frontage. The "Development Agreement Dauntless Subdivision" (Recorded in Story County as Instrument No. 97-09691) states that the Developer will construct all sidewalks at no charge or cost to the City. The Ames Community School District signed the Agreement as a Developer. The preliminary decision of approval does not require the addition of any public improvements associated with and required for the proposed plat of survey.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision. **This action will change a non-buildable outlot to a buildable lot for a future elementary school.**
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

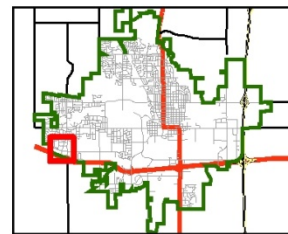
Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, thereby adopting the resolution approving the proposed plat of survey. Approval of this resolution will allow the School District to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.307(10), the official plat of survey will not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

LOCATION MAP



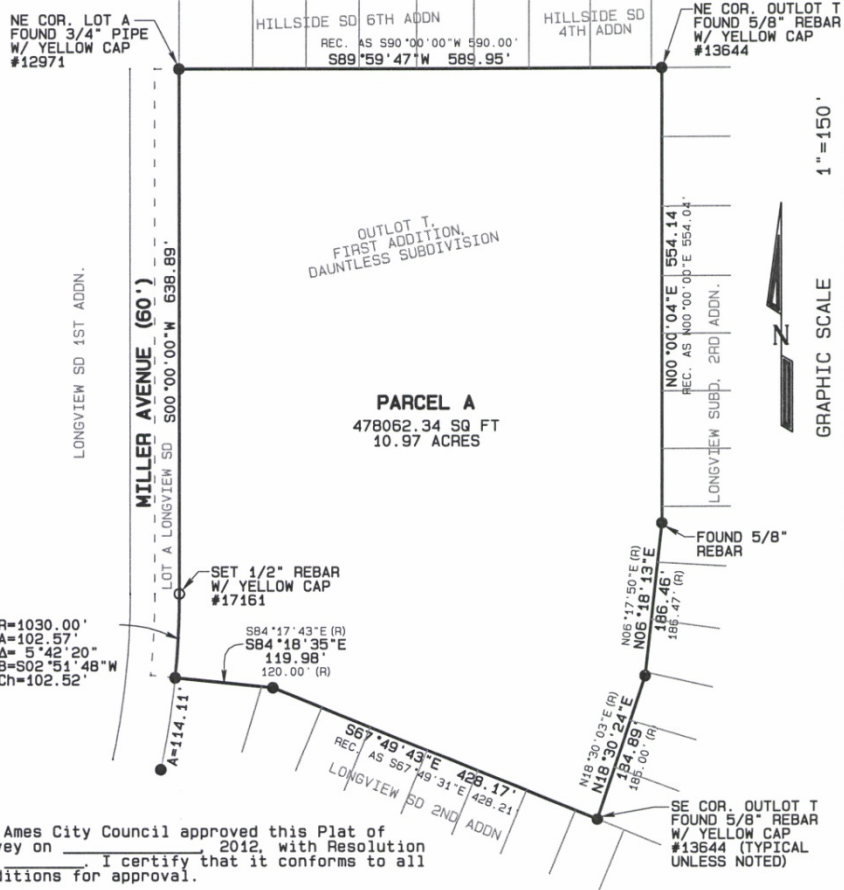
**Location Map
820 Miller Ave.**



PLAT OF SURVEY

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

PLAT OF SURVEY



The Ames City Council approved this Plat of Survey on _____, 2012, with Resolution No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director

PROPRIETOR: AMES COMMUNITY SCHOOL DISTRICT

SURVEY REQUESTED BY: SCOTT RENAUD

Survey Description-Parcel 'A':
 Outlot T, except the West 30.00 feet thereof (aka part of Lot A in Longview Subdivision, First Addition to Ames, Iowa as deeded to the City of Ames for public right of way) in the First Addition of Dauntless Subdivision, Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Outlot T; thence S89°59'47"W, 589.95 feet along the North line thereof to the East right of way line of Miller Avenue; thence following said line S00°00'00"W, 638.89 feet to the beginning of a curve; thence southerly, 102.57 feet along said curve having a radius of 1030.00 feet, concave to the west, and a central angle of 5°42'20" and being subtended by a chord which bears S02°51'48"W, 102.52 feet to the southerly line of said Outlot T; thence following said line S84°18'35"E, 119.98 feet; thence S67°49'43"E, 428.17 feet to the Southeast Corner of said Outlot T; thence following the easterly line of said Outlot T N18°30'24"E, 184.89 feet; thence N06°18'13"E, 186.46 feet; thence N00°00'04"E, 554.14 feet to the point of beginning, containing 10.97 acres.

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Date: _____
 R. Bradley Stumbo License #17161
 My license renewal date is December 31, 2013
 Job #16449 Date: 5/09/12 Page 1 of 1
 Fieldwork Completed: 5/08/12

