

**COUNCIL ACTION FORM**

**SUBJECT:** AMES MIDDLE SCHOOL 2003 PLAT 2 MINOR SUBDIVISION FINAL PLAT

**BACKGROUND:**

The Ames Community School District is requesting approval of a Final Plat for a minor subdivision for the property where the current Ames Middle School is located on Mortensen Road. This large parcel currently extends east to State Avenue and then north across College Creek to the parcel on which the old middle school stands.

This final plat divides Lot 1 of the Ames Middle School 2003 Subdivision into two lots. Attachment 1 shows the subject site with the division as requested by the owner. The total area of the Plat of 111.1 acres will be divided such that Lot 1 containing the existing Middle School will be 82.1 acres, while Lot 2 to the east will be 29 acres. A copy of the plat highlighting these two lots is attached.

The School Board has sold the eastern lot (Lot 2) to Breckenridge Land Acquisition LP, which currently intends to develop student housing on the property. All of the property is zoned Government/Airport (S-GA) and carries a Land Use Policy Plan designation of Village/Suburban Residential. Rezoning will be necessary for any development to take place. It is expected that the property would be further subdivided for the designated land use to occur.

Full utilities exist to serve this site, so no public improvements are needed at this time. An easement is being provided for the existing Shared Use Path that crosses the site from State Avenue on the east to the west plat boundary in the vicinity of College Creek.

The City Council is asked to determine compliance with the applicable law found in Attachment 2. Staff's analysis of the proposed subdivision plat demonstrates compliance with existing zoning and subdivision standards.

Based upon this analysis, the City Council may conclude that the Final Plat conforms to relevant and applicable design and improvement standards of the Ames *Municipal Code* Chapter 23 (Subdivisions), to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans.

**ALTERNATIVES:**

1. The City Council can approve the Final Plat for Ames Middle School 2003 Plat 2.
2. The City Council can deny the Final Plat for Ames Middle School 2003 Plat 2 if it

finds that it does not comply with the applicable ordinances, standards or plans.

3. The City Council can refer this request back to staff or the applicant for additional information to be returned not later than the City Council meeting of March 26, 2013.

**MANAGER'S RECOMMENDED ACTION:**

The proposed Final Plat for Ames Middle School 2003 Plat 2 subdivision is consistent with the City's existing subdivision and zoning regulations, to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans. An easement is being provided for the City's shared use path in the Plat area.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Final Plat for Ames Middle School 2003 Plat 2 subdivision.

**ATTACHMENT 1: GENERAL LOCATION**



**Location Map  
Ames Middle School Plat 2003 Plat 2**



## ATTACHMENT 2: APPLICABLE LAW

The laws applicable to this case file are as follows:

*Code of Iowa*, Chapter 354.8 states in part:

A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.

*Ames Municipal Code* Section 23.303(3) states as follows:

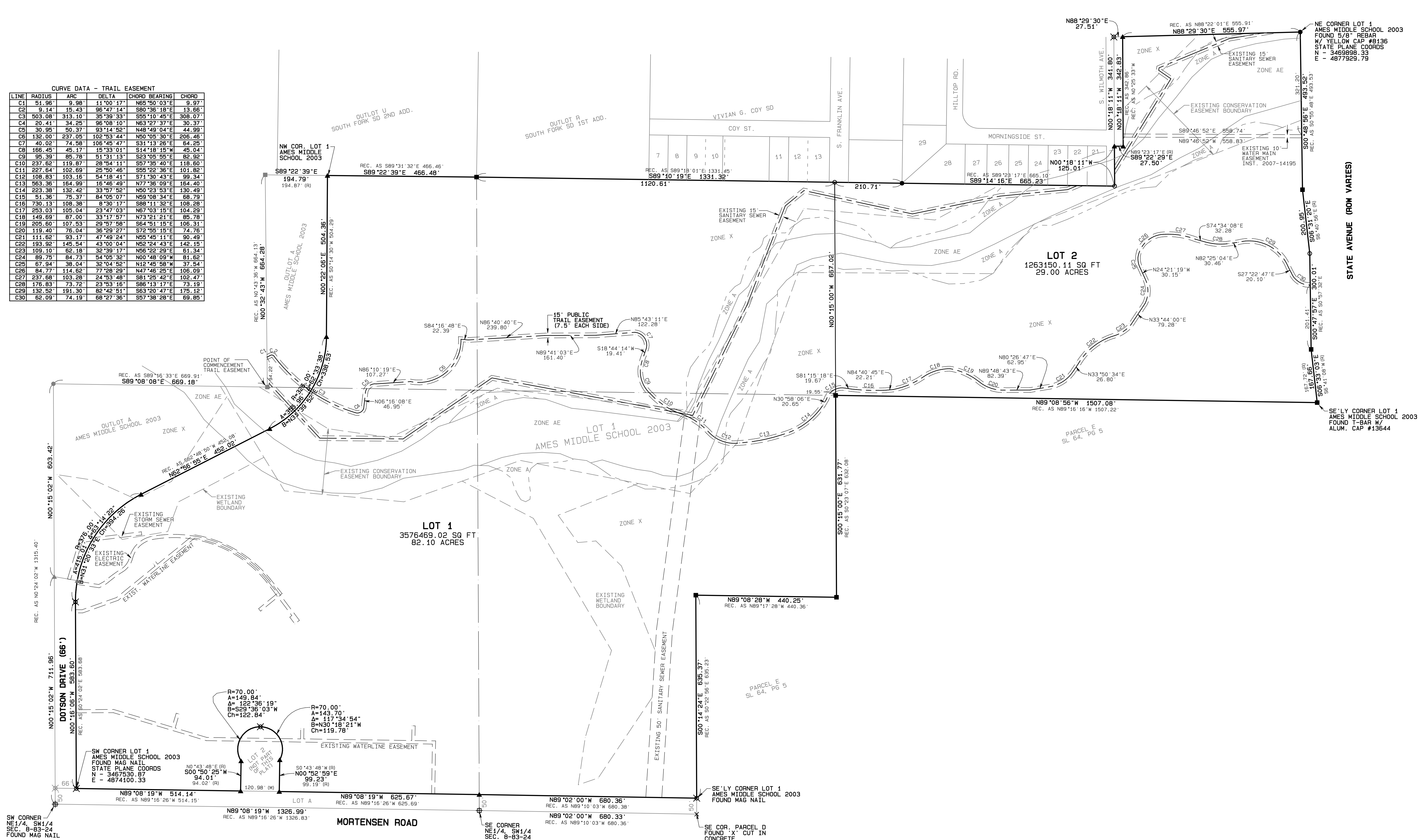
(3) City Council Action on Final Plat for Minor Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the Iowa Code, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities and services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat Approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.



LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	51.96'	9.98'	11°00'17"	N85°50'03"E	9.97'
C2	9.14'	15.43'	96°47'14"	S80°36'18"E	13.66'
C3	503.08'	313.10'	35°39'33"	S55°10'45"E	308.07'
C4	20.41'	34.25'	96°08'10"	N63°27'37"E	30.37'
C5	30.95'	50.37'	83°14'52"	N48°49'04"E	44.99'
C6	132.00'	237.05'	102°53'44"	N50°05'30"E	206.46'
C7	40.02'	74.58'	106°45'47"	S31°13'26"E	64.25'
C8	166.45'	45.17'	15°33'01"	S14°18'15"W	45.04'
C9	95.39'	85.79'	51°31'13"	S23°05'55"E	82.92'
C10	237.62'	119.87'	28°54'11"	S57°35'40"E	118.60'
C11	227.64'	102.69'	25°50'46"	S55°22'36"E	101.62'
C12	108.83'	103.16'	54°18'41"	S71°30'43"E	99.34'
C13	563.36'	164.99'	16°46'49"	N77°36'09"E	164.40'
C14	293.38'	132.42'	33°57'52"	N50°23'53"E	130.49'
C15	51.36'	75.37'	84°05'07"	S59°08'34"E	68.79'
C16	730.13'	108.38'	6°30'17"	S88°11'32"E	108.28'
C17	253.03'	105.04'	23°47'03"	N67°03'15"E	104.29'
C18	149.69'	87.00'	33°17'57"	N73°23'21"E	85.18'
C19	205.60'	107.53'	29°57'58"	S64°51'15"E	106.31'
C20	119.40'	76.04'	36°29'27"	S72°55'15"E	74.76'
C21	111.62'	93.17'	47°49'24"	N55°45'11"E	90.49'
C22	193.92'	145.54'	43°00'04"	N52°04'43"E	142.15'
C23	109.10'	62.18'	32°39'17"	N56°22'29"E	61.34'
C24	89.75'	84.73'	54°05'32"	N00°48'09"W	81.62'
C25	67.94'	38.04'	32°04'52"	N32°45'58"W	37.54'
C26	84.77'	114.52'	77°28'29"	N47°46'29"E	105.09'
C27	237.68'	103.28'	24°53'48"	S81°25'42"E	102.47'
C28	176.83'	73.72'	23°53'16"	S86°13'17"E	73.19'
C29	132.52'	191.30'	82°42'51"	S63°20'47"E	175.12'
C30	62.09'	74.19'	68°27'58"	S57°38'28"E	69.85'



SW CORNER NE 1/4, SW 1/4 SEC. 8-83-24 FOUND MAG NAIL

SW CORNER LOT 1 AMES MIDDLE SCHOOL 2003 FOUND MAG NAIL STATE PLANE COORDS N = 3467530.67 E = 4874100.33

SE CORNER NE 1/4, SW 1/4 SEC. 8-83-24 FOUND MAG NAIL

SE CORNER LOT 1 AMES MIDDLE SCHOOL 2003 FOUND MAG NAIL

**Owner/Developer:**  
Ames Community School District  
419 Stanton Avenue  
Ames, IA 50014

**Survey Description-Ames Middle School 2003, Plat 2:**  
A subdivision of Lot 1, Ames Middle School 2003, City of Ames, Story County, Iowa, as recorded on April 7, 2004 at Instrument No. 04-04069.

- Notes:**
1. Soil borings are required in areas within this plat which have been identified by the City of Ames as having soils that make construction of buildings difficult.
  2. The 15' trail Easement shown on the Final Plat of Ames Middle School 2003 will be vacated in its current location and a new one established to represent the actual location of the trail.
  3. All easements shown on this plat as "Existing" are described in detail on the Final Plat of Ames Middle School 2003.
  4. Bearings on this plat are based on the State Plane Coordinate System (Iowa North Zone NAD 83).

**LEGEND**

- PROPERTY BOUNDARY
- SECTION LINE
- STREET CENTERLINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION CORNER FOUND OR SET AS NOTED
- FOUND 5/8" REBAR W/ YELLOW CAP #136
- FOUND 1/2" REBAR W/ ALUMINUM CAP #13644
- FOUND 1/2" REBAR W/ ORANGE CAP #11579
- SET 1/2" REBAR W/ YELLOW CAP #17161
- PK OR MAG NAIL FOUND OR SET AS NOTED
- "X" IN CONCRETE FOUND OR SET AS NOTED

**GRAPHIC SCALE** 1"=150'

0 150 300 450

**STUMBO & ASSOCIATES**  
**LAND SURVEYING, INC.**  
510 S. 17TH STREET, SUITE 102 AMES, IOWA 50010  
PHONE 515-233-3689 FAX 515-233-4403

**FINAL PLAT**  
**AMES MIDDLE SCHOOL 2003, PLAT 2**  
A SUBDIVISION OF LOT 1, AMES MIDDLE SCHOOL 2003,  
SECTION 8-83-24, AMES, STORY COUNTY, IOWA.  
SURVEY PREPARED FOR: AMES COMMUNITY SCHOOL DISTRICT  
JOB #16452 DATE: 2/08/13 PAGE: 1 of 1

**STUMBO & ASSOCIATES**  
**LAND SURVEYING, INC.**  
LICENSED SURVEYOR  
IOWA  
17161

Certification: I hereby certify that this land surveying was done in accordance with the laws of the State of Iowa, and that I am 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.