

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 300,306 &312 ABRAHAM DRIVE

BACKGROUND:

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes 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 also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The proposed Plat of Survey adjusts the boundary lines between the three existing platted lots. The subject properties are located at 300, 306 and 312 Abraham Drive (See Attachment A - Location Map). The three properties are zoned as “RL” (Residential Low Density). The boundary line that separates Lots 9 and 10, is shifted 16.37 feet to the north. The boundary line, that separates Lots 8 and 9, is shifted 9.18 feet to the south (See Attachment B – Sketch of Existing Parcels). This results in changing the number of square feet of land area in each parcel (See Attachment C - Proposed Plat of Survey). All three of the new parcels meet the minimum required lot area of 6,000 square feet in the “RL” zone.

The subject lots front upon Abraham Drive, a paved residential street with curb and gutter. There are no sidewalks present along Abraham Drive. In this instance, since there are no partial sidewalk improvements along the frontage of the lots and there are no sidewalk connections on the abutting lots. A Plat of Survey does not require new improvements to be installed if there are not partially existing facilities on a site. Therefore, a request for street improvements is not included with the Plat of Survey.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and 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, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey.
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 23.308 have not been satisfied.

3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements and has made a preliminary decision of approval. No conditions are required. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM

PLAT OF SURVEY FOR 300,306 & 312 ABRAHAM DRIVE

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)

The site is located at:

Owner Proposed Parcels A, B & C: Robert and Colleen Staggs

Street Address Proposed Parcels A, B & C: 312, 306 & 312 Abraham Drive

Assessor's Parcel #s: 0908103010, 0908103020, 0908103030

Proposed Legal Descriptions: See Attachment D

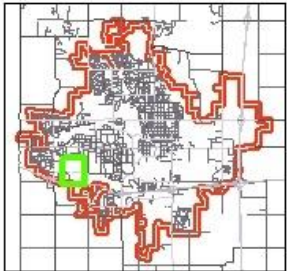
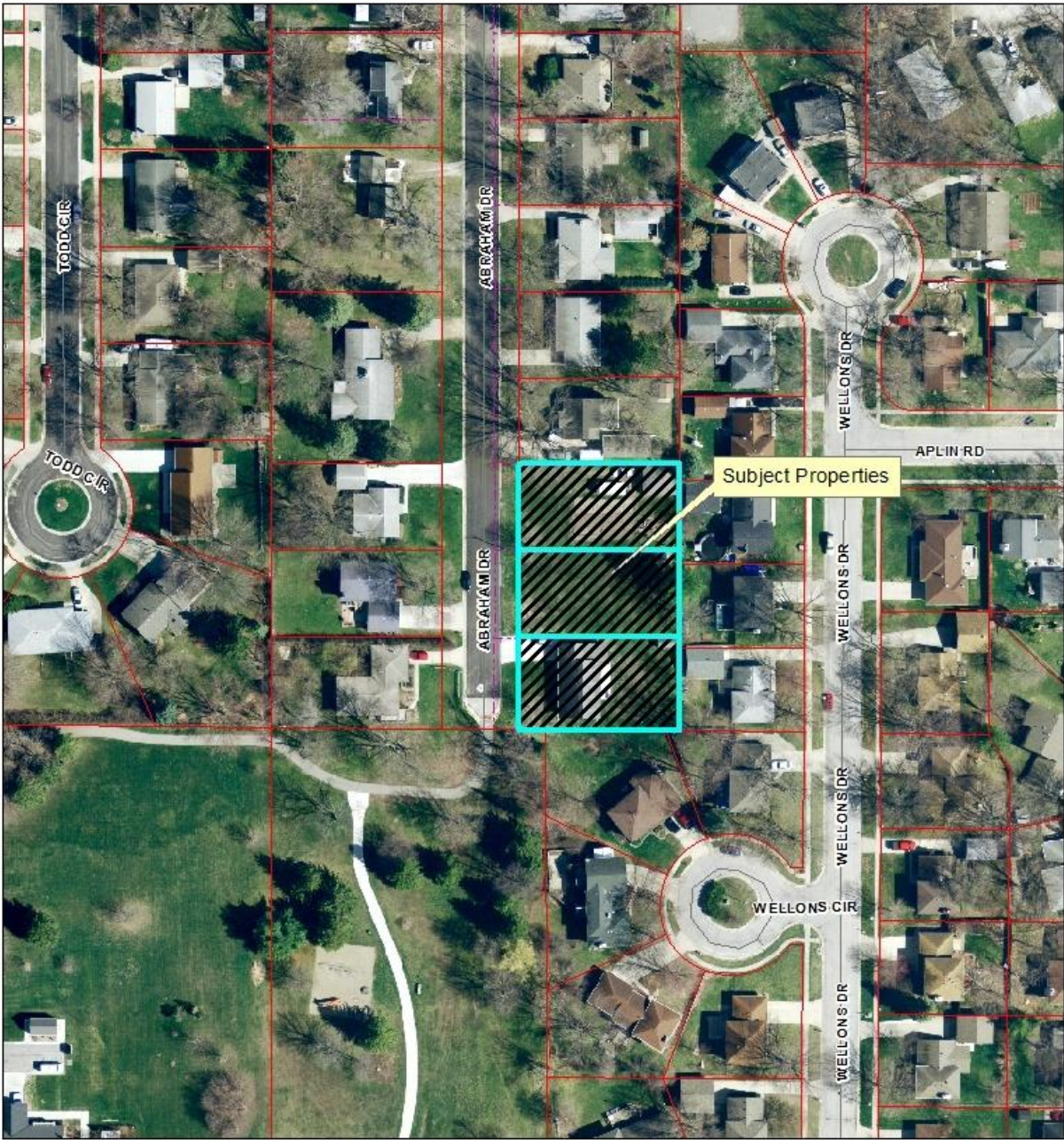
Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: The official plat of survey is not 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.

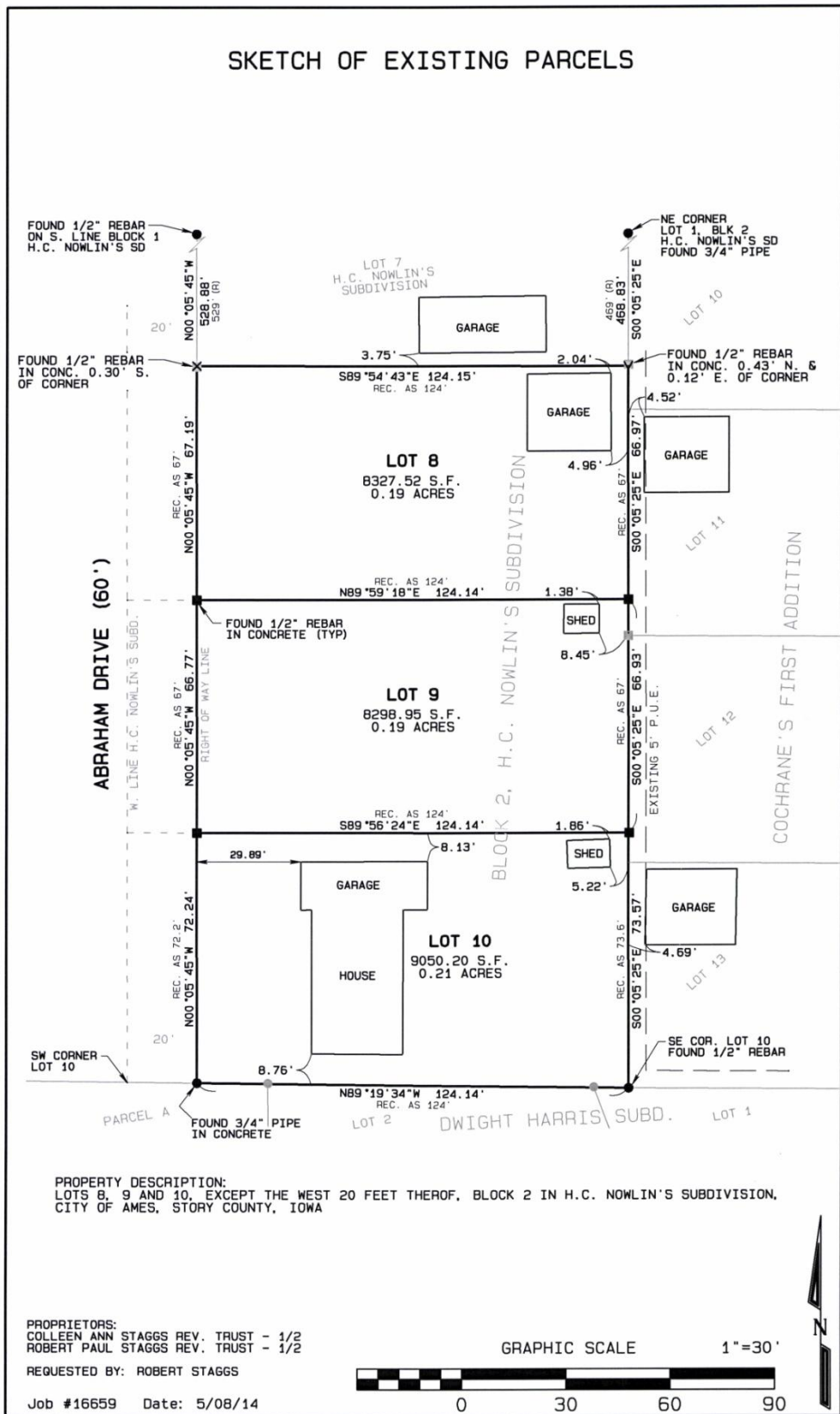
**ATTACHMENT A
LOCATION MAP**



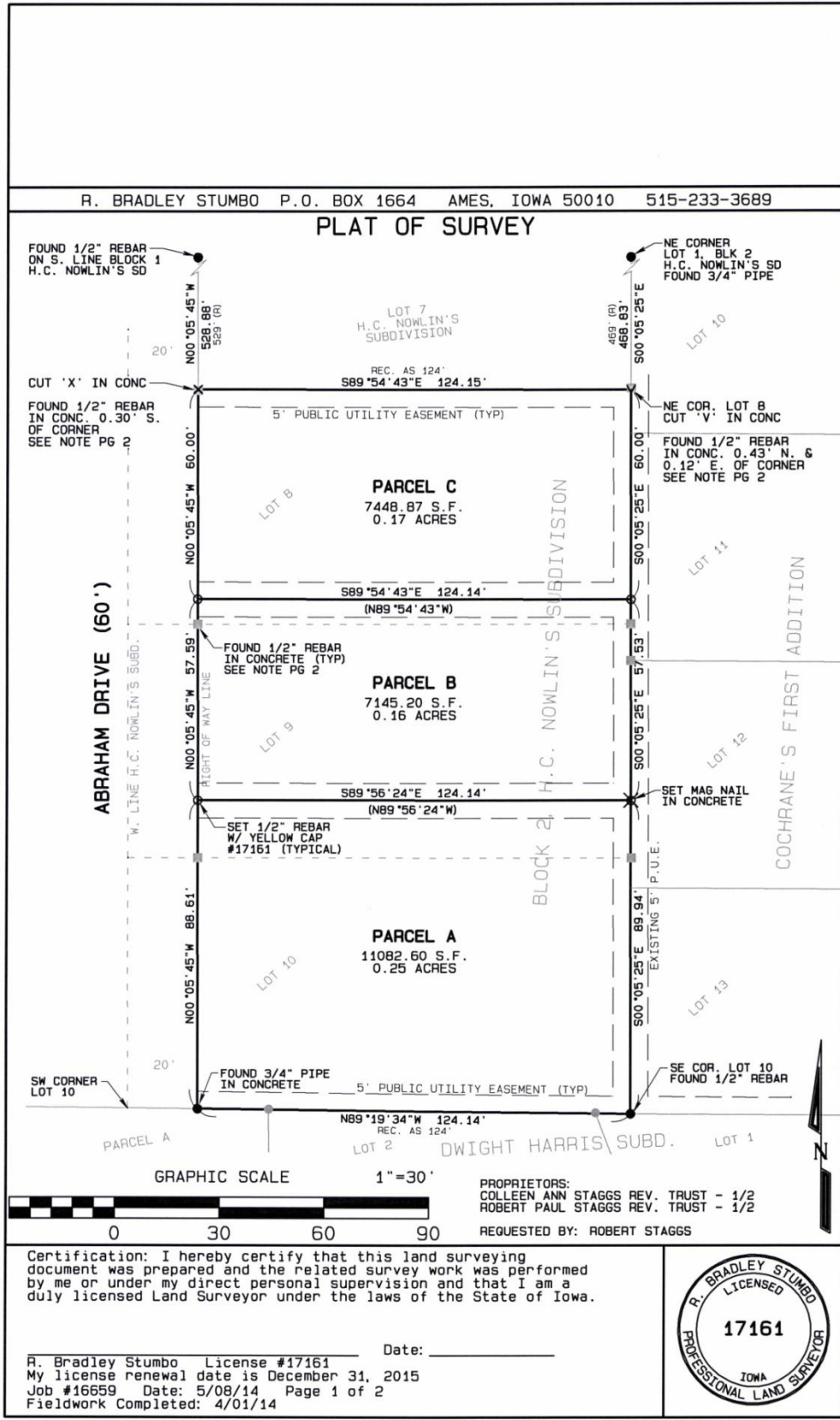
**Location Map
300, 306 & 312 Abraham Drive**



ATTACHMENT B SKETCH OF EXISTING PARCELS



ATTACHMENT C PROPOSED PLAT OF SURVEY



ATTACHMENT D
PROPOSED LEGAL DESCRIPTIONS OF PARCELS A, B & C

Job #16659
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Survey Description-Parcel 'A':

Lot 10 and a part of Lot 9, except the West 20.00 feet of said Lots 9 and 10, all in Block 2 of H.C. Nowlin's Subdivision, City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the intersection of the South line of said Lot 10 with the East line of Abraham Drive; thence N00°05'45"W, 88.61 feet along the East line of Abraham Drive; thence S89°56'24"E, 124.14 feet to the East line of said Lot 9; thence S00°05'25"E, 89.94 feet to the Southeast Corner of said Lot 10; thence N89°19'34"W, 124.14 feet along the South line of said Lot 10 to the point of beginning, containing 0.25 acres.

Survey Description-Parcel 'B':

Lot 8, except the West 20.00 feet and except the North 60.00 feet thereof, and part of Lot 9, except the West 20.00 feet thereof, in Block 2 of H.C. Nowlin's Subdivision, City of Ames, Story County, Iowa, all together being more particularly described as follows: Commencing at the intersection of the South line of Lot 10 in said Block 2 with the East line of Abraham Drive; thence N00°05'45"W, 88.61 feet along the East line of Abraham Drive to the point of beginning; thence continuing N00°05'45"W, 57.59 feet along said East line; thence S89°54'43"E, 124.14 feet to the East line of said Lot 8; thence S00°05'25"E, 57.53 feet along the East line of said Lots 8 and 9; thence N89°56'24"W, 124.14 feet to the point of beginning, containing 0.16 acres.

Survey Description-Parcel 'C':

The North 60.00 feet of Lot 8, except the West 20.00 feet thereof, in Block 2 of H.C. Nowlin's Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Commencing at the intersection of the South line of Lot 10 in said H.C. Nowlin's Subdivision with the East line of Abraham Drive; thence N00°05'45"W, 146.20 feet along the East line of Abraham Drive to the point of beginning; thence continuing N00°05'45"W, 60.00 feet to the North line of said Lot 8; thence S89°54'43"E, 124.15 feet to the Northeast Corner of said Lot 8; thence S00°05'25"E, 60.00 feet along the East line of said Lot 8; thence N89°54'43"W, 124.14 feet to the point of beginning, containing 0.17 acres.

Surveyor's Report:

The owner of Lots 8, 9 and 10, except the West 20 feet thereof, in Block 2 of H.C. Nowlin's Subdivision, which make up all of the land included in Parcels A, B and C of this survey, has given testimony that, at some point in the past, heavy equipment used for moving in a house on Lot 7 disturbed the location of the corner monuments marking the North line of Lot 8. Although it is best surveying practice to accept found monuments where they lay, this surveyor felt that these monuments had been moved far enough to disregard their current location relative to adjoining, undisturbed monuments. New monuments were set in those locations in accord with best measurements to adjoining corners.

The Ames City Council approved this Plat of Survey on _____, 2014, with Resolution No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director