

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2105 SE 5TH STREET

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 is a boundary line adjustment to combine two previously platted parcels into a single parcel to accommodate future development. The combined site will be 4.5 acres zoned General Industrial. Cycle Force, 2105 SE 5th Street, seeks to double in size with the addition of 41,400 square feet of warehouse and retail outlet.

The subject lots front upon SE 5th Street. SE 5th Street consists of a two-lane paved road with roadway ditches flanking both sides. There are no sidewalks or street lights present along SE 5th Street. Industrial street standards of the Subdivision Code require a sidewalk to be built along one side of a roadway. In this instance, since there are no partial sidewalk or street light improvements along the frontage of either lot 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 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. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1.

**ADDENDUM
PLAT OF SURVEY FOR 2105 SE 5TH STREET**

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: Nyle H. and Patricia Sims

Street Address: 2105 SE 5th Street

Assessor's Parcel #: 09-12-275-055 and 09-12-275-070

Legal Description (Parcel ' C'): Parcel B in Lots 1 and 2, and Lot 3, all in Vulcan Industrial Properties Subdivision in the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence N 00° 35' 57" W, 381.46 feet to the Northwest Corner thereof; thence N 89° 48' 41" E, 355.74 feet to the Northeast Corner of said Lot 2; thence S 00° 39' 54" E, 144.32 feet to the Northwest Corner of said Lot 3; thence N 89° 46' 13" E, 170.00 feet to the Northeast Corner thereof; thence S 00° 39' 55" E, 288.93 feet to the Southeast Corner of said Lot 3 and the beginning of a curve; thence westerly, 191.46 feet along said curve having a radius of 971.05 feet, concave to the north, a central angle of 11° 17' 49" and being subtended by a chord which bears N 84° 38' 09" W, 191.15 feet; thence N 78° 53' 11" W, 169.64 feet to the point of beginning, containing 4.51 acres.

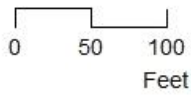
Public Improvements:

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.

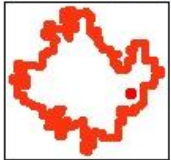
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

**ATTACHMENT A
LOCATION MAP**



Legend

 Parcels to be Combined

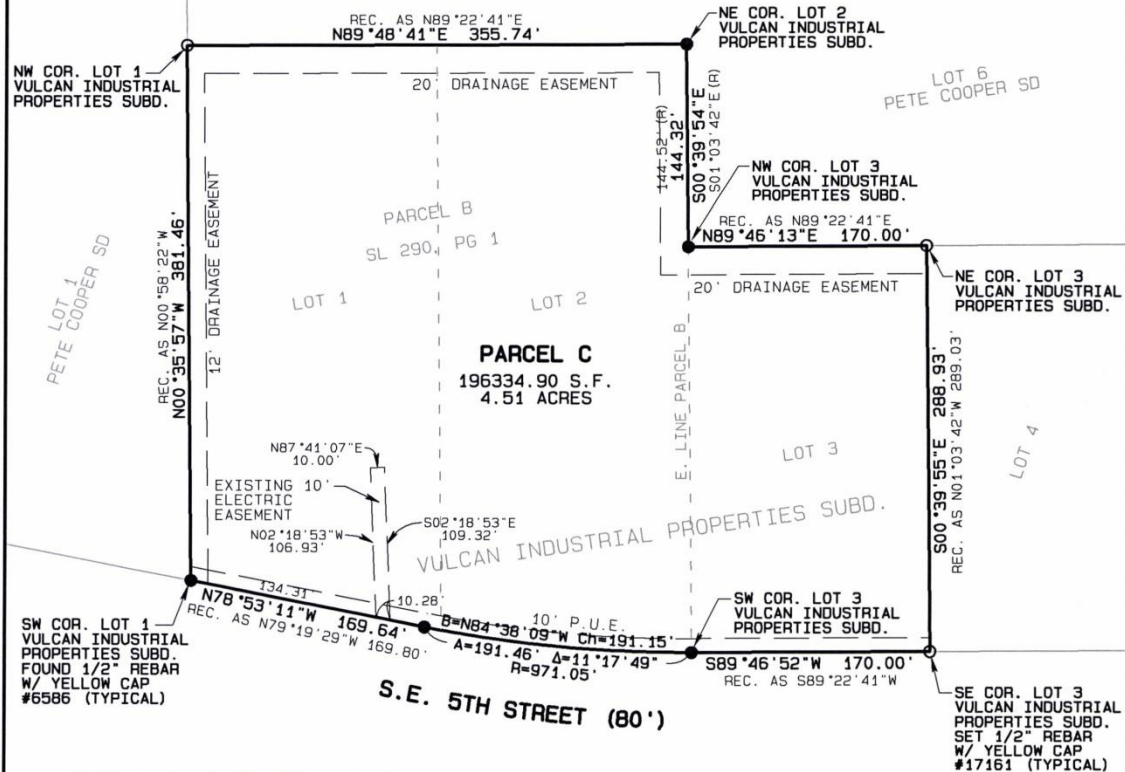


ATTACHMENT B PROPOSED PLAT OF SURVEY

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

PLAT OF SURVEY

This plat incorporates Parcel B, as shown on the Plat of Survey filed on August 28, 2006 in Slide 290, Page 1. A new deed must be recorded for the new parcel.

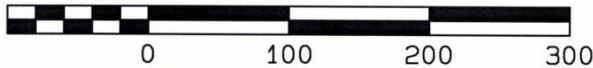


Survey Description-Parcel 'C':
Parcel B in Lots 1 and 2, and Lot 3, all in Vulcan Industrial Properties Subdivision in the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence N00°35'57"W, 381.46 feet to the Northwest Corner thereof; thence N89°48'41"E, 355.74 feet to the Northeast Corner of said Lot 2; thence S00°39'54"E, 144.32 feet to the Northwest Corner of said Lot 3; thence N89°46'13"E, 170.00 feet to the Northeast Corner thereof; thence S00°39'55"E, 288.93 feet to the Southeast Corner of said Lot 3; thence S89°46'52"W, 170.00 feet to the Southwest Corner of said Lot 3 and the beginning of a curve; thence westerly, 191.46 feet along said curve having a radius of 971.05 feet, concave to the north, a central angle of 11°17'49" and being subtended by a chord which bears N84°38'09"W, 191.15 feet; thence N78°53'11"W, 169.64 feet to the point of beginning, containing 4.51 acres.

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

GRAPHIC SCALE 1"=100'



PROPRIETORS: NYLE H. & PATRICIA NIMS
SURVEY REQUESTED BY: MARK SCHILL

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.

R. Bradley Stumbo License #17161
My license renewal date is December 31, 2015
Job #13264PS2 Date: 5/08/14 Page 1 of 1
Fieldwork Completed: 2/10/14

Date: _____

