

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 3334 LINCOLN WAY

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 for the consolidation of four existing platted lots at the southeast corner of Lincoln Way and Franklin Avenue, the site of the old Wendy's restaurant. (See Attachment A, Location Map) The properties are currently owned by First National Bank of Ames. (See Attachment B, Proposed Plat of Survey)

Electric Services has asked that a ten-foot electric easement be established along the east property line of Parcel A for the existing overhead lines. The Public Works Department is also asking that an easement be granted to encompass the existing traffic signal located at the northwest corner of the lot. These two requested easement areas are shown on the Map of Easement. (See Attachment C) No other improvements are needed or required in conjunction with the merger of the lots. **Staff notes that the planned intersection improvements for Franklin and Lincoln Way are not affected by the proposed lot consolidation and no additional easements or right-of-way dedication are requested at this time.**

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. Release of the Plat of Survey for recording will not be completed by Planning and Housing until all easement documents have been reviewed by the Legal Department and signed by the property owner. Once all easement documents are ready, the Plat and the easements will be recorded for the property.

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.

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 3334 LINCOLN WAY**

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: First National Bank, Ames, Ia

Existing Street Addresses: 3334 Lincoln Way

Assessor's Parcel #: 09-08-225-010

Legal Description: Lots One (1), Two (2), Three (3), and Four (4) in Block Two (2) of West Ames Addition to the City of Ames, Story County, Iowa

Public Improvements:

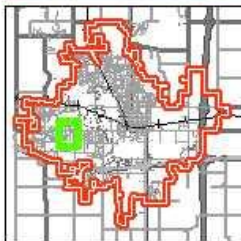
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- 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.

It is requested that a ten foot electric easement be approved for the existing overhead lines along the east property line of the new Parcel A. It is also requested that an easement be granted to encompass the exiting traffic signal equipment located at the northwest corner of the property.

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
3334 Lincoln Way

