

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 3707, 3711 & 3715 MARIGOLD 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 is for a boundary line adjustment of three existing platted lots in South Fork Subdivision, 7<sup>th</sup> Addition, on Marigold Drive.** (See Attachment A, Location Map) The properties are currently owned by Pinnacle Properties Ames, LLC. The lots on the north side of Marigold Drive were originally platted to accommodate twin-homes. However, an odd number of lots requires either a three-unit townhouse or a twin-home in conjunction with a single-family house to be built on these three remainder lots. None of the lots are of the appropriate width to allow for a single-family detached home to be constructed. In this instance, the owner seeks to reconfigure the lots to allow for a three-unit town-house. The Plat of Survey adjusts the boundary lines of the three existing properties into three parcels with more suitable dimensions for the three-unit townhouse. (See Attachment B, Proposed Plat of Survey) The three unit attached single-family structure will be subject to Minor Site Plan review prior to its construction.

No improvements are needed or required in conjunction with the adjustment of the lot lines. Improvement requirements are already incorporated into the original final plat approval of the overall subdivision.

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.

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 3707, 3711, and 3715 MARIGOLD 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: Pinnacle Properties Ames, LLC

Existing Street Addresses: 3707, 3711, and 3715 Marigold Drive

Assessor's Parcel #: 0908215030, 0908215040, 0908215050

Legal Description: Lots 15, 16, and 17, South Fork Subdivision, Seventh Addition to City of Ames, Story County, Iowa

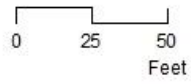
**Public Improvements:**

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.

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



**Existing Lots**  
2013 Aerial



# ATTACHMENT B: PROPOSED PLAT OF SURVEY

PREPARED BY AND RETURN TO: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD STREET AMES, IA (515) 233-6100

## PLAT OF SURVEY - BOUNDARY LINE ADJUSTMENT SOUTH FORK SUBDIVISION SEVENTH ADDITION

**RECEIVED**  
SEP 05 2014  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

**LEGAL DESCRIPTION - PARCELS A**  
ALL OF LOT 17, AND THE WEST FIVE FEET OF LOT 16, SOUTH FORK SUBDIVISION, SEVENTH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON \_\_\_\_\_, 2014 IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA AS INSTRUMENT #14-\_\_\_\_\_.

**LEGAL DESCRIPTION - PARCELS B**  
ALL OF LOT 16, EXCEPT THE EAST FIVE FEET OF LOT 16, AND ALSO EXCEPT THE WEST FIVE FEET OF LOT 16, SOUTH FORK SUBDIVISION, SEVENTH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON \_\_\_\_\_, 2014 IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA AS INSTRUMENT #14-\_\_\_\_\_.

**LEGAL DESCRIPTION - PARCELS C**  
ALL OF LOT 15, AND THE EAST FIVE FEET OF LOT 16, SOUTH FORK SUBDIVISION, SEVENTH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON \_\_\_\_\_, 2014 IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA AS INSTRUMENT #14-\_\_\_\_\_.

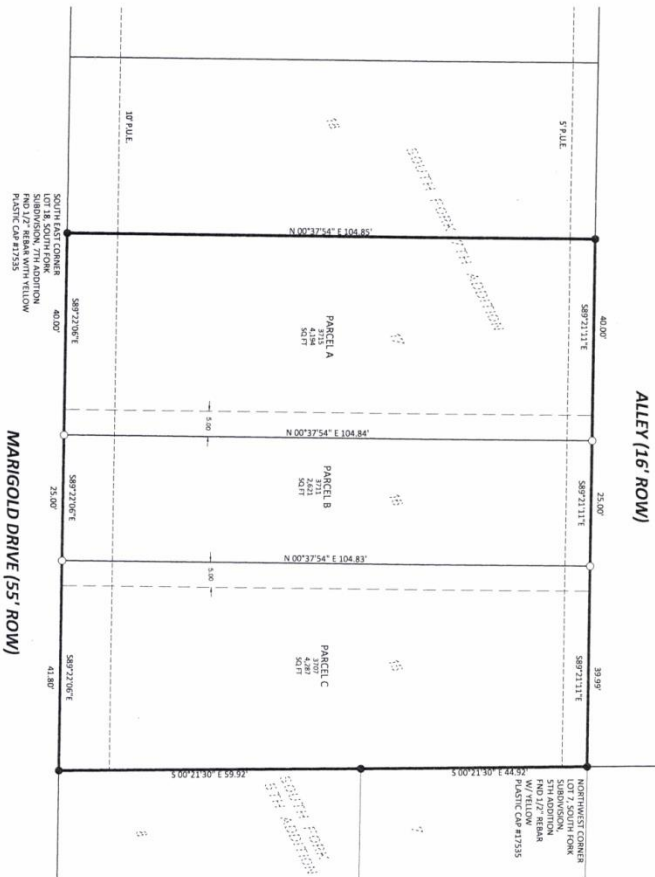
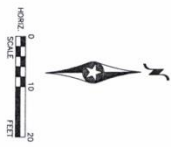
**NOTES:**  
1. THE WEST LINE OF LOT 18 IS ASSUMED TO BEAR TO THE WEST LINE OF LOT 17.  
2. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT HAVING SOILS NOT CLASSIFIED BY THE STATE OF IOWA AS A RESULT OF THE SURVEY. THE SURVEY MEETS OR EXCEEDS IOWA CODE 335.8(15).

- LEGEND**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - ▲ FOUND SECTION CORNER
  - SET 1/2" OR REBAR WITH YELLOW PLASTIC CAP #17535
  - SET 5/8" OR REBAR WITH YELLOW PLASTIC CAP #17535
  - (R) RECORDED DIMENSION
  - PILE PUBLIC UTILITY EASIMENT

**PROPRIETOR AND REQUESTED BY:**  
FRANKLIN PROPERTIES AMES, LLC  
FRANKLIN  
AMES, IOWA 50014

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON \_\_\_\_\_, 2014, WITH RESOLUTION NUMBER \_\_\_\_\_, I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR



BOUNDARY LINE ADJUSTMENT - SOUTH FORK SEVENTH ADDITION  
CITY OF AMES, IOWA

**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MANASSAS, VA FARMINGTON, NH SLEEPY HOLE, NH BURLINGAME, CA  
WILLIAM, MN CHASKA, MN RAINY, MN MARLEWOOD, MN  
BAXTER, MN ROCKFORD, MN AMES, IA SPRINGFIELD, IL



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED FIELD WORK WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

EUGENE K. DREYER, L.S.  
REG. NO. 1735  
BY EUGENE DREYER, DATE 9 DECEMBER 2014  
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