

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 5318 & 5500 240<sup>th</sup> STREET (SW GROWTH AREA)

**BACKGROUND:**

The City's subdivision regulations 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.

**These parcels are located outside the Ames corporate limits in the Urban Fringe, approximately one-half mile west of the intersection of U.S. Highway 30 and South Dakota Avenue (see Attachment A, Location Map).** This particular Plat of Survey is for a proposed boundary line adjustment of two existing parcels, as shown on *Attachment B, Existing Conditions*. Both parcels contain a single-family home. In this instance, the property owners seek to adjust the boundary between the two parcels by enlarging the existing parcel (proposed Parcel G) from 2.56 acres to 3.58 acres. The size of the other existing parcel (proposed Parcel F) would be reduced from 75.78 acres to 74.76 acres.

The two parcels are located in the "Urban Service Area (USA)" of the Urban Fringe. This particular area is designated in the LUPP as part of the SW Growth Area. Story County has waived the exercise of its subdivision authority in areas designated as USA. The USA is the area adjacent to the city limits and is planned for urban development. Land in the USA should be protected from any form of development that would constrain the efficient growth of the community. Inappropriate development in USA would include low-density development lots served by on-site wastewater treatment systems and other forms of rural development. The proposed Plat of Survey is not for the purpose of additional, or development that would be inconsistent with the USA.

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 for a boundary line adjustment of existing lots with principal structures 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 5318 & 5500 240<sup>th</sup> 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:

Owners: John R. Moore & Wanda McCay Chaffin Trust

Existing Street Addresses: 5318 & 5500 240<sup>th</sup> Street

Assessor's Parcel #: 0918100235 and 0918100210

Legal Description: Parcels D and Parcel E, which is part of the Northeast Quarter of the Northwest Quarter of Section 18, Township 83 North, Range 24 west of the 5<sup>th</sup> P.M., Story County.

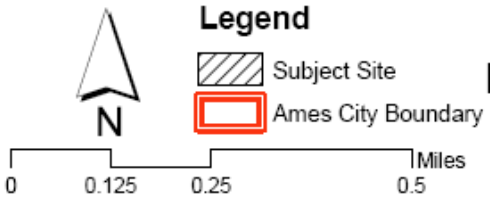
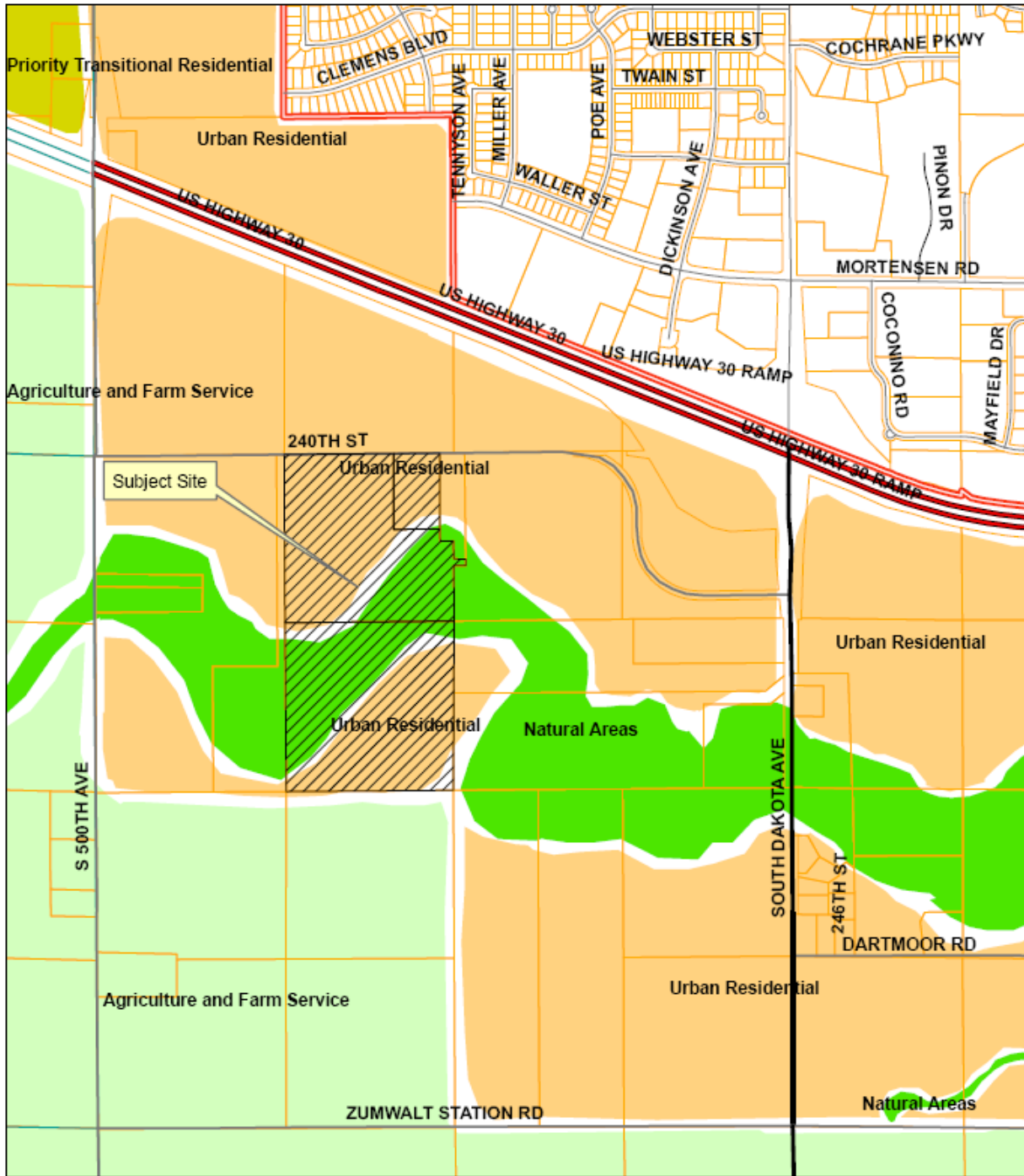
#### Public Improvements:

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



## General Location of Proposed Plat of Survey





**ATTACHMENT C: PROPOSED PLAT OF SURVEY**

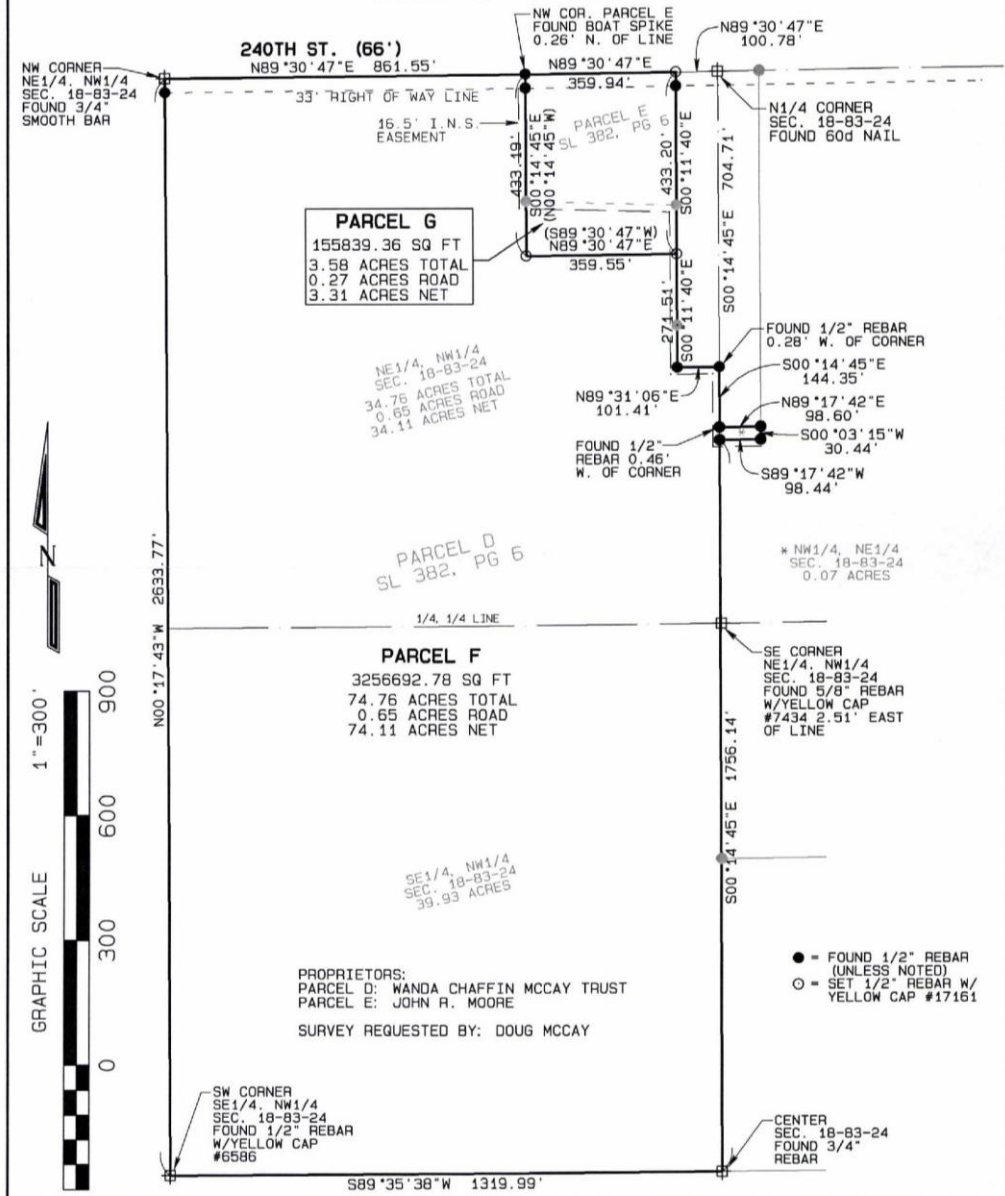
**RECEIVED**

OCT 17 2014

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

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

**PLAT OF SURVEY**



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.



Date: \_\_\_\_\_  
R. Bradley Stumbo License #17161  
My license renewal date is December 31, 2015  
Job #16263A Date: 10/10/14 Page 1 of 2  
Fieldwork Completed: 10/07/14