

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 2120 EAST 13<sup>TH</sup> 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 if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as a means for reviewing the status of conveyance parcels 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 property at 2120 E. 13<sup>th</sup> St. is located on the south side of E. 13<sup>th</sup> St. between the Skunk River and Dayton Road. (See Attachment A) **The proposed Plat of Survey is a boundary line adjustment consolidating several platted lots and parcels into one large parcel, which also has frontage on Dayton Road.** The property contains the Manatt's asphalt plant and an existing office building facing E. 13<sup>th</sup> St., which Manatt's intends to demolish and replace with a new office building. No frontage improvements are required with the plat of survey as the site is zoned industrial and no sidewalks are required along Lincoln Way and sidewalks already existing on Dayton Avenue.

**ALTERNATIVES:**

1. The City Council can adopt a resolution approving the proposed Plat of Survey for 2120 E. 13<sup>th</sup> St.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the plat of survey requirements 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:**

Pursuant to Section 23.308(4)(c) of the Municipal Code, staff has determined that the proposed Plat of Survey satisfies all code requirements and has rendered a preliminary decision to approve this action.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting a resolution approving the proposed Plat of Survey for 2120 E. 13<sup>th</sup> St.

**ADDENDUM  
PLAT OF SURVEY FOR 2120 E. 13<sup>th</sup> St.**

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:

Street Address: 2120 E. 13<sup>th</sup> St.  
Owner: Manatt's Inc.  
Assessor's Parcel #: 0901225215  
Legal Description:

**Survey Description – Parcel D:**

Lot 4 in First Addition of Ames Industrial Park Subdivision, Lot 3 and the East Half of Lot 2 in Hilgenberg 2<sup>nd</sup> Subdivision and Parcel B of Lot 2 in Dayton Road Development Subdivision, all in the Northeast Quarter of the Northeast Quarter of Section 1, Township 83 North, Range 24 west of the 5<sup>th</sup> P.M., City of Ames, Story County, Iowa, being all together more particularly described as follows: Beginning at the Northeast Corner of said Lot 4; thence S00°56'52"E, 815.64 feet to the Southeast Corner thereof; thence S27°01'04"W, 30.75 feet to a northerly corner of said Parcel B; thence following the northerly line thereof S00°21'32"E, 212.35 feet; thence S89°24'38"E, 415.90 feet to the Northeast Corner of said Parcel B; thence S00°31'20"E, 560.00 feet to the Southeast Corner thereof; thence N89°21'54"W, 689.58 feet to the Southwest Corner of said Parcel B; thence N00°50'59"W, 771.83 feet to the Northwest Corner thereof; thence N62°49'06"W, 129.10 feet along the South line of said Lot 2 in Hilgenberg 2<sup>nd</sup> Subdivision; thence N00°50'27"W, 780.90 feet along the West line of the East Half of said Lot 2 as shown on the Plat of Survey filed on August 1, 1979 in Book 5, Page 189; thence N89°57'05"E, 405.45 feet to the point of beginning, containing 17.99 acres.

Public Improvements:

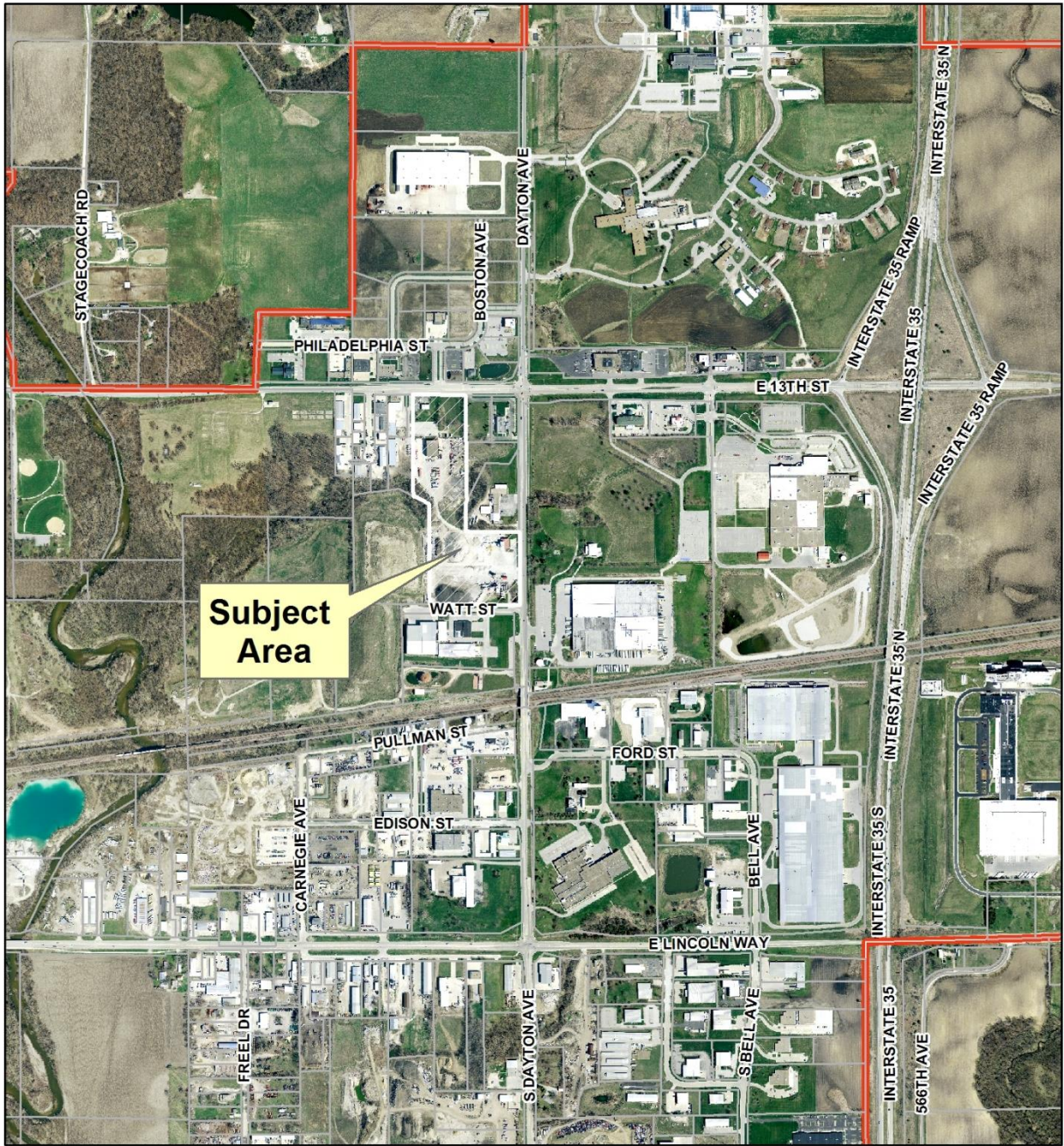
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- 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.

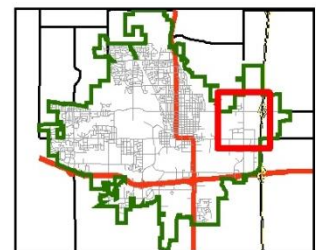


**ATTACHMENT A  
LOCATION MAP**



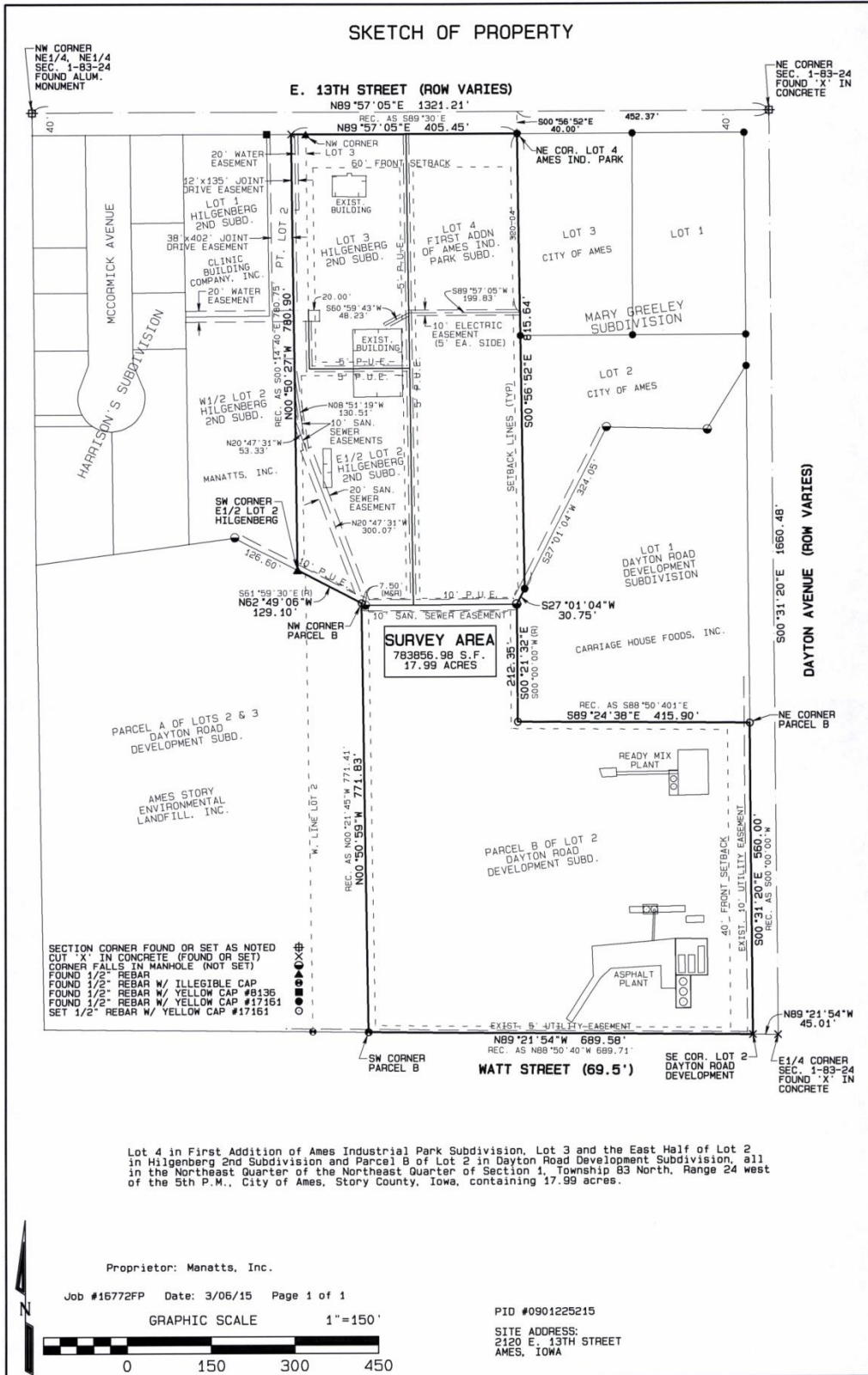
**Subject Area**

**Location Map  
2120 E. 13th Street**

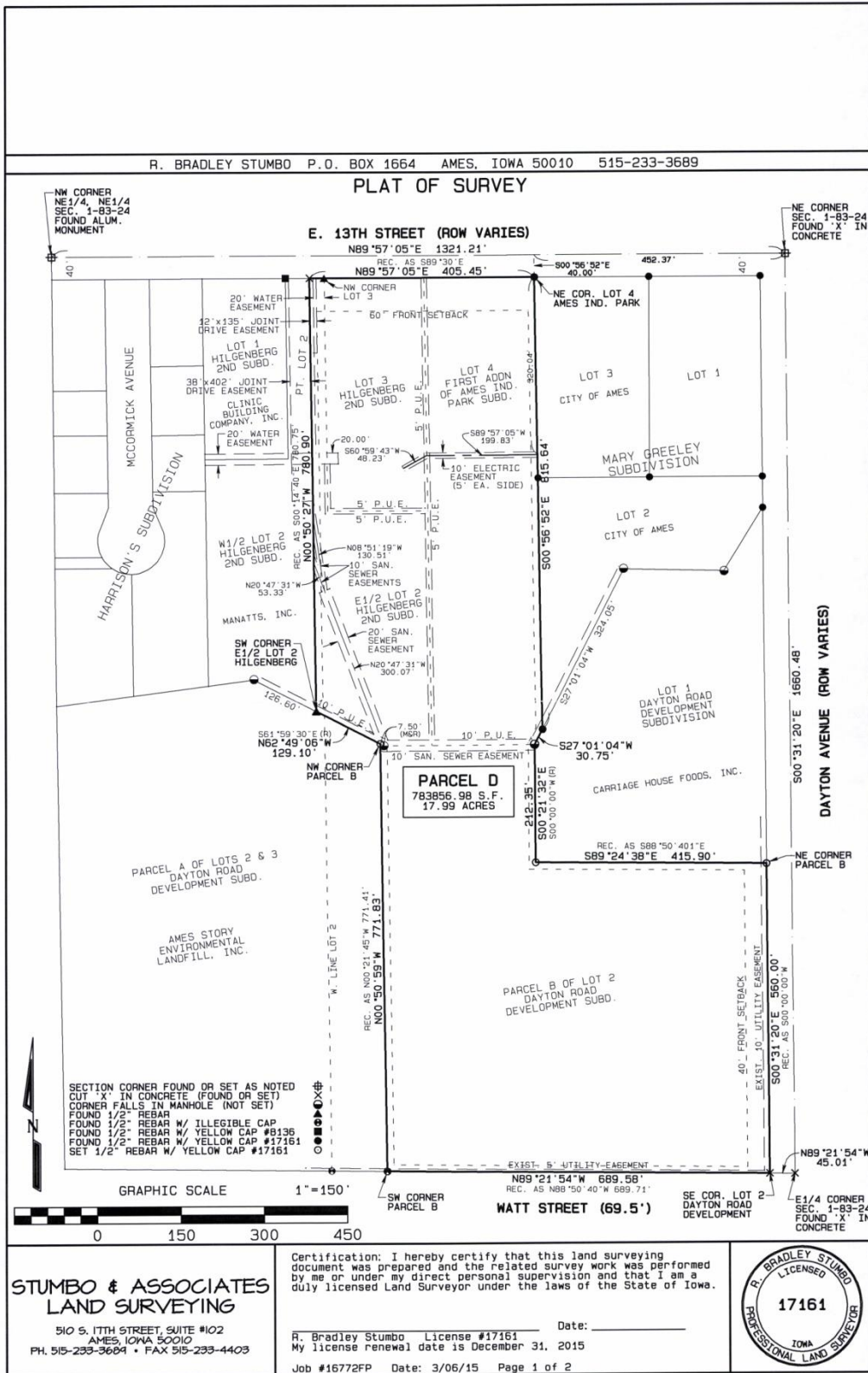




# ATTACHMENT B PROPERTY SKETCH



# ATTACHMENT C PROPOSED PLAT OF SURVEY (2 PAGES)



**Survey Description – Parcel D:**

Lot 4 in First Addition of Ames Industrial Park Subdivision, Lot 3 and the East Half of Lot 2 in Hilgenberg 2<sup>nd</sup> Subdivision and Parcel B of Lot 2 in Dayton Road Development Subdivision, all in the Northeast Quarter of the Northeast Quarter of Section 1, Township 83 North, Range 24 west of the 5<sup>th</sup> P.M., City of Ames, Story County, Iowa, being all together more particularly described as follows: Beginning at the Northeast Corner of said Lot 4; thence S00°56'52"E, 815.64 feet to the Southeast Corner thereof; thence S27°01'04"W, 30.75 feet to a northerly corner of said Parcel B; thence following the northerly line thereof S00°21'32"E, 212.35 feet; thence S89°24'38"E, 415.90 feet to the Northeast Corner of said Parcel B; thence S00°31'20"E, 560.00 feet to the Southeast Corner thereof; thence N89°21'54"W, 689.58 feet to the Southwest Corner of said Parcel B; thence N00°50'59"W, 771.83 feet to the Northwest Corner thereof; thence N62°49'06"W, 129.10 feet along the South line of said Lot 2 in Hilgenberg 2<sup>nd</sup> Subdivision; thence N00°50'27"W, 780.90 feet along the West line of the East Half of said Lot 2 as shown on the Plat of Survey filed on August 1, 1979 in Book 5, Page 189; thence N89°57'05"E, 405.45 feet to the point of beginning, containing 17.99 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2015, with Resolution No. \_\_\_\_\_. I certify that this plat conforms to all conditions of approval.

\_\_\_\_\_  
Planning and Housing Director