

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 406-418 FREEL 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 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, a non-conforming lot 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 subject property consists of three platted lots on the east side of Freel Drive. The northern lot contains two existing buildings. (See Attachment A Location Map) The property owner, Lawrence R. Roden Trust, proposes to adjust the boundaries, resulting in two parcels. Additional buildings are planned for these properties, which are zoned General Industrial. (See Attachment B Plat of Survey) The Plat of Survey includes cross access easements to allow for shared access and utility service to both parcels. This fits the existing development pattern of the site and allows for new buildings to be built.

Council approved a preliminary plat for 5 acres that included these parcels on September 9, 2014. However, the applicant no longer desires to move forward with that subdivision and has chosen to reconfigure these parcels as shown.

The current lots now include a portion of the right-of-way of Freel Drive adjacent to this property. **In conjunction with this Plat of Survey, an Acquisition Plat has been submitted. (See Attachment C). A Quit Claim Deed has been submitted, whereby the city of Ames would obtain title to this right-of-way (See Attached).** Freel Drive does not include full frontage improvements along the subject parcels. Plats of Survey do not trigger right-of-way frontage improvements when none exist at the time of the proposed Boundary Line adjustment.

ALTERNATIVES:

1. The City Council can approve the Plat of Survey and the acquisition of the Right of Way in order to plat the property at 406-418 Freel Drive and take ownership of that portion of the Right of Way for Freel Drive with the following approvals:
 - a. The City Council can adopt a resolution approving the proposed Plat of Survey for Freel Drive, and
 - b. The City Council can adopt a resolution approving the Quit Claim Deed conveying street right of way from the property owner to the City of Ames.

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:

Pursuant to Section 23.308(4)(c), staff has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Plat of Survey and the quit claim deed for conveyance of street right-of-way to the City of Ames.

Approval of the resolutions will allow the applicant to prepare the official plat of survey, and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, 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.

SUBJECT: PLAT OF SURVEY 406-418 FREEL 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: Lawrence R. Roden Trust
Street Address: 406-418 Freel Drive

Assessor's Parcel #: 0912251135, 0912251110, 0912251120, 0912251090,
0912251100,

Legal Description: Lots 16 – 18 Woodland Acres, Plat 2

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:

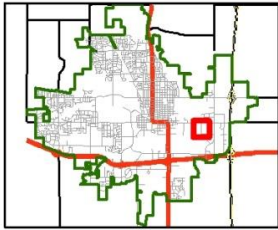
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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.

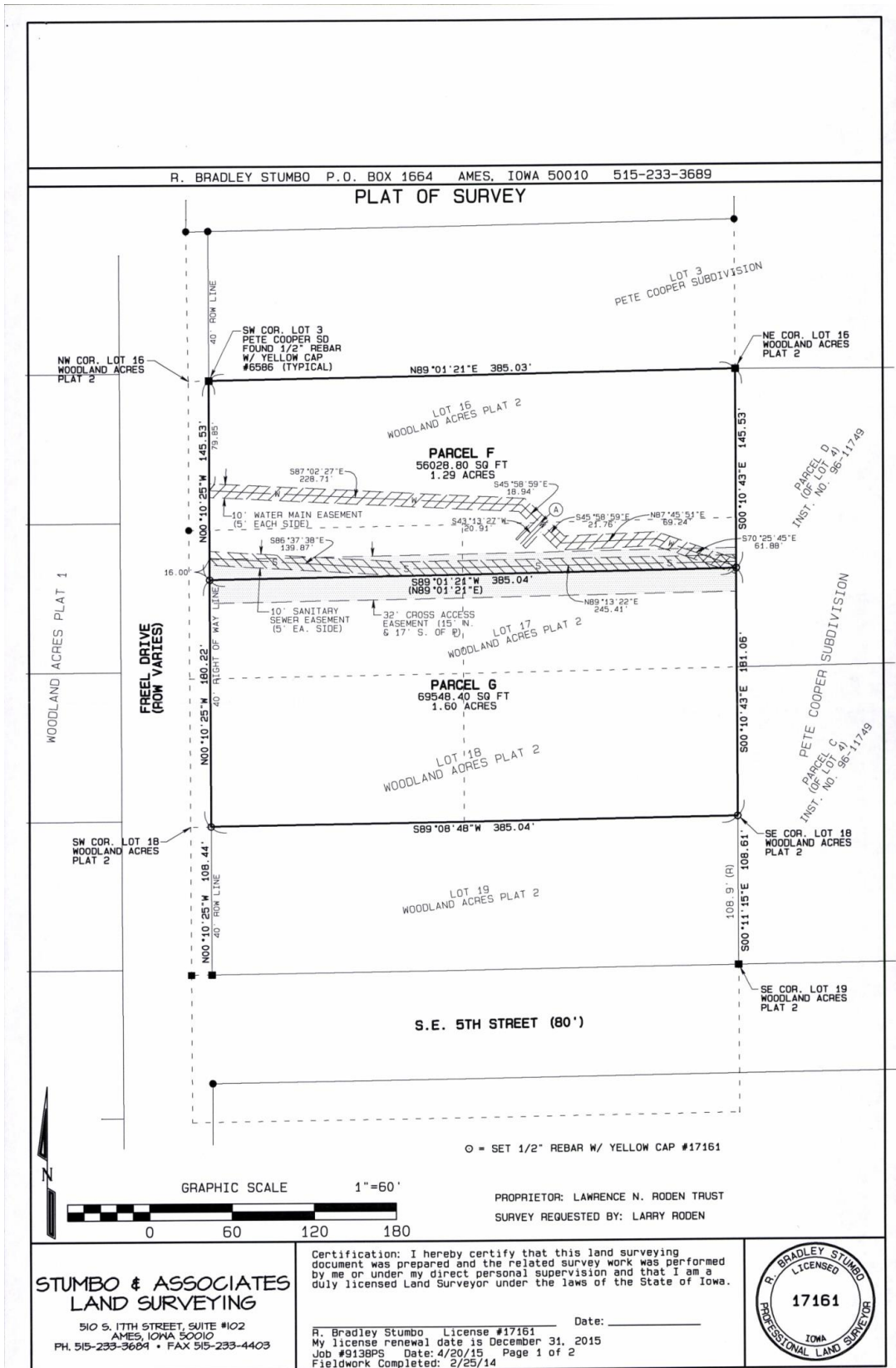
**ATTACHMENT A
LOCATION MAP**



**LOCATION MAP
406-418 Freel Drive**



ATTACHMENT B PROPOSED PLAT OF SURVEY-1



**ATTACHMENT B
PROPOSED PLAT OF SURVEY-2**

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Job #9138PS

Survey Description-Parcel 'F':

Lot 16, except the West 15.00 feet thereof, and part of Lot 17, except the West 15.00 feet thereof, all in Woodland Acres Plat 2, City of Ames, Story County, Iowa, all together being described as follows: Beginning at the Northeast Corner of said Lot 16; thence S00°10'43"E, 145.53 feet along the East line of said Lots 16 and 17; thence S89°01'21"W, 385.04 feet to the East line of Freel Drive; thence N00°10'25"W, 145.53 feet along said line to the North line of said Lot 16; thence N89°01'21"E, 385.03 feet to the point of beginning, containing 1.29 acres.

Survey Description-Parcel 'G':

Lot 18, except the West 15.00 feet thereof, and part of Lot 17, except the West 15.00 feet thereof, all in Woodland Acres Plat 2, City of Ames, Story County, Iowa, all together being described as follows: Commencing at the Northeast Corner of Lot 16 in said Woodland Acres Plat 2; thence S00°10'43"E, 145.53 feet along the East line of said Lots 16 and 17 to the point of beginning; thence continuing S00°10'43"E, 181.06 feet to the Southeast Corner of said Lot 18; thence S89°08'48"W, 385.04 feet along the South line thereof to the East line of Freel Drive; thence N00°10'25"W, 180.22 feet along said line; thence N89°01'21"E, 385.04 feet to the point of beginning, containing 1.60 acres.

Survey Description-Water Main Easement:

A strip 10.00 feet in width across Parcels F and G of Lots 16, 17 and 18, Woodland Acres Plat 2, City of Ames, Story County, Iowa, being situated 5.00 feet on each side of the following centerline: Beginning at a point on the West line of said Parcel F which is 79.85 feet South of the Northwest Corner thereof; thence S87°02'27"E, 228.71 feet; thence S45°58'59"E, 18.94 feet to Point "A"; thence continuing S45°58'59"E, 21.76 feet; thence N87°45'51"E, 69.24 feet; thence S70°25'45"E, 61.88 feet to the East line of said Parcel F, and there terminating; AND beginning at said Point "A"; thence S43°13'27"W, 20.91 feet, and there terminating.

Survey Description-Sanitary Sewer Easement:

A strip 10.00 feet in width across Parcels F and G of Lots 16, 17 and 18, Woodland Acres Plat 2, City of Ames, Story County, Iowa, being situated 5.00 feet on each side of the following centerline: Beginning at a point on the West line of said Parcel F which is 16.00 feet North of the Southwest Corner thereof; thence S86°37'38"E, 139.87 feet; thence N89°13'22"E, 245.41 feet to the East line of said Parcel F, and there terminating.

Survey Description-Cross Access Easement:

The South 15.00 feet of Parcel F and the North 17.00 feet of Parcel G, all of Lots 16, 17 and 18, Woodland Acres Plat 2, City of Ames, Story County, Iowa.

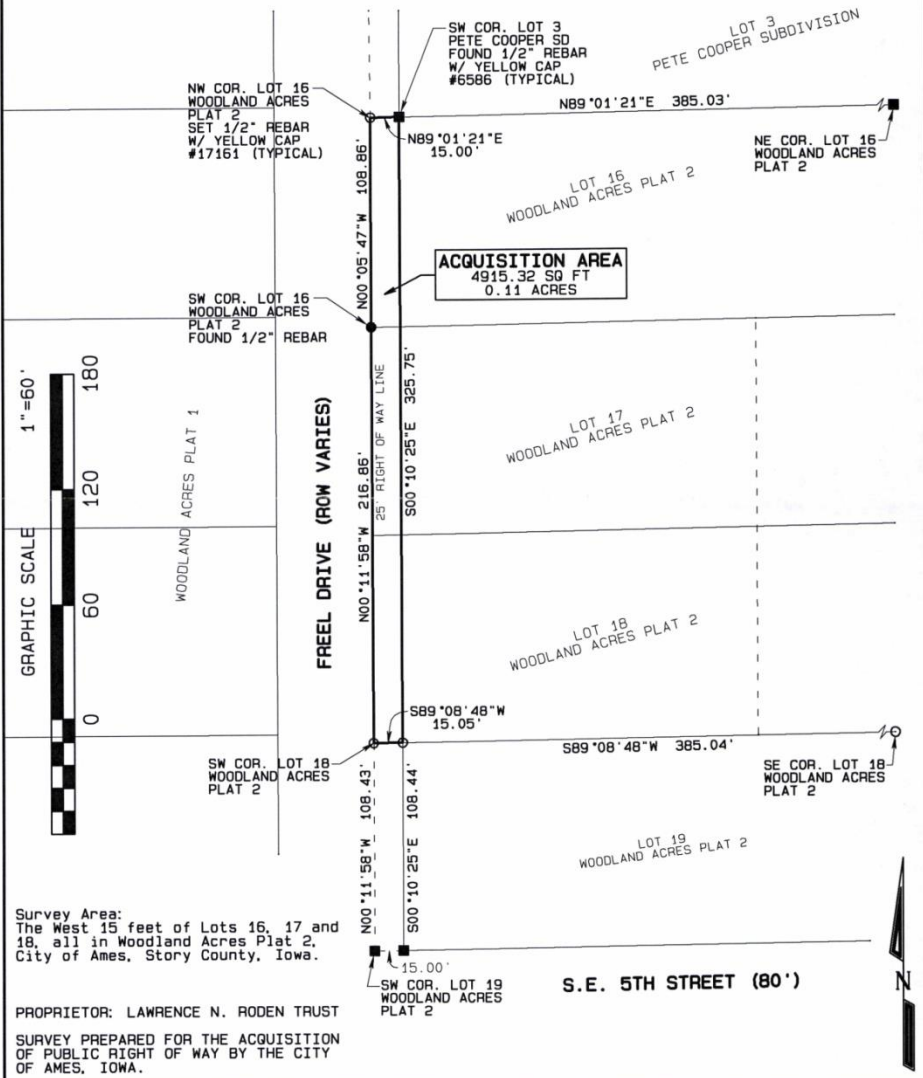
The Ames City Council approved this Plat of Survey on _____, 2015, with Resolution No. _____. I certify that this plat conforms to all conditions of approval.

Planning and Housing Director

ATTACHMENT B ACQUISITION PLAT

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

ACQUISITION PLAT



Survey Area:
The West 15 feet of Lots 16, 17 and 18, all in Woodland Acres Plat 2, City of Ames, Story County, Iowa.

PROPRIETOR: LAWRENCE N. RODEN TRUST
SURVEY PREPARED FOR THE ACQUISITION OF PUBLIC RIGHT OF WAY BY THE CITY OF AMES, IOWA.

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 Date: 4/7/15
My license renewal date is December 31, 2015

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