

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 413 NORTHWESTERN AVENUE, AND 910 & 914 FIFTH STREET

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels.

This particular plat of survey is for a proposed consolidation of three existing parcels, as shown on Attachment A Location Map. 413 Northwestern Avenue is the site of Wheatsfield grocery, which is proposing an expansion of their parking lot as well as other improvements. 910 and 914 Fifth Street are single-family homes to be demolished for the parking lot expansion. The applicant must demolish the existing structures prior to the approval of this plat of survey to meet zoning requirements that restrict multiple residential buildings on individual lots. The properties all have adequate existing infrastructure along Fifth Street and no additional improvements are required at this time.

All three parcels are zoned Highway-Oriented Commercial. The combined lot size will be 2.16 acres.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will 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, who will submit it for recording 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 or continue the item to a later date if the existing structures have not been demolished.

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 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 413 NORTHWESTERN, 910 AND 914 5TH 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: Ronald J. McMillen

Existing Street Addresses: 413 Northwestern Avenue, 910 5th Street, 914 5th Street

Assessor's Parcel #: 0903478070, 0903478060, 0903478050

Legal Description: Lots 1 & 2, except the West 100', thereof, Lot 3 and Lot 4, except Parcel H lying therein, all in Block 29 in College Park Addition Second North, City of Ames, and Parcels I, j and K in the Southeast Quarter of the Southeast Quarter of Section 3, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa all shown of the Plat of Survey filed on February 5, 1992 in Book 10, Pages 172 & 173, AND the West 50' of Lots 1 & 2, Block 29 in College Park Addition Second North, City of Ames, Story County, Iowa, AND the East 50' of the West 100' of Lots 1 & 2, Block 29 in College Park Addition Second North, City of Ames, Story County, Iowa.

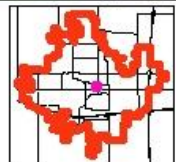
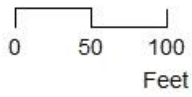
Public Improvements:

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:

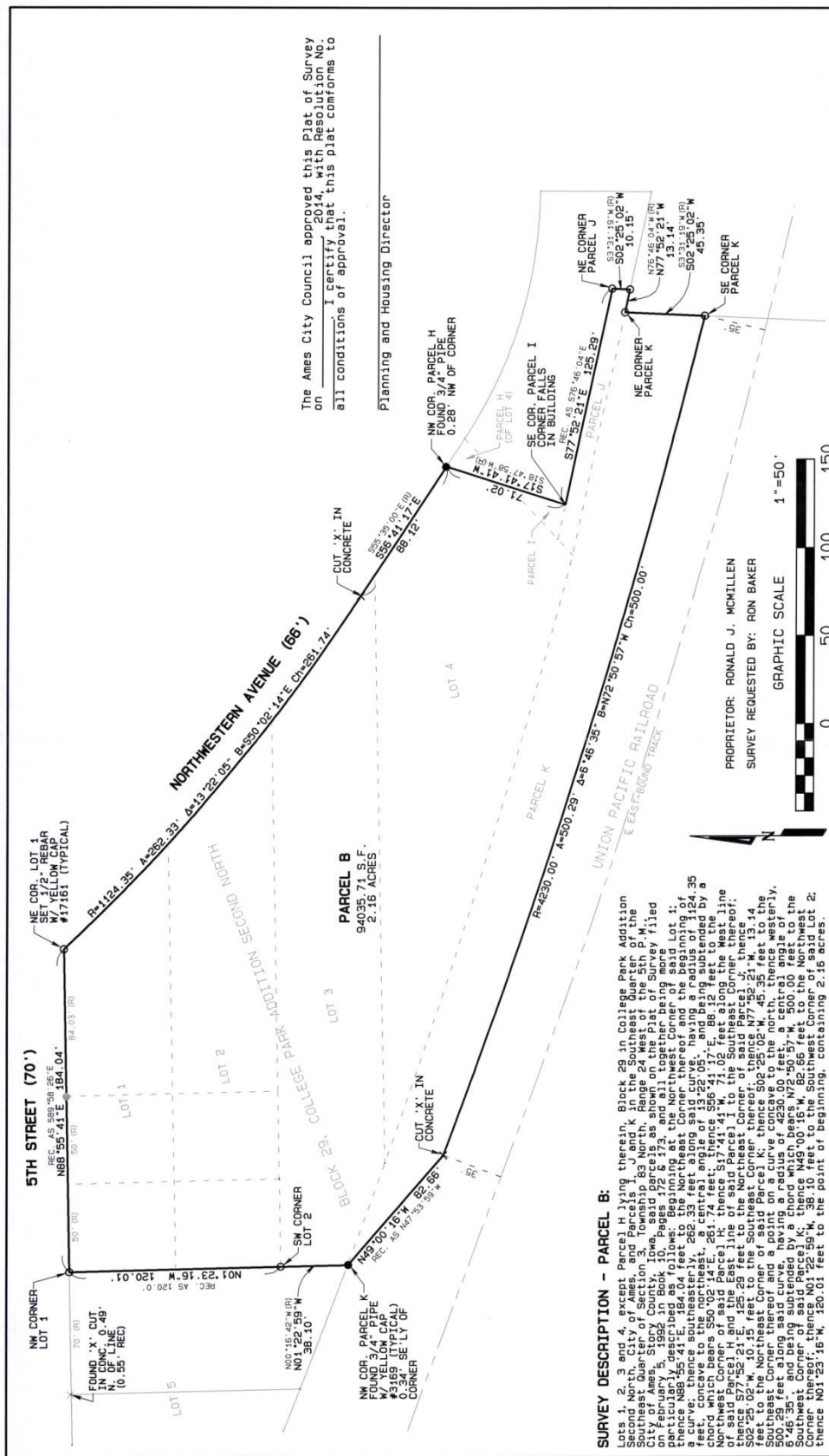
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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



ATTACHMENT B: PROPOSED PLAT OF SURVEY



The Ames City Council approved this Plat of Survey on _____, I certify that this plat conforms to all conditions of approval.

Planning and Housing Director

SURVEY DESCRIPTION - PARCEL B:

Lots 1, 2, 3 and 4, except Parcel H lying therein, Block 29 in College Park Addition Second North, City of Ames, and Parcels J, K and L in the Southeast Quarter of the Northwest Quarter of Section 14, T22N, R22W, Iowa, as shown on the Plat of Survey filed on February 5, 1992 in Book 10, Pages 472 & 473, and all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 1; a curve, thence southeasterly, 282.33 feet along said curve, having a radius of 1424.35 feet, concave to the northeast, a central angle of 132.22° 05', and being subtended by a line bearing N77° 52' 21" E, 71.02 feet to the Northeast Corner thereof; thence along the West line of said Parcel H and the East line of said Parcel I to the Southeast Corner thereof; thence along the North line of said Parcel K, thence S02° 25' 02" W, 45.35 feet to the Southeast Corner thereof; a point on a curve, concave to the north, thence westerly, S02° 25' 02" W, 10.15 feet to the Northeast Corner of said Parcel K, thence N77° 52' 21" W, 71.02 feet to the Northwest Corner of said Parcel K; thence N45° 00' 16" W, 82.66 feet to the Northwest Corner thereof; thence N01° 22' 59" W, 38.10 feet to the Southwest Corner of said Lot 2; thence N01° 23' 16" W, 180.01 feet to the point of beginning, containing 2.16 acres.

STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. ITHA STREET, SUITE #102 • AMES, IOWA 50010
 PH. 515-233-3684 • FAX 515-233-4403



PLAT OF SURVEY
 LOTS 1-3 AND PART OF LOT 4, BLOCK 29, COLLEGE PARK ADDITION SECOND NORTH AND PARCELS J, K & L IN THE SE1/4, SE1/4 OF SECTION 3-83-24, CITY OF AMES, STORY COUNTY, IOWA
 JOB #16899PS DATE: 10/23/14 PAGE 1 of 1

Proprietor: RONALD J. McMILLEN
 Survey Requested by: RON BAKER
 Certification: I hereby certify that this land surveying was prepared 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: _____
 My license renewal date is December 31, 2015