

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 3599 AND 3601 GEORGE WASHINGTON CARVER AVENUE**

**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 plat of survey is for a proposed boundary line adjustment between two properties along the west side of GW Carver Avenue.** The existing lot configuration is shown on Attachment A, Location Map. The proposal is to increase the lot area of the property at 3599 GW Carver (Parcel J) to 4.08 acres and reduce the lot size of 3601 GW Carver (Parcel H) to 15.852 acres. **Approval of the proposed Plat of Survey will allow for the Annexation of Parcel J into the City of Ames without creating any islands of unincorporated land to the east of the subject property.**

The City has asked the applicant to provide a road preservation easement along the east and south property lines of the two properties to allow for the potential for a future extension of GW Carver south and west. The applicant has shown on the Plat of Survey a 50 foot Road Preservation Easement along the south property line and a 60 foot Road Preservation Easement along the east property lines.

The existing two lots currently share an access drive for access to GW Carver. Based on the newly created lot lines, an access easement is required to allow continued shared access for Parcel H to the GW Carver right of way. The 60 foot wide Road Preservation Easement is also indicated as an Ingress/Egress Easement for Parcel H.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, 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.

**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

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: Hunziker Christy Shirk Builders, Inc.

Existing Street Addresses: 3599 and 3601 George Washington Carver Avenue

Assessor's Parcel #: 0529200480 and 0529200460

Legal Description:

**ALTERNATE LEGAL DESCRIPTION - PARCEL H:**

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE N00°42'10"W, 260.39 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 29; THENCE S89°16'37"W, 281.77 FEET; THENCE N29°39'20"W, 353.72 FEET; THENCE N02°58'39"W, 140.39 FEET; THENCE S89°16'37"W, 30.58 FEET; THENCE S00°39'38"E, 80.50 FEET; THENCE S89° 28'59"W, 824.13 FEET; THENCE S00°46'34"E, 24.41 FEET; THENCE S00°03'17"W, 605.46 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 - NE1/4) OF SAID SECTION 29; THENCE N89°24'08"E, 1,321.31 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 - NE1/4) OF SAID SECTION 29 TO THE POINT OF BEGINNING.

**ALTERNATE LEGAL DESCRIPTION - PARCEL J:**

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29; THENCE N00°42'10"W, 260.39 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE S89°16'37"W, 281.77 FEET; THENCE N29°39'20"W, 353.72 FEET; THENCE N02°58'39"W, 140.39 FEET; THENCE N89°16'37"E, 458.57 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 29; THENCE S00°42'10"E, 449.85 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 29 TO THE POINT OF BEGINNING.

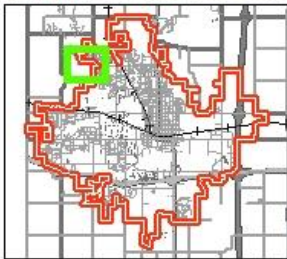
**Public Improvements:**

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  
3599 and 3601 GW Carver**

