

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 3505 AND 3515 LINCOLN WAY

BACKGROUND:

This plat of survey is for the consolidation of a vacated portion of an existing alley and a boundary line adjustment for two existing properties along the north side of Lincoln Way. The existing lot configuration is shown on Attachment A, Location Map. The proposal is to consolidate the property at 3529 Lincoln Way, a vacated portion of alley, and revise the boundaries of the remaining two parcels to ultimately create two parcels for the creation of a mixed commercial and residential development that has been previously reviewed as a Major Site Development Plan for these same properties. The Major Site Development Plan has a condition requiring a boundary line adjustment to accommodate the mixed use development.

The existing two lots fronting on Lincoln Way currently share a driveway for access onto Lincoln Way. Based on the proposed new lot lines, a shared access easement is required to allow continued shared access for both parcels. The applicant has provided a blanket shared ingress and egress easement agreement over both parcels for shared access. A new driveway approach to Lincoln Way has already been constructed for the new driveway access in the same general location as the existing. Portions of the existing public sidewalk have already been replaced as well for the future development. The alley to Marshall Avenue will remain as a secondary access from the properties.

Public utility easements have been identified for the property to accommodate the future development of the site. An easement document for sanitary sewer, electric, and public utility has been submitted and reviewed by staff for recording with the Plat of Survey. Signed easements will need to be returned to staff prior to recording the plat.

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 a resolution approving the proposed plat of survey and approve the shared access easement and sanitary sewer, electric, and public utility easement documents for the properties at 3505 and 3515 Lincoln Way.
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 the consolidation of the vacated alley and for the boundary line adjustment 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 3505, 3515 AND 3529 LINCOLN WAY

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: Turn Key Investments, LLC and Charles E. Winkleblack

Existing Street Addresses: 3505, 3515, and 3529 Lincoln Way

Assessor's Parcel #: 0905451246, 0905451245, and 0905451240

New Legal Descriptions:

Survey Description-Parcel 'A':

A part of Lots 1 and 2 in Walnut Ridge Subdivision First Addition and the East 73.74 feet of the alley in Edgewood Fifth Addition, all in the City of Ames, Story County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence N00°01'39"E, 246.80 feet to the Northwest Corner thereof; thence N00°23'07"W, 23.91 feet to the North line of said alley; thence S89°23'05"E, 73.74 feet to the Northeast Corner of said alley; thence S89°25'59"E, 337.94 feet to the Northeast Corner of said Lot 2; thence S00°17'39"E, 48.23 feet along the East line thereof; thence N90°00'00"W, 285.14 feet; thence S00°00'00"W, 221.11 feet to the South line of said Lot 1; thence N88°44'41"W, 126.76 feet to the point of beginning, containing 1.11 acres.

Survey Description-Parcel 'B':

A part of Lots 1 and 2 in Walnut Ridge Subdivision First Addition to the City of Ames, Story County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of said Lot 2; thence S00°17'39"E, 48.23 feet along the East line of said Lot 2 to the point of beginning; thence S00°17'39"E, 78.02 feet to a corner of said Lot 2; thence N88°27'12"W, 104.06 feet to a corner of said Lot 2; thence S00°26'33"E, 149.91 feet to the Southeast Corner of said Lot 2; thence N88°44'41"W, 182.72 feet along the South line thereof; thence N00°00'00"E, 221.11 feet; thence S90°00'00"E, 285.14 feet to the point of beginning, containing 1.12 acres.

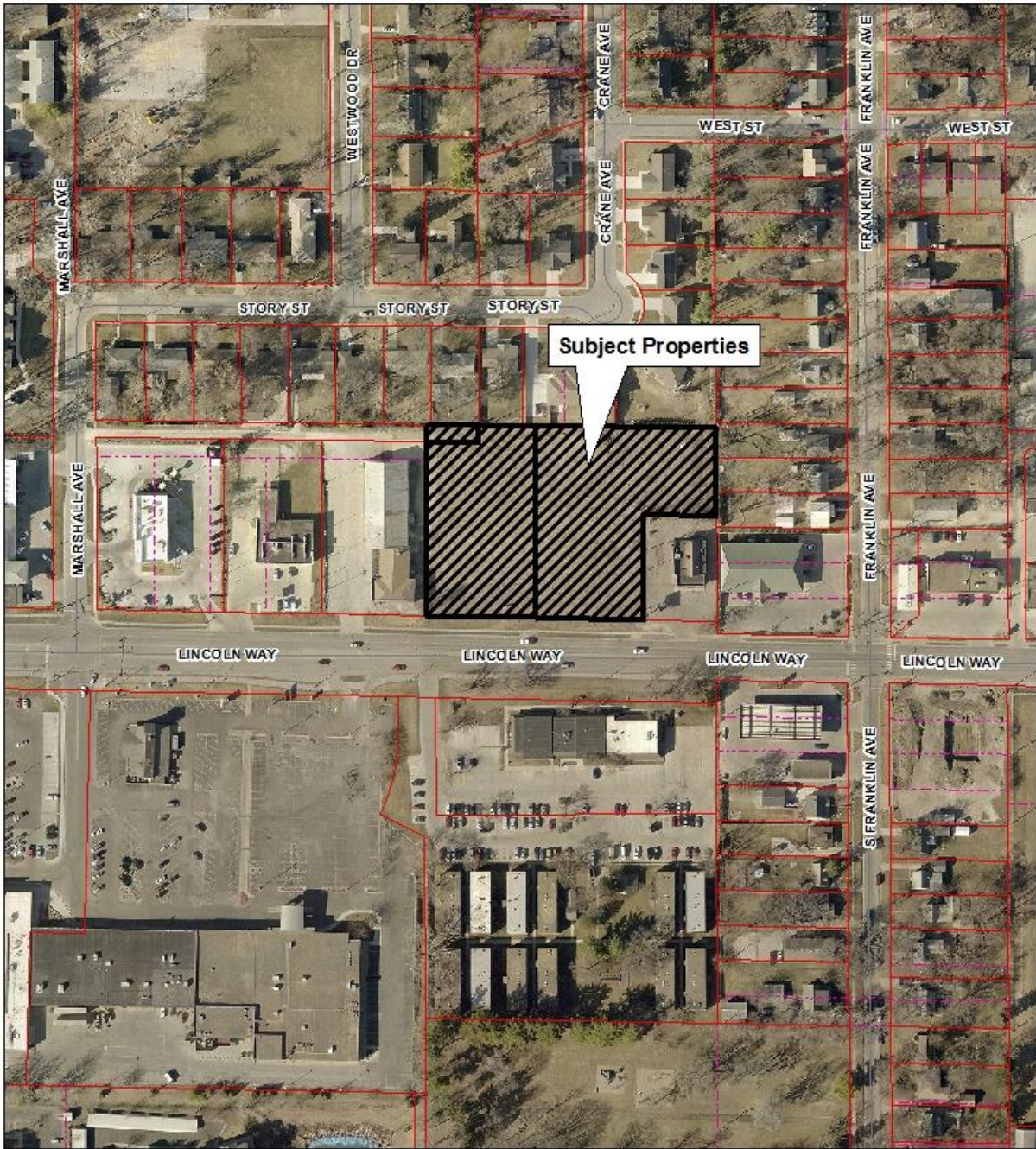
Public Improvements:

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.

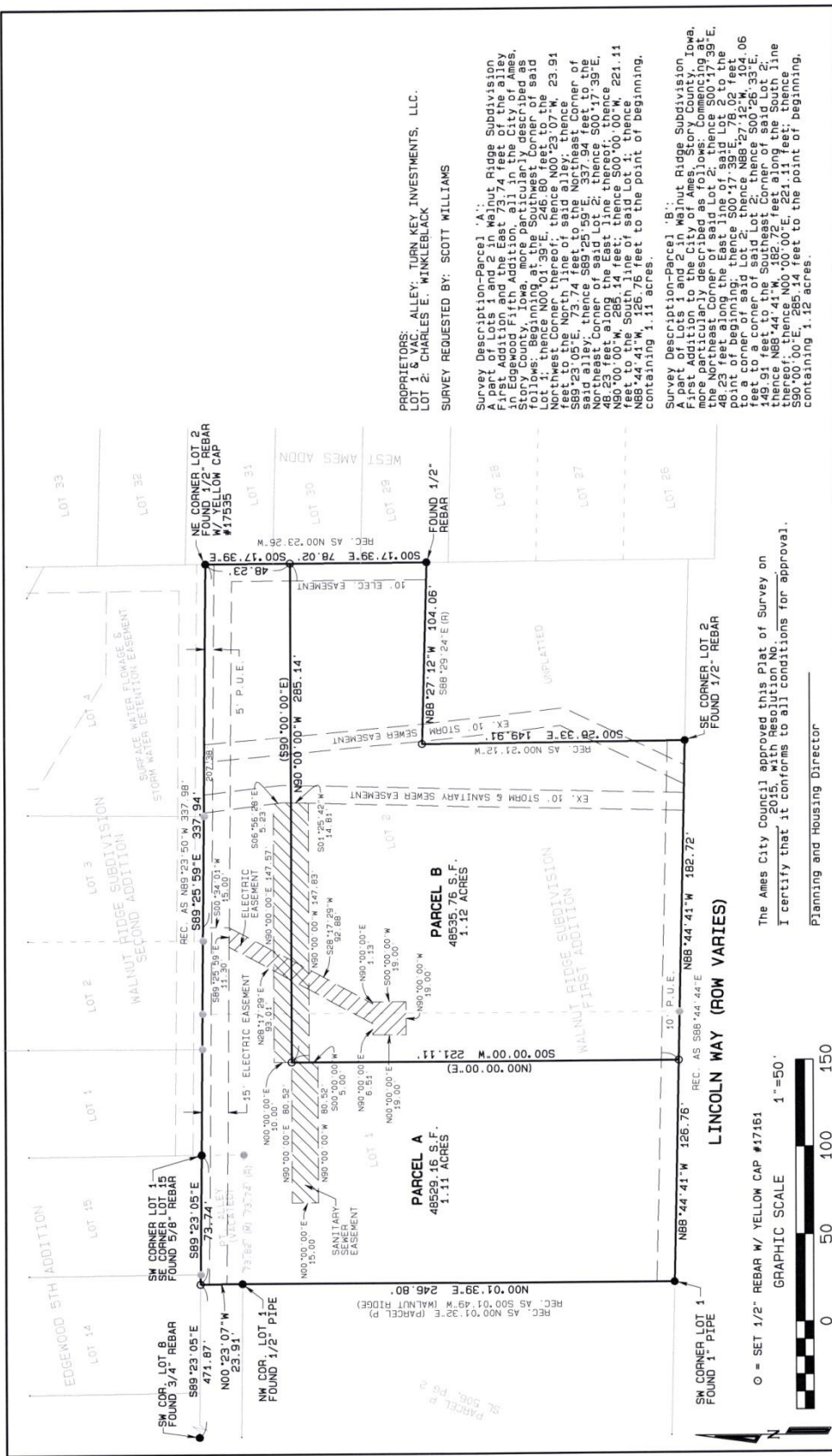
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



**Location Map
3505, 3515 and 3529 Lincoln Way**

ATTACHMENT B: PROPOSED PLAT OF SURVEY



I hereby certify that this land survey 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: _____
 My license renewal date is December 31, 2015



PLAT OF SURVEY
 IN LOTS 1 & 2, WALNUT RIDGE SUBD. FIRST ADDITION
 AND PART OF THE ALLEY IN EDGWOOD FIFTH ADDITION
 CITY OF AMES, STORY COUNTY, IOWA
 JOB #16822 DATE: 9/16/15 PAGE 1 of 1

STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 11TH STREET, SUITE #102 • AMES, IOWA 50010
 PH. 515-233-3689 • FAX 515-233-4403

The Ames City Council approved this Plat of Survey on _____
 I certify that it conforms to all conditions for approval.
 Planning and Housing Director

