

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 2622, 2630, 2636 LINCOLN WAY, 112, 130 S. SHELDON AVENUE, AND 113, 117, and 119 HAYWARD 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 as a boundary line adjustment for purpose of consolidating parcels.

**This plat of survey is for a proposed consolidation of 9 existing parcels for Collegiate United Methodist Church and the Wesley Foundation for the purpose of cleaning up existing property lines and for the future construction of an accessory garage to the rear of the church that would have otherwise crossed existing property lines.** (Attachment A Location Map). The church ownership area contains multiple properties and buildings including the main church property at 2622 Lincoln Way, the Church Annex and Lighthouse buildings along Sheldon Avenue, a small house/daycare building located west of the main church along Lincoln Way, and multiple small parcels which are either vacant areas or used for accessory parking. The church campus encompasses a combined total lot area of 4.99 acres. All of the church properties are zoned Campustown Service Center (CSC). A Special Use Permit was issued for the garage by the Zoning Board of Adjustment on October 28, 2015 pending approval of a Plat of Survey for the consolidation of lots. Additionally, a variance had been granted to the church for not meeting the minimum 1.0 floor area ratio (FAR).

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extend across a property. **The proposed parcel meets the requirements of having complete infrastructure along Lincoln Way, Sheldon, and Hayward as outlined in the Subdivision Code and does not trigger further extension of infrastructure.**

A new easement for electric service lines and sanitary sewer services has been included on the Plat to address staff's request for easement over existing infrastructure.

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.

**MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all code requirements for the consolidation of the Collegiate Methodist Church properties 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 101, 105, 107, AND 205 S. WILMOTH AVENUE**

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: Collegiate United Methodist Church and Wesley Foundation

Existing Street Addresses: 2622, 2630, and 2636 Lincoln Way,  
112 and 130 S. Sheldon Avenue, and  
113, 117, and 119 Hayward Avenue

Assessor's Parcel #: 0909125020, 0909125030, 0909125040, 0909125070,  
0909125080, 0909125093, 0909125235, 0909125220,  
0909125216

New Legal Description: PARCEL "K" LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND IN HOOVER'S ADDITION TO AMES, IOWA; AND IN THE AUDITOR'S PLAT OF BLOCKS 3, 4, AND 5 OF BEARDSHEAR'S ADDITION AND WALTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M.; ALL IN THE CITY OF AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN THE AUDITOR'S PLAT OF BLOCKS 3, 4, AND 5 OF BEARDSHEAR'S ADDITION AND WALTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE, S89°49'25"E 300.73' ALONG THE NORTH LINE OF LOTS 1, 3, 4, AND 8 IN SAID AUDITOR'S PLAT, TO THE NORTHEAST CORNER OF LOT 8 IN SAID AUDITOR'S PLAT; THENCE, S0°10'31"E 150.00 ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER THEREOF; THENCE, S89°53'55"E 89.96' ALONG THE NORTH LINE OF LOT 7 IN SAID AUDITOR'S PLAT TO THE NORTHEAST CORNER THEREOF; THENCE, S0°23'00"E 97.25' ALONG THE EAST LINE OF LOTS 7, 9, AND 10 IN SAID AUDITOR'S PLAT TO THE SOUTHEAST CORNER OF SAID LOT 10, ALSO BEING THE NORTHEAST CORNER OF PARCEL "F", AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA, AS INSTRUMENT NO. 06-09493, SLIDE 286, PAGE 3; THENCE, S64°03'45"W 152.87' ALONG THE SOUTH LINE OF SAID PARCEL "F" TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN SAID AUDITOR'S PLAT; THENCE S30°01'34"W 31.02' ALONG THE SOUTH LINE OF SAID LOT 1; THENCE, S67°42'57"W 254.60' ALONG THE SOUTH LINE OF LOTS 1, 3, AND 4 IN SAID AUDITOR'S PLAT TO THE SOUTHWEST CORNER OF SAID LOT 4, ALSO BEING THE SOUTHEAST CORNER OF PARCEL "E", AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA, AS INSTRUMENT NO. 06-09492, SLIDE 286, PAGE 1; THENCE, S76°27'41"W 122.12' ALONG THE SOUTH LINE OF SAID PARCEL "E" TO THE SOUTHWEST CORNER THEREOF; THENCE, S89°57'30"W 119.84' ALONG THE SOUTH

LINE OF THE NORTH 500.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, TO THE EAST RIGHT OF WAY LINE OF SHELDON AVENUE, AS PRESENTLY ESTABLISHED; THENCE, N0°21'58"W 149.88' ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 6, HOOVER'S ADDITION TO AMES, IOWA; THENCE, N0°20'36"W 206.22' ALONG THE WEST LINE OF LOTS 2, 3, 4, 5, AND 6 OF SAID HOOVER'S ADDITION, TO THE NORTH LINE OF THE SOUTH 6.00' OF LOTS 1 AND 2 OF SAID HOOVER'S ADDITION; THENCE N89°47'52"E 134.26' ALONG SAID NORTH LINE EXTENDED EASTERLY TO A POINT 43.00' EAST OF THE EAST LINE OF SAID LOT 1, HOOVER'S ADDITION TO AMES; THENCE, N0°20'36"W 111.02' TO THE SOUTH RIGHT OF WAY LINE OF LINCOLN WAY, AS PRESENTLY ESTABLISHED; THENCE, S 89°49'23"E 103.95' ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING. PARCEL "K" CONTAINS 4.99 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

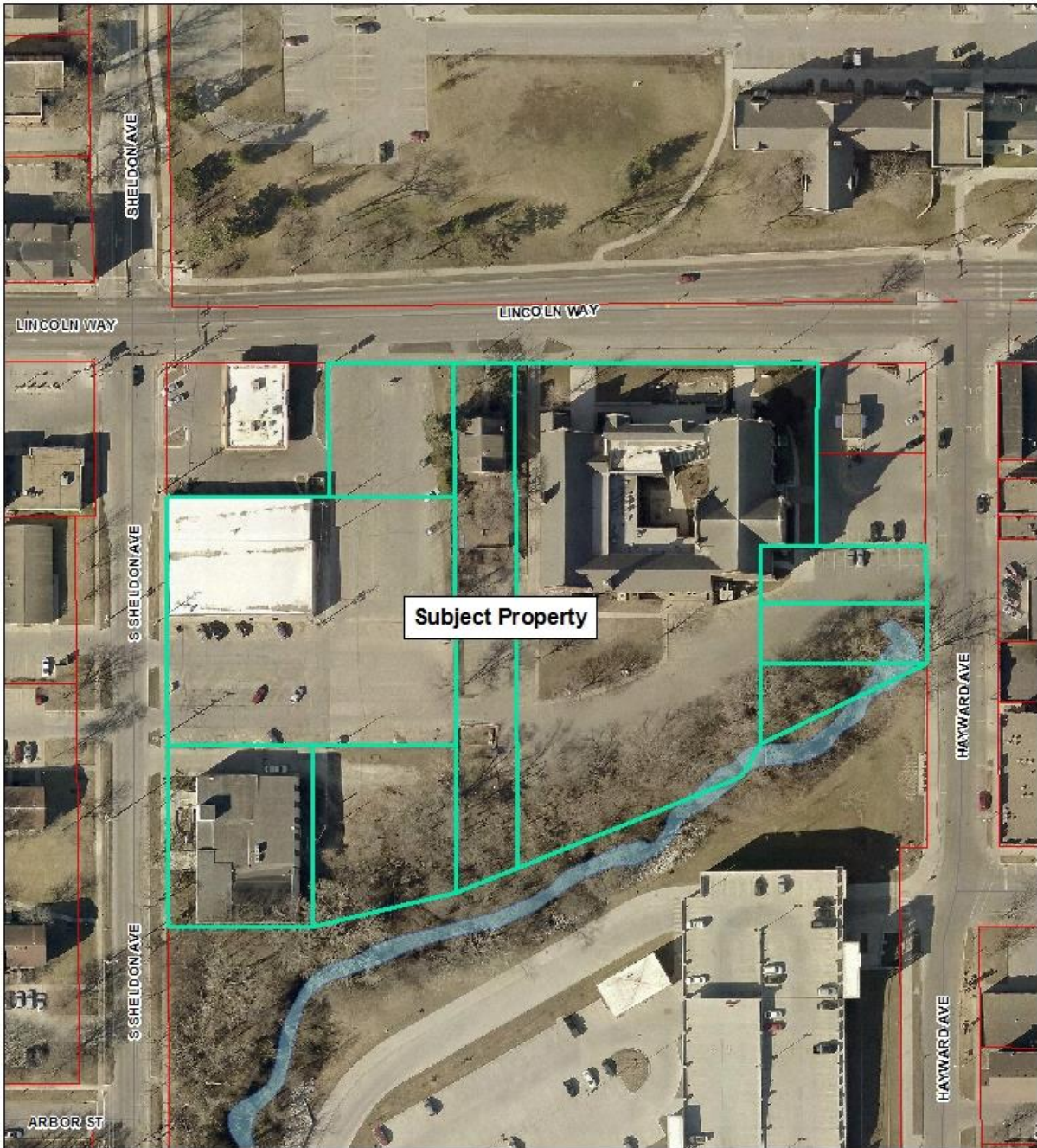
**Public Improvements:**

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 Property



## Location Map

2622, 2630, and 2636 Lincoln Way,  
112 and 130 S. Sheldon Avenue, and  
113, 117, and 119 Hayward Avenue

# ATTACHMENT B: PROPOSED PLAT OF SURVEY

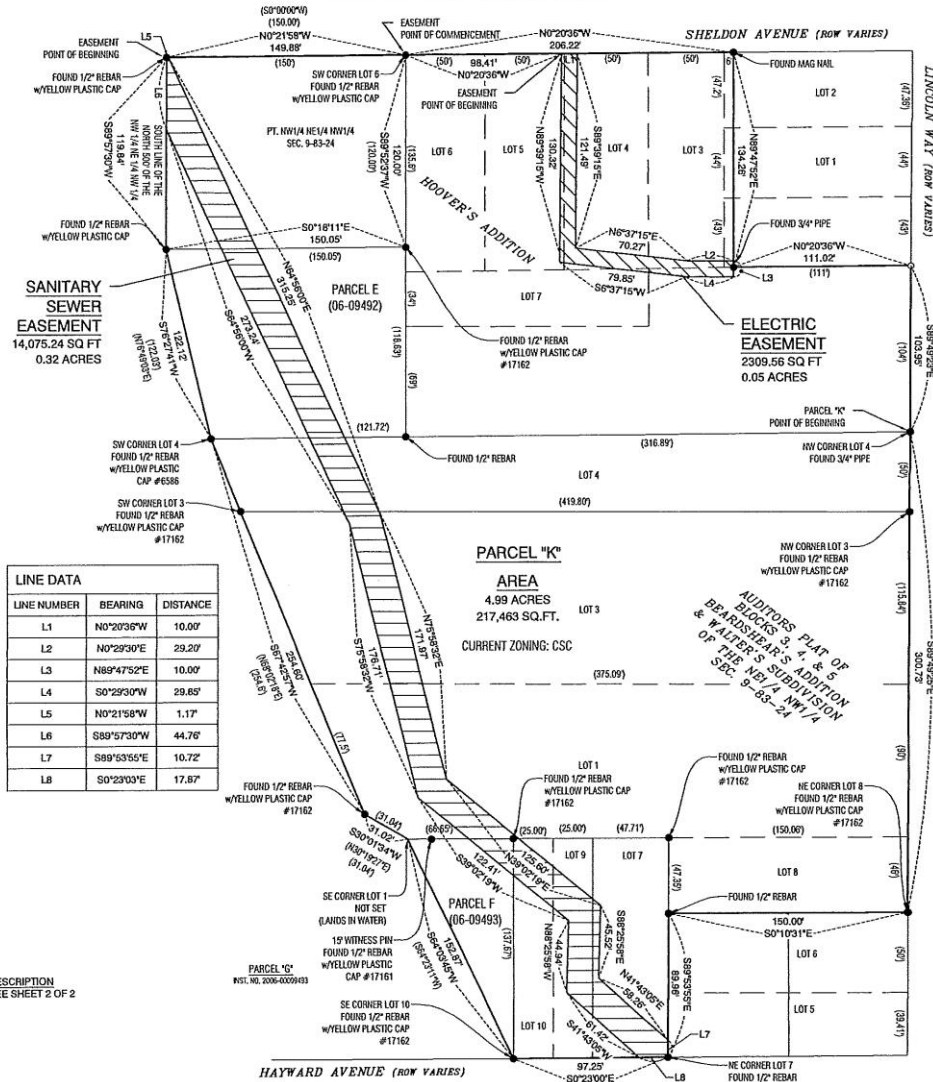
**RECEIVED**

MAR 23 2016

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

## PLAT OF SURVEY

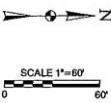


OWNER OF RECORD: COLLEGIATE UNITED METHODIST CHURCH & WESLEY FOUNDATION  
SURVEY REQUESTED BY: COLLEGIATE UNITED METHODIST CHURCH  
FIELD WORK COMPLETED: 11-11-2015

NOTE:  
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

**LEGEND:**

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- ( ) RECORDED AS



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 Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS \_\_\_\_\_ date \_\_\_\_\_  
Iowa License Number 17162  
My License Renewal Date is December 31, 2015  
Pages or sheets covered by this seal: \_\_\_\_\_  
SHEETS 1 OF 2 AND 2 OF 2



Clapsaddle-Garber Associates, Inc.  
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Marshalltown, Iowa 50158  
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www.clapsaddle-garber.com

DRAWN: RWA  
DATE: 2-3-2016  
SHEET NO.: 1 OF 2  
PROJECT NO.: 5529.05