

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 104 & 124  
SOUTH HAZEL 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 and for boundary line adjustments.

**This proposed plat of survey is for a boundary line adjustment of two existing parcels as shown on Attachment A. The parcels (a consolidation of four platted lots) have been in their present configuration since 2014 when a plat of survey was recorded by the County.**

The existing parcels are 0.82 and 0.84 acres and are zoned Airport/Government District (S-GA). The site contains an office building (formerly County Services), parking areas, and a residential facility all currently owned by Story County. After consolidation of these lots, Parcel A will consist of 1.24 acres with the office building and its associated parking and Parcel B will consist of .42 acres for the existing family home.

The site has access to all City utilities and only a 5' electric easement along the east property line is required to be shown in conjunction with the proposed plat of survey.

Approval of this plat of survey (Attachment B) 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 RECOMMENDATION:**

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. The resulting two lots are designed to be conforming to underlying parking lot design standards and building setbacks.

**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 104 & 124 S. HAZEL 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: Story County

Existing Street Address: 104 & 124 South Hazel Avenue

Assessor's Parcel #: 0910202150 and 0910202140

Legal Description: Lots 1-6 in Block 1 of Lincoln Place Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 3; thence N89 24'09"E, 182.14 feet to the Northeast Corner of said Lot 1; thence S00 31'31"E, 295.92 feet to the Southeast Corner of said Lot 6; thence S89 27'38"W, 182.54 feet to the Southwest Corner thereof; thence N00 26'53"W, 295.74 feet to the point of beginning, containing 1.24 acres.

Lots 7 and 8 in Block 1 of Lincoln Place Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 8; thence N00 26'53"W, 100.01 feet to the Northwest Corner of said Lot 7; thence N89 27'38"E, 182.54 feet to the Northeast Corner thereof; thence S00 31'31"E, 99.96 feet to the Southeast Corner of said Lot 8; thence S89 26'43"W, 182.67 feet to the point of beginning, containing 0.42 acres.

**Public Improvements:**

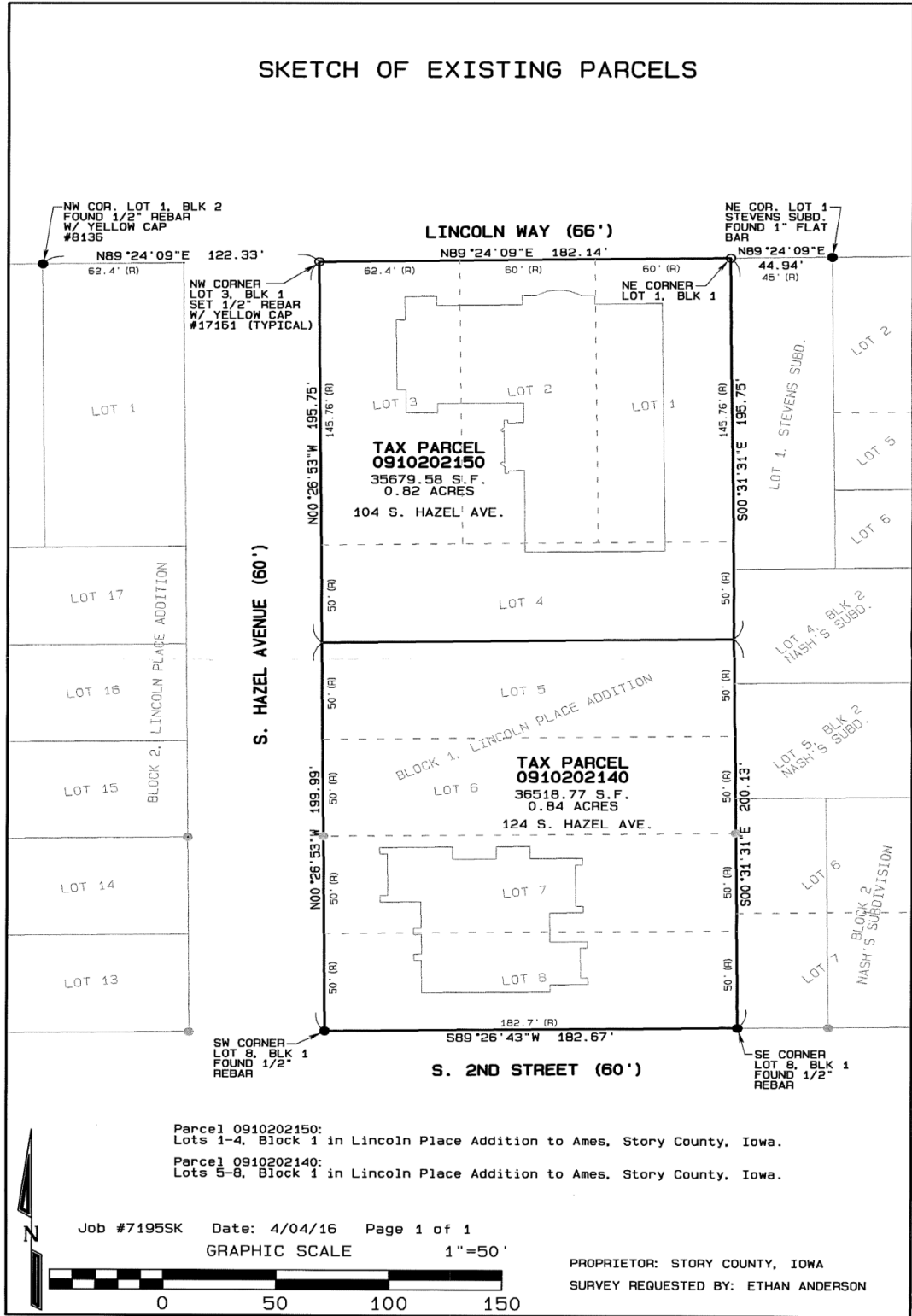
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- 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. (no additional improvements required)

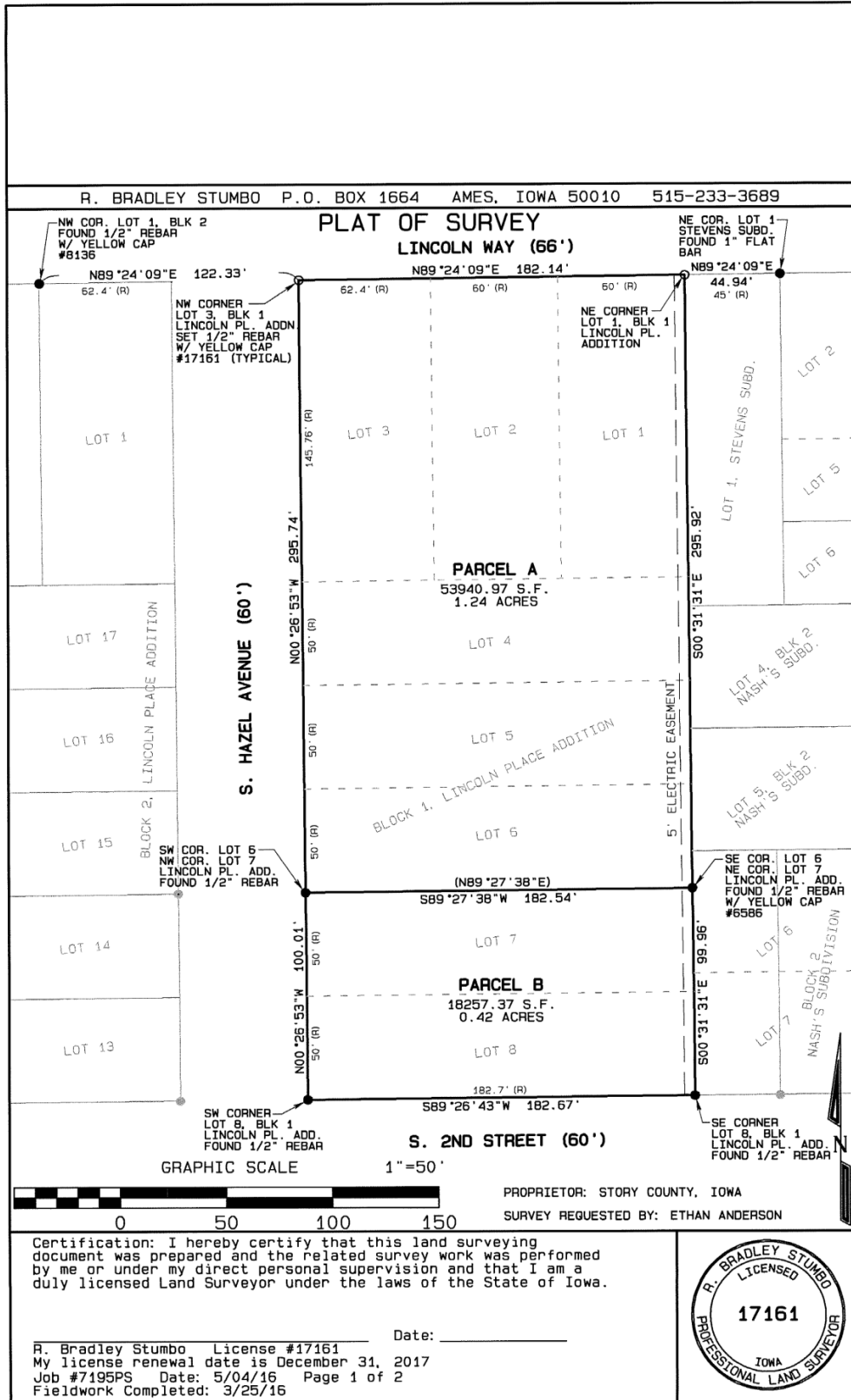
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

# ATTACHMENT A

## SKETCH OF EXISTING PARCELS



**ATTACHMENT B**



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Job #7195PS

Survey Description-Parcel 'A':

Lots 1-6 in Block 1 of Lincoln Place Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 3; thence N89°24'09"E, 182.14 feet to the Northeast Corner of said Lot 1; thence S00°31'31"E, 295.92 feet to the Southeast Corner of said Lot 6; thence S89°27'38"W, 182.54 feet to the Southwest Corner thereof; thence N00°26'53"W, 295.74 feet to the point of beginning, containing 1.24 acres.

Survey Description-Parcel 'B':

Lots 7 and 8 in Block 1 of Lincoln Place Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 8; thence N00°26'53"W, 100.01 feet to the Northwest Corner of said Lot 7; thence N89°27'38"E, 182.54 feet to the Northeast Corner thereof; thence S00°31'31"E, 99.96 feet to the Southeast Corner of said Lot 8; thence S89°26'43"W, 182.67 feet to the point of beginning, containing 0.42 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2016, with Resolution No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

\_\_\_\_\_  
Planning and Housing Director