

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1109 E LINCOLN WAY AND 200 SONDROL AVENUE

BACKGROUND:

The City's subdivision regulations in Chapter 23 of the Ames Municipal Code include a 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 combine three parcels addressed as 1109 E Lincoln Way, 1109 E Lincoln Way (rear), and 200 Sondrol Avenue. The new parcel will retain the address of 1109 E Lincoln Way. A location map is found in Attachment 1.

All three parcels are legally platted lots and owned by Iowa State Ready-Mix Concrete. The intent is to combine the three lots to facilitate the installation of free-standing solar panels. An earlier application showed the location of the panels as being on the rear lot which has no building. City regulations require them to be located on the same lot as the building which will receive the generated electricity. This consolidation of parcels will correct that. Currently there is no sidewalk along Lincoln Way that triggers completion of sidewalks at the time of the boundary line adjustment. Additionally, the Sondrol frontage is part of a previous subdivision where no sidewalk was required and is not required as part of the boundary line adjustment. Future sidewalks may be required with additions or construction of new principal buildings on the site.

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.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements for the consolidation of the 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 1109 E LINCOLN WAY AND 200 SONDROL 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: Iowa-State Ready-Mix Concrete

Existing Street Address: 1109 East Lincoln Way
 1109 East Lincoln Way (rear)
 200 Sondrol Avenue

Assessor's Parcel #: 09-01-350-090
 09-01-350-100
 09-01-350-320

Legal Description: Lot 1, Iowa State Ready-Mix Subdivision

and

Outlot 6, Sondrol Subdivision

and

Lot 1, Sondrol's Subdivision, 2nd Addition

Public Improvements:

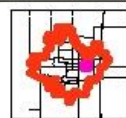
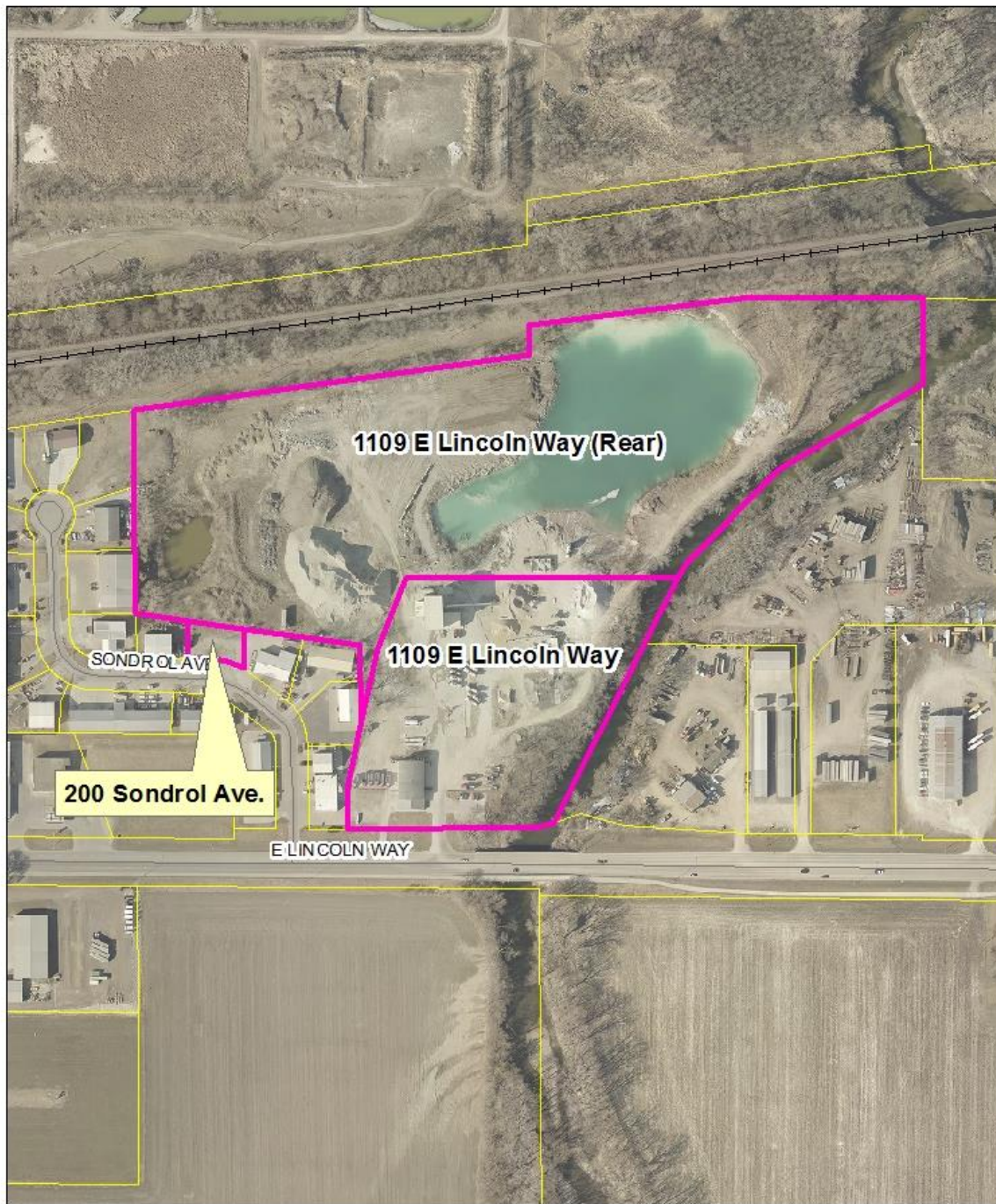
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- 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 as a boundary line adjustment)

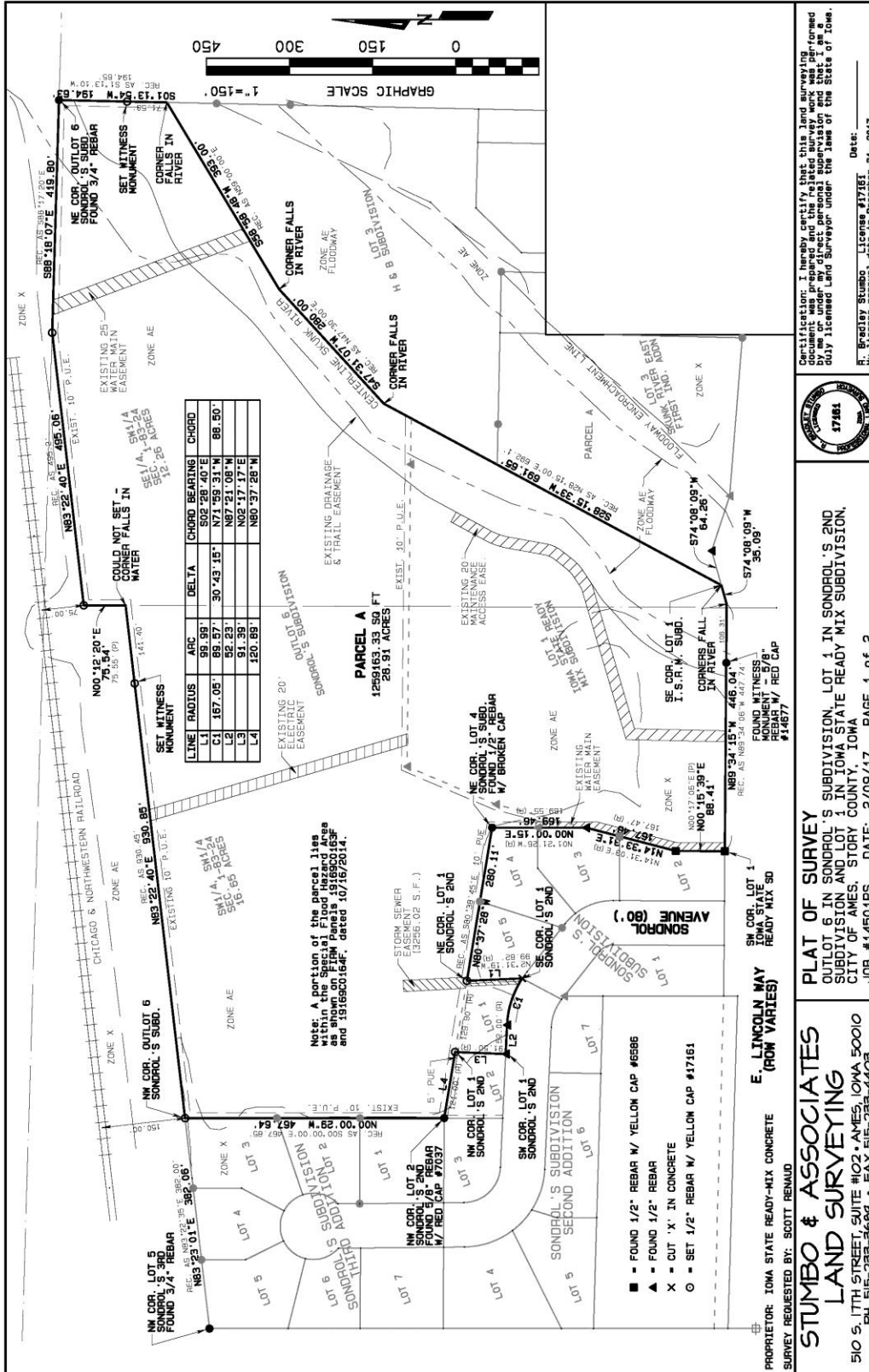
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with

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



Attachment B: Plat of Survey [North to Left]



Certification: 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 Land Surveyor under the laws of the State of Iowa.
 Date: _____
 By: Bradley Stumbo License #27181



STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 17TH STREET, SUITE #102 • AMES, IOWA 50010
 PH. 515-233-3601 • FAX 515-233-4403

PLAT OF SURVEY
 OUTLOT 6 IN SONDRAL'S SUBDIVISION, LOT 1 IN SONDRAL'S 2ND SUBDIVISION AND LOT 1 IN IOWA STATE READY MIX SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA
 JOB #14504PS DATE: 2/09/17 PAGE 1 of 2

Survey Description-Parcel 'A':

Outlot 6 in Sondrol's Subdivision, as filed in Book 7, Page 149; Lot 1 in the Second Addition to Sondrol's Subdivision, as filed in Book 7, Page 202; and Lot 1 in Iowa State Ready Mix Subdivision, as filed in Slide 43, Page 1; all together being in the South Half of the Southwest Quarter of Section 1, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1, Iowa State Ready Mix Subdivision; thence following the west line thereof N00°15'39"E, 88.41 feet; thence N14°33'31"E, 167.48 feet; thence following the east line of said Sondrol's Subdivision N00°00'15"E, 169.46 feet to the Northeast Corner of Lot 4 therein; thence N80°37'28"W, 280.11 feet along the north line of said Sondrol's Subdivision to the Northeast Corner of said Lot 1, Second Addition to Sondrol's Subdivision; thence S02°28'40"E, 99.99 feet to the Southeast Corner of said Lot 1 and a point on a curve concave to the south having a radius of 167.05 feet, a central angle of 30°43'15" and being subtended by a chord which bears N71°59'31"W, 88.50 feet; thence northwesterly and westerly, 89.57 feet along said curve; thence N87°21'08"W, 52.23 feet to the Southwest Corner of said Lot 1; thence N02°17'17"E, 91.39 feet to the Northwest Corner of said Lot 1; thence N80°37'28"W, 120.89 feet to the Northwest Corner of Lot 2 in said Second Addition to Sondrol's Subdivision; thence N00°00'29"W, 467.64 feet along the west line of said Outlot 6 in Sondrol's Subdivision to the Northwest Corner thereof; thence following the north line of said Outlot 6 N83°22'40"E, 930.85 feet; thence N00°12'20"E, 75.54 feet; thence N83°22'40"E, 495.06 feet; thence S88°18'07"E, 419.80 feet to the Northeast Corner of said Outlot 6; thence S01°13'54"W, 194.63 feet to a Southeasterly corner of said Outlot 6 said point being on the centerline of the Skunk River; thence following said centerline S58°58'48"W, 393.00 feet; thence S47°31'07"W, 280.00 feet; thence S28°15'33"W, 691.65 feet to the Southeast Corner of said Lot 1, Iowa State Ready Mix Subdivision; thence following said south line S74°08'09"W, 35.09 feet; thence N89°34'15"W, 446.04 feet to the point of beginning, containing 28.91 acres.

Survey Description-Storm Sewer Easement:

A strip of variable width lying in Lot 1, Sondrol's Subdivision, Second Addition and Outlot 6, Sondrol's Subdivision, all in the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 1; thence following the south line thereof northwesterly, 12.03 feet along a curve having a radius of 167.05 feet, concave to the southwest, a central angle of 4°07'39" and being subtended by a chord which bears N58°41'43"W, 12.03 feet; thence N02°28'40"W, 95.40 feet to the north line of said Lot 1; thence N80°37'28"W, 3.45 feet along said line; thence N03°03'53"W, 111.79 feet; thence N86°56'07"E, 20.00 feet; thence S03°03'53"E, 116.20 feet to the south line of said Outlot 6; thence N80°37'28"W, 6.82 feet along said line to the Northeast Corner of said Lot 1; thence S02°28'40"E, 99.99 feet to the point of beginning, containing 3256.02 s.f.

The Ames City Council approved this Plat of Survey on _____, 2017, with Resolution No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director