

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2510-2526 LINCOLN WAY

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 the purpose of consolidating parcels.

This plat of survey is for a proposed consolidation of four existing tracts for Scott Randall for the purpose of combining four existing lots into one lot (See Attachment A - Location Map). The site includes the property at 2510 Lincoln Way, which includes 350 square feet (0.008 acres), 2512-2514 Lincoln Way, which includes 3,832 square feet (0.088 acres), 2518 Lincoln Way, which includes 2,104 square feet (0.048 acres), and 2522-2526 Lincoln Way, which includes 3,568 square feet (0.082 acres). The four properties together contain 0.23 acres, and are presently occupied by three buildings. All four properties are zoned as Campustown Service Center (CSC) with the West University Impacted District (O-UIW). The existing buildings have a non-conforming rear setback that is unaffected by the proposed consolidation of lots.

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

No additional easements are needed as part of the plat of survey at this time. However, issues of any requested vehicular access or reuse of the site with development over an existing storm sewer that runs under the existing building will have to be addressed prior to any redevelopment. If additional easements or agreements are needed, it will be addressed as part of a site development plan review and it is not necessary to be reviewed as part of the request to consolidate lots lines.

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 properties for the boundary line adjustment and has made a preliminary decision of approval. There will be substantial issue for access and utilities to address before the site could be redeveloped, but it does not affect the proposed consolidation of the properties. 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 122 HAYWARD 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: Scott E. Randall

Existing Street Addresses: 2510-2526 Lincoln Way

Assessor's Parcel #: 0909126100, 0909126090, 0909126080 and 0909126070

New Legal Description: Lot 5 and Lots 6, 7 and 8, except the South 10 feet thereof, all in the Auditor's Plat of Blocks 3, 4, and 5 of Beardshear's Addition and Walter's Subdivision, City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 5; thence S00°13'52"E, 35.00 feet to the Southeast Corner thereof; thence S89°58'01"W, 10.00 feet to the east line of said Lot 6; thence S00°13'52"E, 45.00 feet along said line; thence S89°58'06"W, 118.71 feet to the west line of said Lot 8; thence N00°17'44"W, 80.00 feet to the Northwest Corner thereof; thence N89°58'04"E, 128.80 feet along the north line of said Lots 8, 7, 6 and 5 to the point of beginning, containing 0.23 acres.

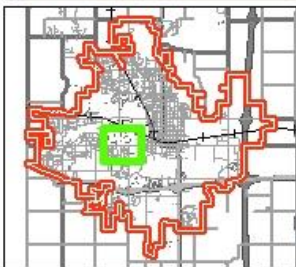
Public Improvements:

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
2512-2526 Lincoln Way**

ATTACHMENT B: PROPOSED PLAT OF SURVEY

