

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2700, 2702, 2718, 2728 LINCOLN WAY, 112, 114 S. HYLAND AVENUE AND 115 S. SHELDON 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 seven existing parcels for a combined total lot area of 1.81 acres. The developer will also acquire the vacated right-of-way along Sheldon (Parcel L) and incorporate the area as part of their proposed parcel. (Attachment A Location Map). The properties were previously the site of multi-family residential buildings and small commercial buildings. All existing structures have been demolished to allow for the construction of a new mixed-use and residential apartment development. The seven existing parcels were recently rezoned to the Campustown Service Center (CSC) zoning district. The properties are also within the recently recreated 2700 Block Urban Revitalization area and plan. The plat of survey is the final Council approval needed before staff can approve the Minor Site Development Plan for the site so that construction can begin on the project.

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements existing and are required to be extend across a property frontage. The proposed parcels meet the requirements of having complete infrastructure along Lincoln Way, Sheldon, and Hyland as outlined in the Subdivision Code and does not trigger further extension of infrastructure. The development of the property will trigger additional infrastructure improvement requirements, which will be approved as part of the administrative site plan for the properties.

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 a boundary line adjustment of existing lots 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 2700, 2702, 2718, 2728 LINCOLN WAY, 112, 114 S. HYLAND AVENUE AND 115 S. SHELDON 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: Ames Caddis, LLC

Existing Street Addresses: 2700, 2702, 2718, 2728 Lincoln Way, 112 and 114 S. Hyland Avenue, and 115 S. Sheldon Avenue, and Parcel

Assessor's Parcel #: 0909102030, 0909102080, 0909102090, 0909102020, 0909102040, 0909102050, 0909102070,

New Legal Description: PARCEL "M", LEE'S SUBDIVISION & PT. E1/2, NE1/4, NW1/4, NW1/4 SEC. 9-83-24, AMES, STORY COUNTY, IOWA

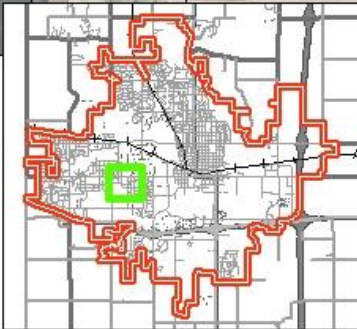
Public Improvements:

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
2700, 2702, 2718, 2728 Lincoln Way,
112 and 114 South Hyland Avenue, and
115 South sheldon Avenue

Parcel M
78790.93 S.F.
1.81 ACRES

Boundaries and Distances:
 North: S89°55'41"E 303.31'
 East: S00°18'13"E 264.50'
 South: N89°56'40"W 103.25'
 West: N00°14'58"W 7.00'

Adjacent Features:
 - **Lincoln Way (66')** (North)
 - **Sheldon Avenue** (East)
 - **Hyland Avenue (60')** (West)
 - **Lee's Subdivision** (North and West)
 - **Units 101-103, TPM Condominiums** (East)
 - **Parcel L (Vacated Row)** (East)

Other Labels:
 - NW CORNER LOT 2, LEE'S SUBDIVISION
 - NE CORNER LOT 1, LEE'S SUBDIVISION
 - SW CORNER LOT 4
 - SE CORNER S. 77.5', N. 290.5', W3/5, E1/2, NW1/4, NW1/4, SEC. 9-83-24
 - FOUND 1/2" REBAR
 - (PT. OF E2/5, E1/2, NE1/4, NW1/4, NW1/4, SEC. 9-83-24)
 - (PT. OF E1/2, NE1/4, NW1/4, NW1/4, SEC. 9-83-24)

Legend:
 ○ = SET 1/2" REBAR W/ YELLOW CAP #17161
 X = CUT 'X' IN CONCRETE

Graphic Scale: 1" = 50'
 0 50 100 150

Professional Seal:
 R. BRADLEY STUMBO
 LICENSED
 17161
 IOWA
 PROFESSIONAL LAND SURVEYOR