

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2005 &
2017 EAST LINCOLN WAY

BACKGROUND:

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code 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 existing parcels F and G. These parcels are currently occupied by Larson Collision and Ames Bobcat. The parcels have been in their present configuration since 2005 when a plat of survey was approved. The sites are zoned General Industrial zone (GI) and have industrial buildings on each parcel. There is a shared ingress/egress easement through the middle of the site. The proposed change shifts approximately 1.6 acres of the site from the rear of Lot F to Lot G. The proposed new parcels are labeled as L and M.

The site was reviewed to ensure that setbacks and building coverage complied with requirements found in the zone development standards of the General Industrial zone (GI). Staff reviewed the proposal to ensure that existing parking stalls provided on both parcels would not be adversely affected by the proposed boundary line adjustment. The rear of the site is an unimproved bus storage area with unassigned parking. After review staff has concluded that existing parking is accounted for adequately and that the boundary line adjustment is not creating non-conformities. A new 10 foot wide electrical easement is being identified leading to the north property line of the proposed parcel M as required by Ames Electric. An Ingress/Egress easement is also being extended further north to meet the new boundary line between proposed parcel L and M.

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 23.309 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 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 design standards and building setbacks of GI zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. Although a frontage road exists in front of the lots, there is no obligation to extend or construct a frontage road further east when there is no additional access to an arterial street that is needed for the property.

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 2005 & 2017 E Lincoln Way

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: Parcel M: Wayne & Mary Jo Larson
Parcel L: Mark A. Kruse

Existing Street Address: 2005 & 2017 E Lincoln Way

Assessor's Parcel #: 0901477095 and 0901477085

Legal Description: Part of Parcel F in the Southeast Quarter of Section 1, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in Slide 233, Page 1, said part being more particularly described as follows: Beginning at the Southeast Corner of said Parcel F; thence S89°50'01"W, 241.04 feet to the Southwest Corner thereof; thence N00°11'07"W, 382.56 feet along the west line thereof and said line extended; thence N89°49'45"E, 241.06 feet to the east line of said Parcel F; thence S00°10'59"E, 382.57 feet along said line to the point of beginning, containing 2.12 acres.

Parcel G and part of Parcel F in the Southeast Quarter of Section 1, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in Slide 233, Page 1, all together being more particularly described as follows: Beginning at the Southeast Corner of said Parcel G; thence S89°50'01"W, 159.05 feet to the Southwest Corner thereof; thence N00°10'37"W, 556.52 feet to the Northwest Corner of said Parcel F; thence N89°49'45"E, 400.03 feet to the Northeast Corner thereof; thence S00°10'59"E, 173.98 feet along the east line of said Parcel F; thence S89°49'45"W, 241.06 feet to the northerly extension of the east line of said Parcel G; thence S00°11'07"E, 382.56 feet to the point of beginning, containing 2.99 acres.

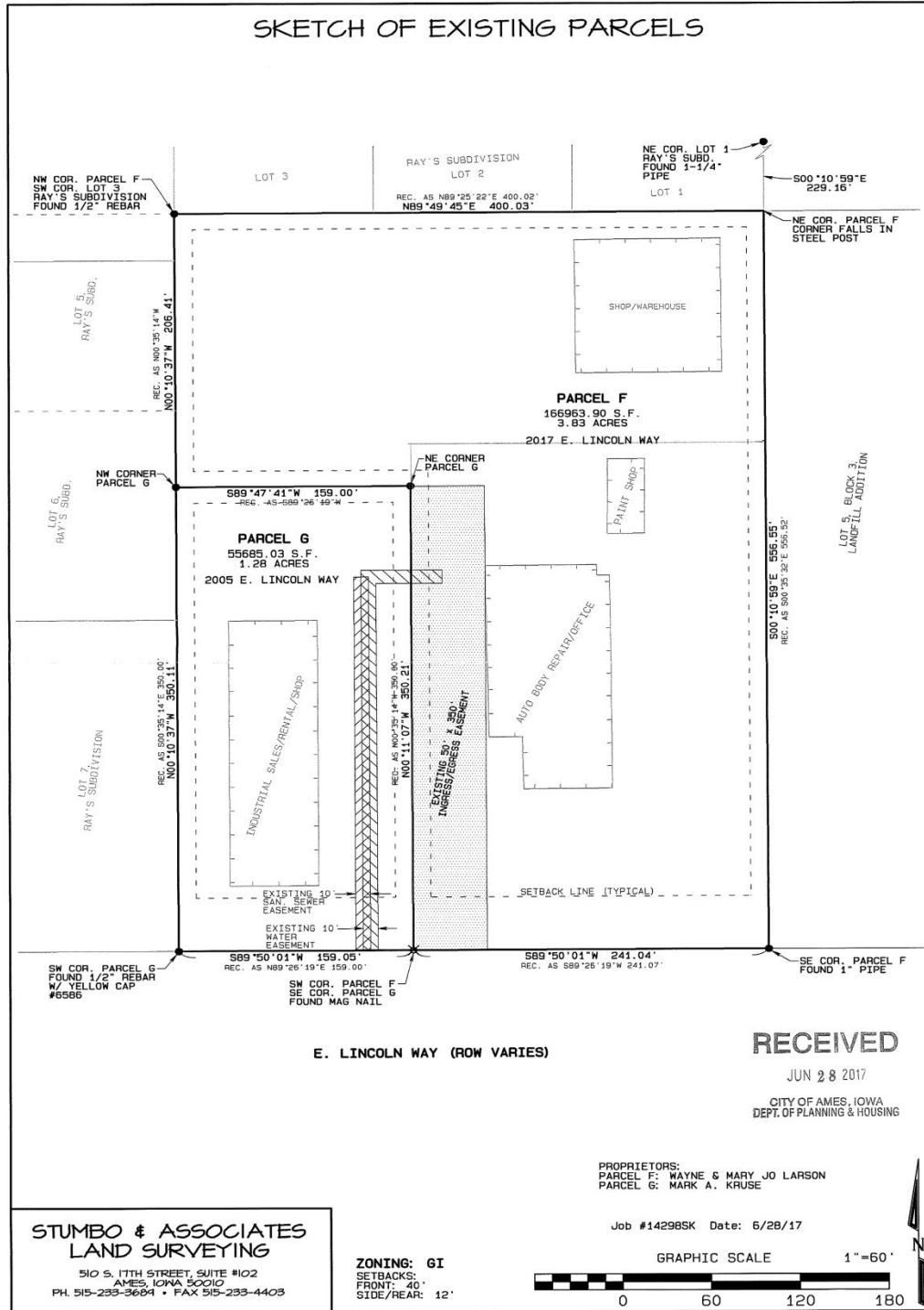
Public Improvements:

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:

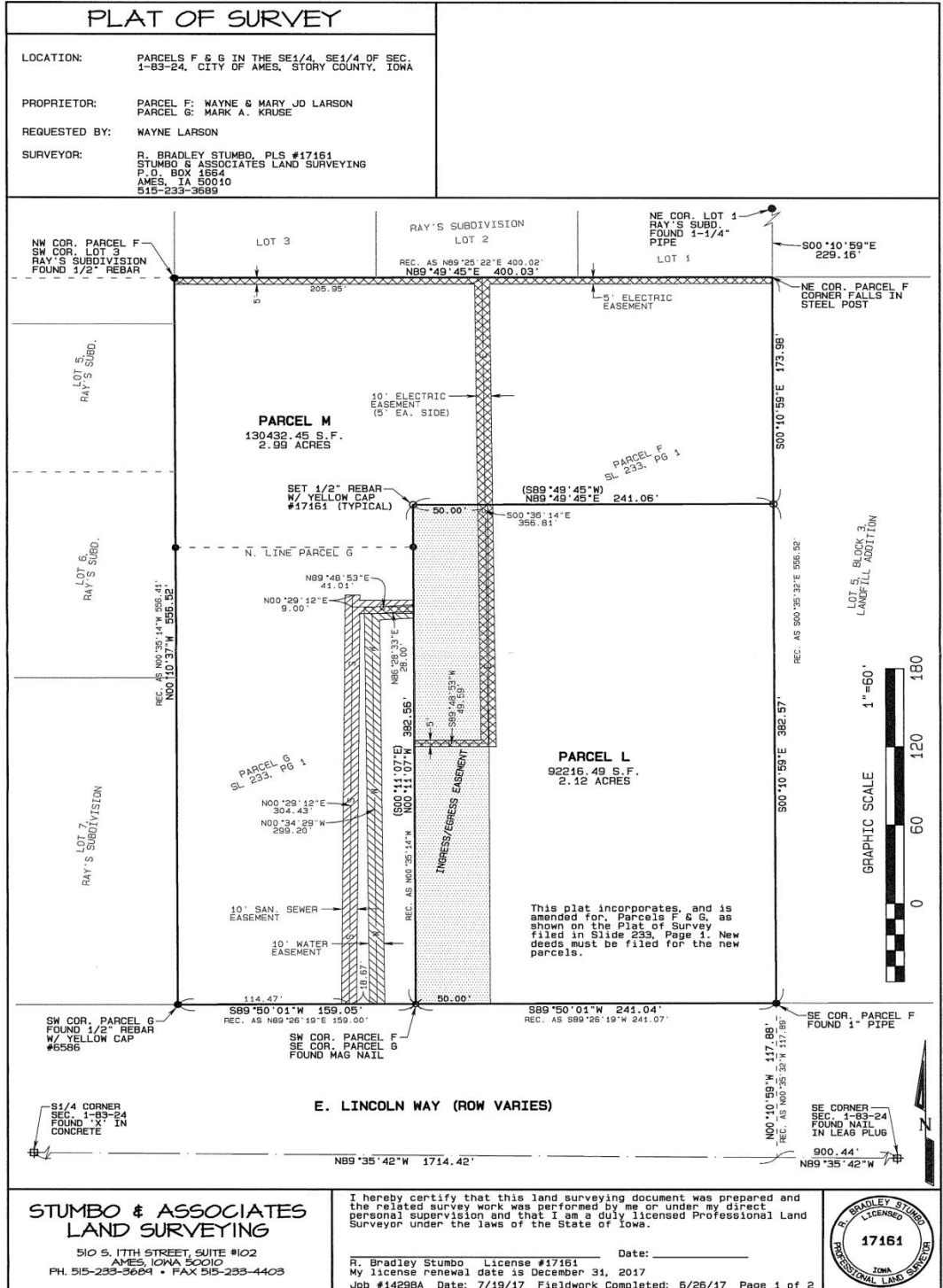
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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- Existing Conditions



Attachment B- Plat of Survey



Survey Description-Parcel 'L':

Part of Parcel F in the Southeast Quarter of Section 1, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in Slide 233, Page 1, said part being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel F; thence S89°50'01"W, 241.04 feet to the Southwest Corner thereof; thence N00°11'07"W, 382.56 feet along the west line thereof and said line extended; thence N89°49'45"E, 241.06 feet to the east line of said Parcel F; thence S00°10'59"E, 382.57 feet along said line to the point of beginning, containing 2.12 acres.

Survey Description-Parcel 'M':

Parcel G and part of Parcel F in the Southeast Quarter of Section 1, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, as shown on the Plat of Survey filed in Slide 233, Page 1, all together being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel G; thence S89°50'01"W, 159.05 feet to the Southwest Corner thereof; thence N00°10'37"W, 556.52 feet to the Northwest Corner of said Parcel F; thence N89°49'45"E, 400.03 feet to the Northeast Corner thereof; thence S00°10'59"E, 173.98 feet along the east line of said Parcel F; thence S89°49'45"W, 241.06 feet to the northerly extension of the east line of said Parcel G; thence S00°11'07"E, 382.56 feet to the point of beginning, containing 2.99 acres.

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