

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 725 & 729 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 Lots 2 and 3 of Friedrich's Commercial Subdivision 2<sup>nd</sup> Addition.** The sites are zoned General Industrial zone (GI) and have industrial buildings on each parcel. The current lots were created in their present configuration with the Friedrich's Commercial Subdivision 2<sup>nd</sup> Addition approved in 2010. Access easements and sidewalk improvements were agreed upon with the 2010 subdivision. **There is a shared ingress/egress easement through the site. The proposed change shifts approximately 2.7 acres of the site from the rear of Lot 3 to Lot 2. The proposed new parcels are labeled as B and C. The proposed parcels are currently occupied by a commercial/industrial use and United Parcel Service Inc. The increased land area will serve the needs of the United Parcel Service Inc.**

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 unimproved with no indication that there are to be any improvements at this time.

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.

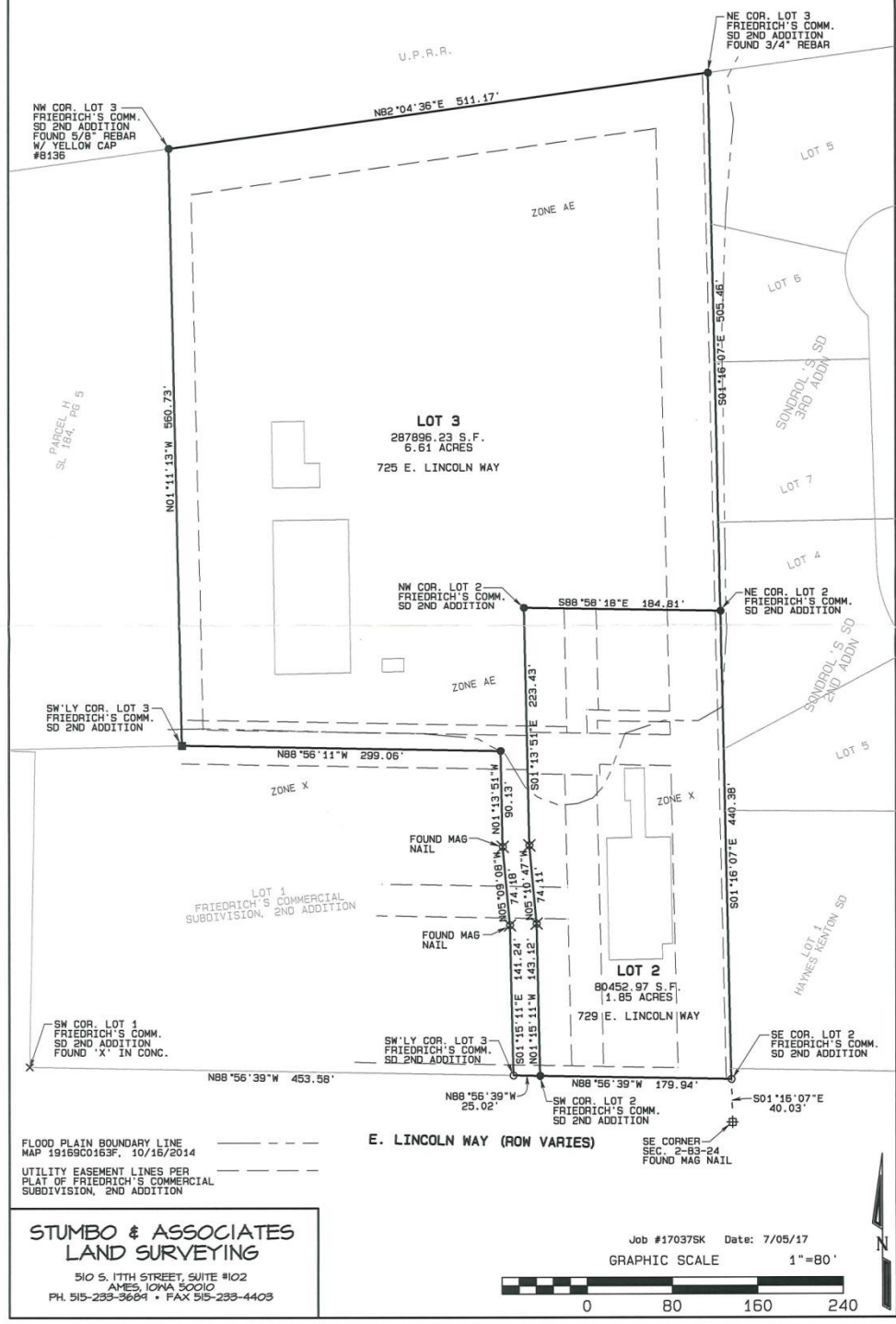
### **CITY MANAGER'S RECOMMENDED ACTION:**

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 for the sidewalk gap along Lincoln Way because the frontage is not adjusted with this proposal. Future development on the UPS parcel would require completion of the sidewalk.

**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.**



# SKETCH OF EXISTING PARCELS

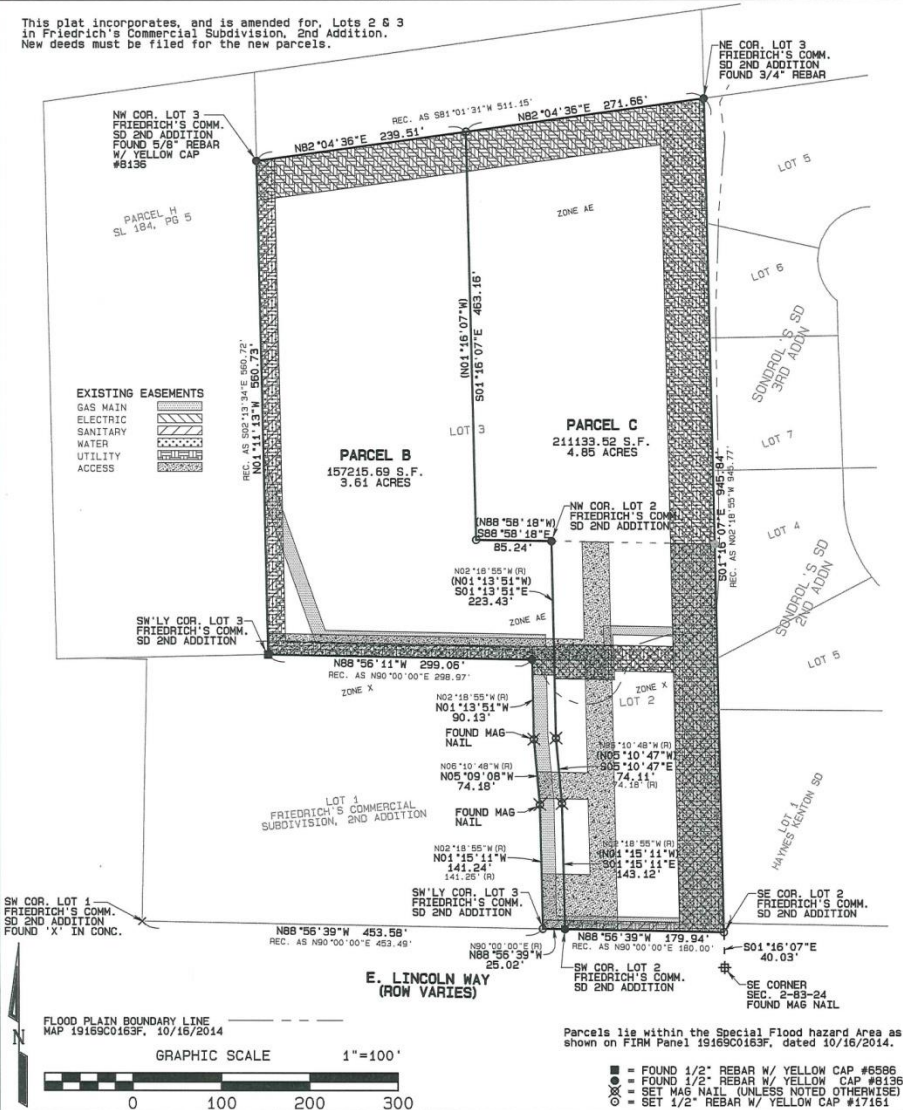


Attachment B- Plat of Survey

# PLAT OF SURVEY

**LOCATION:** LOTS 2 & 3 IN FRIEDRICH'S COMMERCIAL SUBDIVISION, 2ND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA  
**PROPRIETORS:** LOT 2: UNITED PARCEL SERVICE, INC.  
 LOT 3: R. FRIEDRICH & SONS, INC.  
**REQUESTED BY:** SCOTT RENAUD, FOX ENGINEERING  
**SURVEYOR:** R. BRADLEY STUMBO, PLS #17461  
 STUMBO & ASSOCIATES LAND SURVEYING  
 P.O. BOX 1664  
 AMES, IA 50010  
 515-293-3699

This plat incorporates, and is amended for, Lots 2 & 3 in Friedrich's Commercial Subdivision, 2nd Addition. New deeds must be filed for the new parcels.

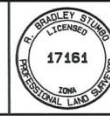


## STUMBO & ASSOCIATES LAND SURVEYING

510 S. 17TH STREET, SUITE #102  
AMES, IOWA 50010  
PH. 515-293-3694 • FAX 515-293-4403

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 Professional Land Surveyor under the laws of the State of Iowa.

Date: \_\_\_\_\_  
 R. Bradley Stumbo License #17161  
 My license renewal date is December 31, 2017  
 Job #17037 Date: 8/21/17 Fieldwork Completed: 6/28/17 Page 1 of 2



Survey Description-Parcel 'S':

A part of Lot 3 in Friedrich's Commercial Subdivision, 2nd Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of Lot 2 in said Friedrich's Commercial Subdivision, 2nd Addition; thence N88°56'39"W, 25.02 feet along the south line of said Lot 3 to a Southwesterly Corner thereof; thence N01°15'11"W, 141.24 feet; thence N05°09'08"W, 74.18 feet; thence N01°13'51"W, 90.13 feet; thence N88°56'11"W, 299.06 feet; thence N01°11'13"W, 560.73 feet to the Northwest Corner of said Lot 3; thence N82°04'36"E, 239.51 feet along the north line thereof; thence S01°16'07"E, 463.16 feet; thence S88°58'18"E, 85.24 feet; thence S01°13'51"E, 223.43 feet; thence S05°10'47"E, 74.11 feet; thence S01°15'11"E, 143.12 feet to the point of beginning, containing 3.61 acres.

Survey Description-Parcel 'C':

Lot 2 and part of Lot 3 in Friedrich's Commercial Subdivision, 2nd Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 2; thence N88°56'39"W, 179.94 feet to the Southwest Corner thereof; thence N01°15'11"W, 143.12 feet; thence N05°10'47"W, 74.11 feet; thence N01°13'51"W, 223.43 feet to the Northwest Corner of said Lot 2; thence N88°58'18"W, 85.24 feet; thence N01°16'07"W, 463.16 feet to the north line of said Lot 3; thence N82°04'36"E, 271.66 feet to the Northeast Corner thereof; thence S01°16'07"E, 945.84 feet along the east line of said Lots 3 and 2 to the point of beginning, containing 4.85 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.

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Planning and Housing Director