

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2408 & 2410 CHAMBERLAIN STREET

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 addressed as 2408 and 2410 Chamberlain Street to create one parcel. These parcels are currently occupied by commercial and residential uses. The parcels are zoned Campustown Service Center (CSC). The proposed change creates one new parcel, labeled as Parcel AF.

The site was reviewed to ensure that setbacks and building coverage complied with requirements found in the zone development standards of the Campustown Service Center zone (CSC). The buildings were approved for a Campustown Façade Grant in March of 2017.

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 parcels and has made a preliminary decision of approval. The current parking is non-conforming by its location in front of the building, but the proposed boundary line adjustment does not create or exacerbate the nonconformity. The resulting parcel is designed to be conforming to underlying design standards and building setbacks of CSC zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure.

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:

Owner: Clocktower Place, LLC

Existing Street Address: 2408 & 2410 Chamberlain Street

Assessor's Parcel #: 0909131030 and 0909131020

Legal Description: LEGAL DESCRIPTION - PARCEL 'AF'
A PORTION OF LOT 1, PARKER'S ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, BEING A PART OF THE NORTH 60 FEET OF THE SOUTH 180 FEET THEREOF, LYING NORTHWESTERLY OF THE ABANDONED R.R. RIGHT-OF-WAY; AND A PART OF THE RIGHT-OF-WAY OF CHAMBERLAIN STREET ACQUIRED FROM THE CITY OF AMES, STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN BOOK 6, PAGE 229 IN THE STORY COUNTY, IOWA RECORDER'S OFFICE; THENCE S89°39'30"E, 147.8 FEET ALONG THE SOUTH R.O.W. LINE OF CHAMBERLAIN STREET TO A 490 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE 102.58 FEET ALONG SAID CURVE WHICH IS ALSO ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED RAILROAD, LONG CHORD BEARS S40°41'35"W, 102.39 FEET; THENCE S89°56'46"E, 80.74 FEET TO THE WEST LINE OF LOT 1, PARKER'S ADDITION, CITY OF AMES; THENCE N00°13'09"W, 78.39 FEET ALONG THE WEST LINE OF LOT 1, PARKER'S ADDITION, CITY OF AMES TO THE POINT OF BEGINNING, CONTAINING 8,742 SQUARE FEET MORE OR LESS.

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.

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