ITEM # <u>22</u> DATE: 09-26-17

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.

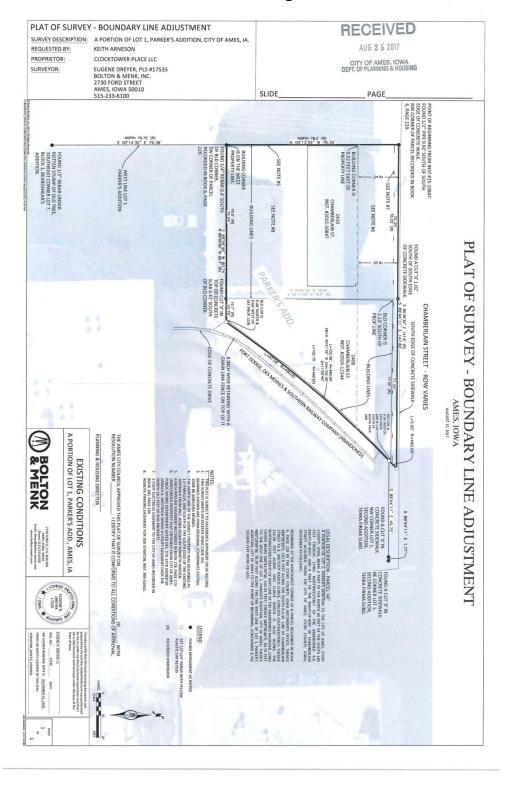
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM PLAT OF SURVEY FOR 2005 & 2017 E Lincoln Way

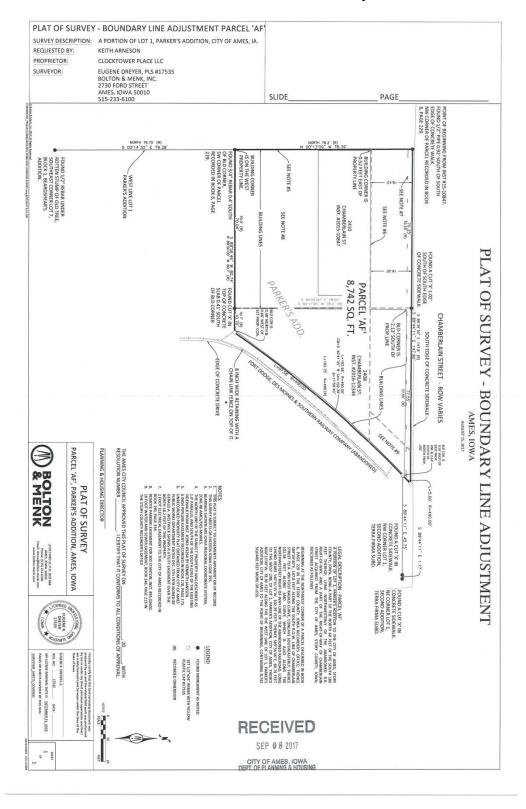
Application f	or a proposed plat o	f survey has been submitted for:	
	Conveyance parcel (per Section 23.307) Boundary line adjustment (per Section 23.309)		
	Re-plat to correct error (per Section 23.310)		
	Auditor's plat (per 0	Code of Iowa Section 354.15)	
The site is lo	ocated at:		
Owne	er:	Clocktower Place, LLC	
Existi	ng Street Address:	2408 & 2410 Chamberlain Street	
Asse	ssor's Parcel #:	0909131030 and 0909131020	
Legal Descrip	A PORTION OF COUNTY, IOWATHEREOF, LYIN AND A PART OI THE CITY OF A BEGINNING AT PAGE 229 IN THE S89°39'30"E, 14 STREET TO A 102.58 FEET AL RIGHT-OF-WAY S40°41'35"W, 10 OF LOT 1, PARI ALONG THE WI	PTION - PARCEL 'AF' LOT 1, PARKER'S ADDITION TO THE CITY OF AMES, STORY A, BEING A PART OF THE NORTH 60 FEET OF THE SOUTH 180 FEET NG NORTHWESTERLY OF THE ABANDONED R.R. RIGHT-OF-WAY; F THE RIGHT-OF-WAY OF CHAMBERLAIN STREET ACQUIRED FROM MES, STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS: THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN BOOK 6, HE STORY COUNTY, IOWA RECORDER'S OFFICE; THENCE 7.8 FEET ALONG THE SOUTH R.O.W. LINE OF CHAMBERLAIN 490 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE ONG SAID CURVE WHICH IS ALSO ALONG THE NORTHWESTERLY Y LINE OF THE ABANDONED RAILROAD, LONG CHORD BEARS D2.39 FEET; THENCE S89°56'46"E, 80.74 FEET TO THE WEST LINE KER'S ADDITION, CITY OF AMES; THENCE N00°13'09"W, 78.39 FEET EST LINE OF LOT 1, PARKER'S ADDITION, CITY OF AMES TO THE INNING, CONTAINING 8,742 SQUARE FEET MORE OR LESS.	
	nary decision of the	Planning Director finds that approval requires all public nd required for the proposed plat of survey be:	
	prior to issuance of Delayed, subject to 23.409.	eation and recordation of the official plat of survey and zoning or building permits. o an improvement guarantee as described in Section	

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



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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 the	nis Plat of Survey on	, 2017,
with Resolution No I ce	ertify that it conforms to all conditi	ons for approval.
Planning and Housing Director		