

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT)
FOR 317 S 17TH STREET AND 1615 S KELLOGG AVENUE**

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 6 and 7 of Southtown Subdivision, 317 S 17th Street and 1615 S Kellogg Avenue, respectively. The west 75 feet of Lot 6 was previously deeded to another owner at 319 S. 17th Street. The two subject lots are currently undeveloped. The sites are zoned Highway Oriented Commercial zone (HOC). The proposed new parcel is labeled Parcel C.

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Highway Oriented Commercial District (HOC). Staff also reviewed the prior subdivision conditions and found it to conform. The site has no existing sidewalks and none are required as through a boundary line adjustment approval in this circumstance. All other public improvements are present. Sidewalks are required at the time of development of the property. Consolidating the two lots will allow for development of the site as a single property.

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 Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. The resulting parcel is designed to be conforming to underlying design standards and building setbacks of HOC zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. Sidewalks are required to be constructed along all frontages at the time of development and not as part of the Plat of Survey 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 317 S 17TH STREET & 1615 S KELLOGG 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: Lot 6 & 7: G & G Hospitality Ames, LLC

Existing Street Address: Lot 6: 317 S 17th Ave
Lot 7: 1615 S Kellogg Avenue

Assessor's Parcel #: Lot 6: 0914125070 and Lot 7: 0914125050

Legal Description: Lots 6 (Ex. W. 75') and 7 in Southtown Subdivision

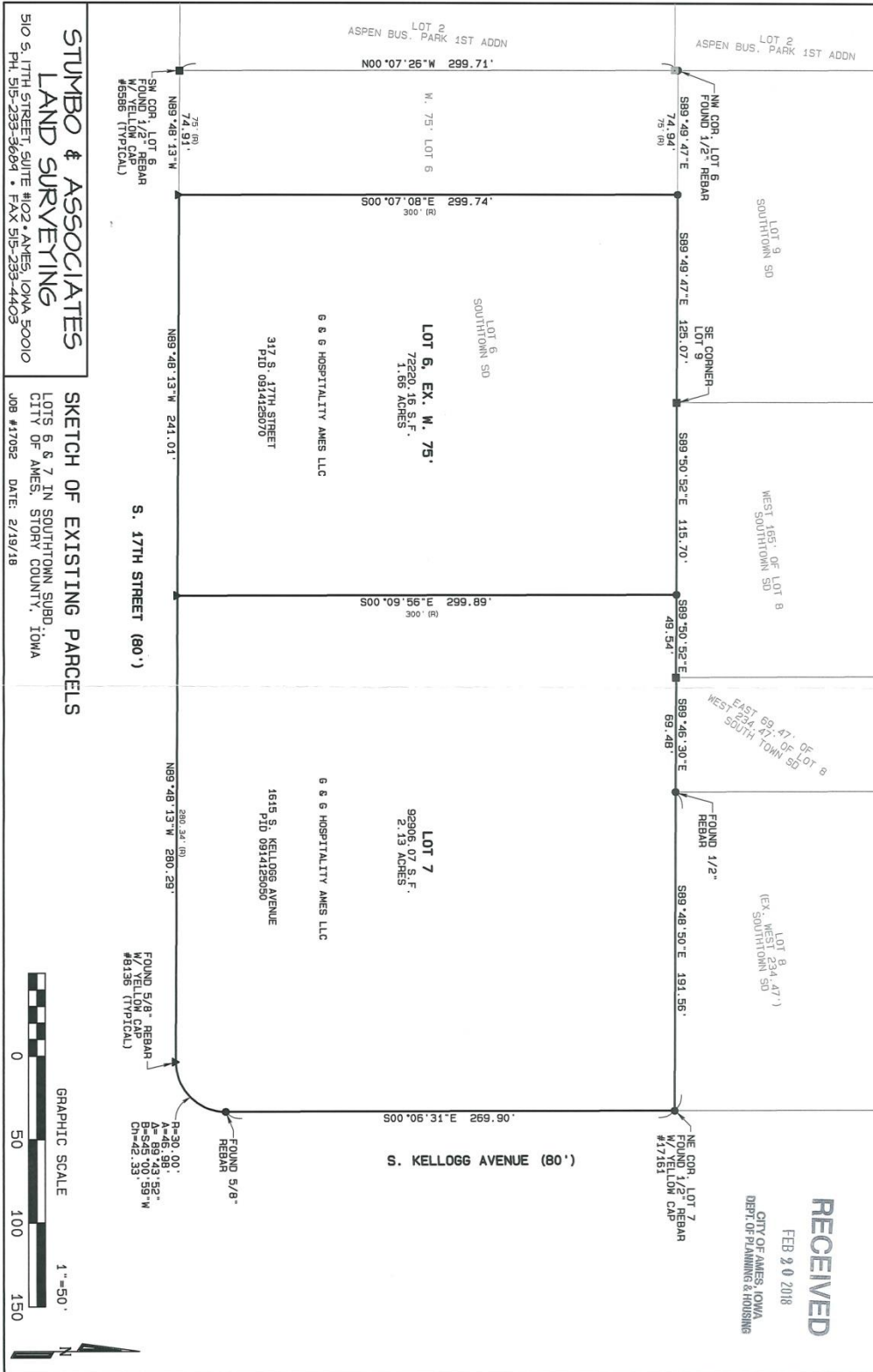
Public Improvements:

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



Survey Description-Parcel 'C':

Lot 6, except the west 75.0 feet thereof, and Lot 7 in Southtown Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Lot 7; thence S00°06'31"E, 269.90 feet to the beginning of a curve; thence southwesterly, 46.98 feet along said curve having a radius of 30.00 feet, concave to the northwest, a central angle of 89°43'52" and being subtended by a chord which bears S45°00'59"W, 42.33 feet; thence NB9°48'13"W, 521.31 feet to the Southeast Corner of said West 75.00 feet of said Lot 6; thence N00°07'08"W, 299.74 feet to the Northeast Corner of said West 75.0 feet of said Lot 6; thence following the north line of said Lots 6 and 7 S89°49'47"E, 125.07 feet; thence S89°50'52"E, 165.24 feet; thence S89°46'30"E, 69.48 feet; thence S89°48'50"E, 191.56 feet to the point of beginning, containing 3.79 acres.

The Ames City Council approved this Plat of Survey on _____, 2018, with Resolution No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director