

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT)  
FOR 415 STANTON 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 five existing lots and parts of seven lots, all together creating the site of 415 Stanton Avenue. These lots contain the Crawford school site, most recently used as the Ames Community School District Offices. The site is zoned Residential High Density (RH). The proposed new parcel is labeled Parcel D.**

The developer seeks to create one parcel in order to renovate the existing building and construct an addition that consists of an atrium, apartments and attached parking. The site was rezoned to RH in January 2018. The developer has made application for approval Urban Revitalization plan with a public hearing set for May 8, 2018.

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 lots and has made a preliminary decision of approval. Staff has also determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code.

**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 415 STANTON 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: The Crawford Ames, LLC

Existing Street Address: 415 Stanton Avenue

Assessor's Parcel #: 0909178080

Legal Description: Lots 2-7 (Ex. S. 5' Lot 7) W.T. Smith's Addition & E. 15' Lots 3-8 (Ex S. 15', E. 15' Lot 8) Lee & Little's Addition, City of Ames, Story County, Iowa

**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)

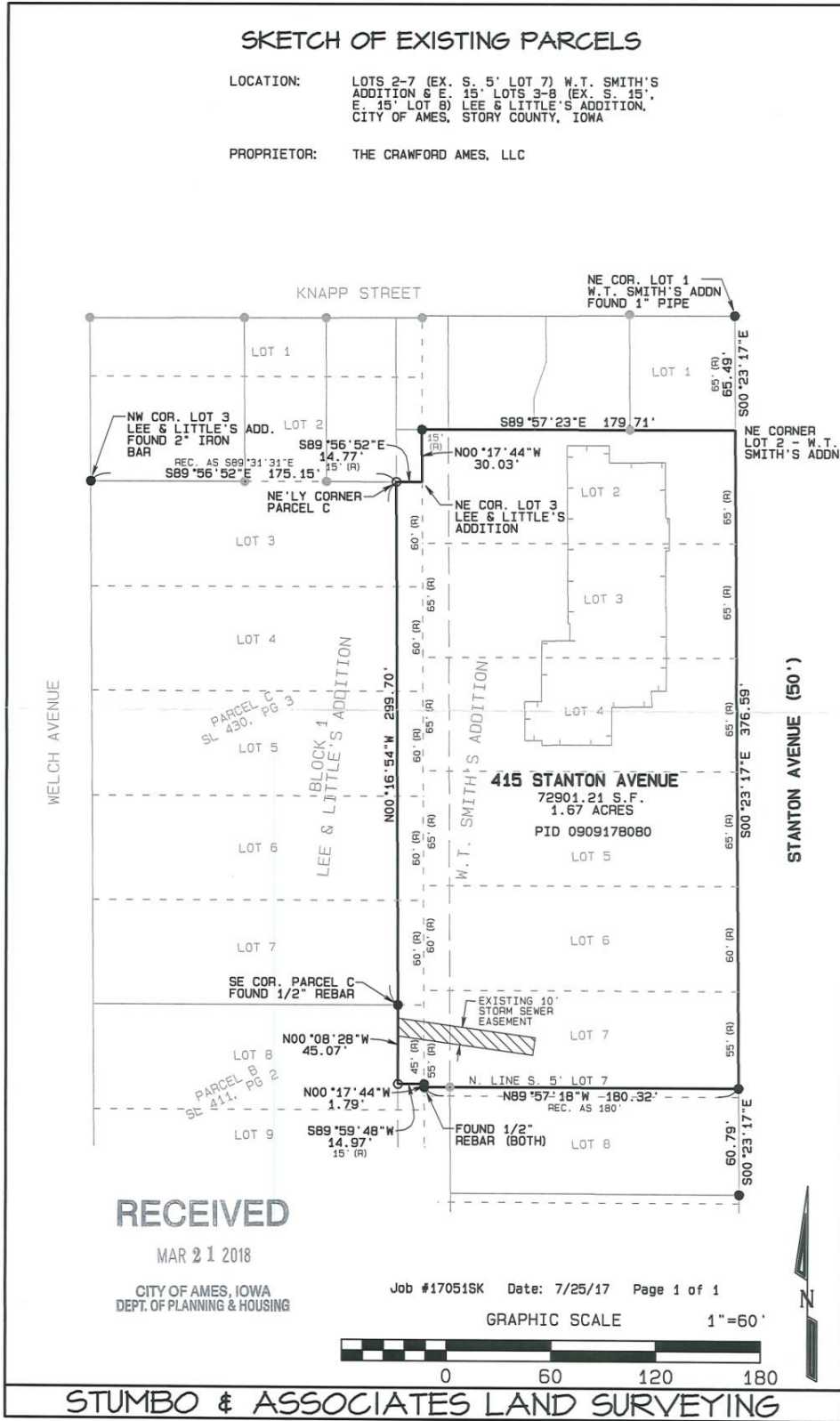
Note: The official Plat of Survey is not recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

# Attachment A- Existing Conditions

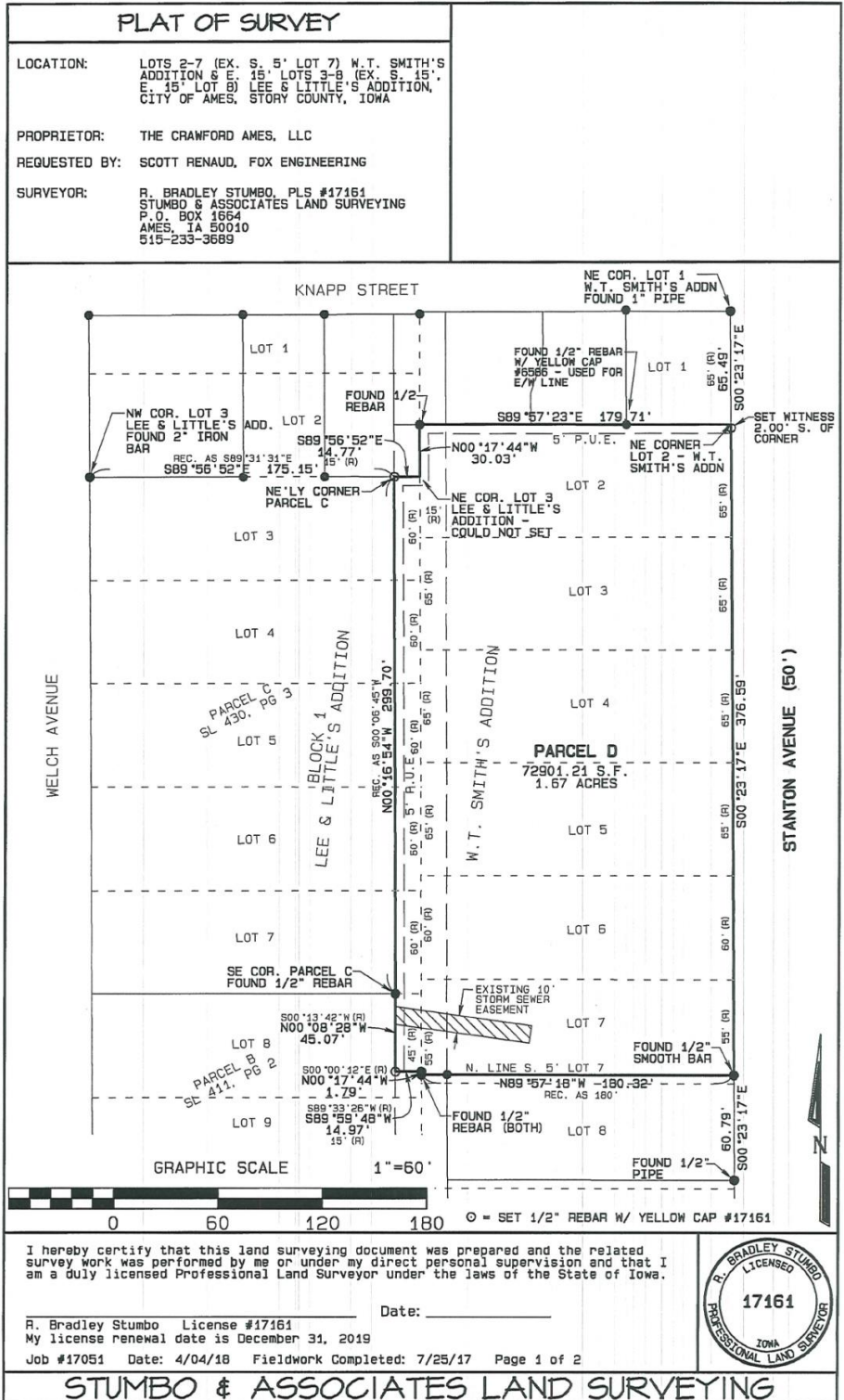
## SKETCH OF EXISTING PARCELS

LOCATION: LOTS 2-7 (EX. S. 5' LOT 7) W.T. SMITH'S ADDITION & E. 15' LOTS 3-8 (EX. S. 15', E. 15' LOT 8) LEE & LITTLE'S ADDITION, CITY OF AMES, STORY COUNTY, IOWA

PROPRIETOR: THE CRAWFORD AMES, LLC



# Attachment B- Plat of Survey



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, 2019  
 Job #17051 Date: 4/04/18 Fieldwork Completed: 7/25/17 Page 1 of 2



STUMBO & ASSOCIATES LAND SURVEYING

Survey Description-Parcel 'D':

Lots 2, 3, 4, 5, 6 and 7, except the South 5 feet of Lot 7, all in W.T. Smith's Addition; and the East 15 feet of Lots 3, 4, 5, 6, 7 and 8, except the South 15 feet of the East 15 feet of Lot 8, all in Block 1 of Lee & Little's Addition, all in the City of Ames, Story County, Iowa and all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 2 in W.T. Smith's Addition; thence  $S00^{\circ}23'17''E$ , 376.59 feet along the east line of said Lots 2-7 in W.T. Smith's Addition to a point 5.00 feet north of the Southeast Corner of said Lot 7 in W.T. Smith's Addition, thence  $N89^{\circ}57'18''W$ , 180.32 feet to the west line of said Lot 7 in W.T. Smith's Addition, thence  $N00^{\circ}17'44''W$ , 1.79 feet along the west line of thereof; thence  $S89^{\circ}59'48''W$ , 14.97 feet; thence  $N00^{\circ}08'28''W$ , 45.07 feet to the Southeast Corner of Parcel C in Lots 1-7 of said Block 1 in Lee & Little's Addition; thence  $N00^{\circ}16'54''W$ , 299.70 feet along the east line of said Parcel C to the north line of said Lot 3, Block 1 in Lee & Little's Addition; said point being a northeasterly corner of said Parcel C; thence  $S89^{\circ}56'52''E$ , 14.77 feet to the Northeast Corner of said Lot 3, Block 1 in Lee & Little's Addition; thence  $N00^{\circ}17'44''W$ , 30.03 feet to the North line of said Lot 2 in W.T. Smith's Addition; thence  $S89^{\circ}57'23''E$ , 179.71 feet along said line to the point of beginning, containing 1.67 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.

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Planning and Housing Director