

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 202, 212 LINCOLN WAY & 111 SHERMAN AVENUE.

**BACKGROUND:**

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations 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 as a boundary line adjustment for the purpose of consolidating parcels.

**This plat of survey is for a proposed consolidation of three existing platted lots for property owner Mildred E. Ely.** (See Attachment A - Location Map). The proposed "Parcel E" includes Lot 1, 2 and 3 of Blacks Addition Block 2, addressed as 202 and 212 Lincoln Way and 111 Sherman Avenue with a total of 32,226 square feet (0.74 acres). Lots 1 and 2 is the location of an existing vacant commercial building that straddles the two existing lots (formerly occupied by Goodyear) that is planned for demolition. All three existing lots are currently zoned as Highway-Oriented Commercial (HOC). The current building has a conforming front yard and side yard setback that are unaffected by the consolidation of the three lots.

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extend across a property. The proposed parcel meets the requirements of having infrastructure in place to serve the proposed development, as outlined in the Subdivision Code, and does not necessitate further extension of public infrastructure.

The proposed parcel lies within the current Development and Demolition Overlay moratorium area. However, the moratorium does not affect the platting of lots and the plat of survey can be approved during the moratorium period.

Approval of this plat of survey 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 23.308 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 the consolidation of properties at 202, 212 Lincoln Way & 111 Sherman Avenue, owned by the Mildred E. Ely, for the boundary line adjustment for the existing lots and has made a preliminary decision of 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 114 SOUTH DUFF 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: Mildred E. Ely

Existing Street Addresses: 202, 212 Lincoln Way & 111 Sherman Avenue

Assessor's Parcel #: 0911126040, 0911126050, 0911126030

New Legal Description: See attached Plat of Survey – Parcel 'E'

**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:

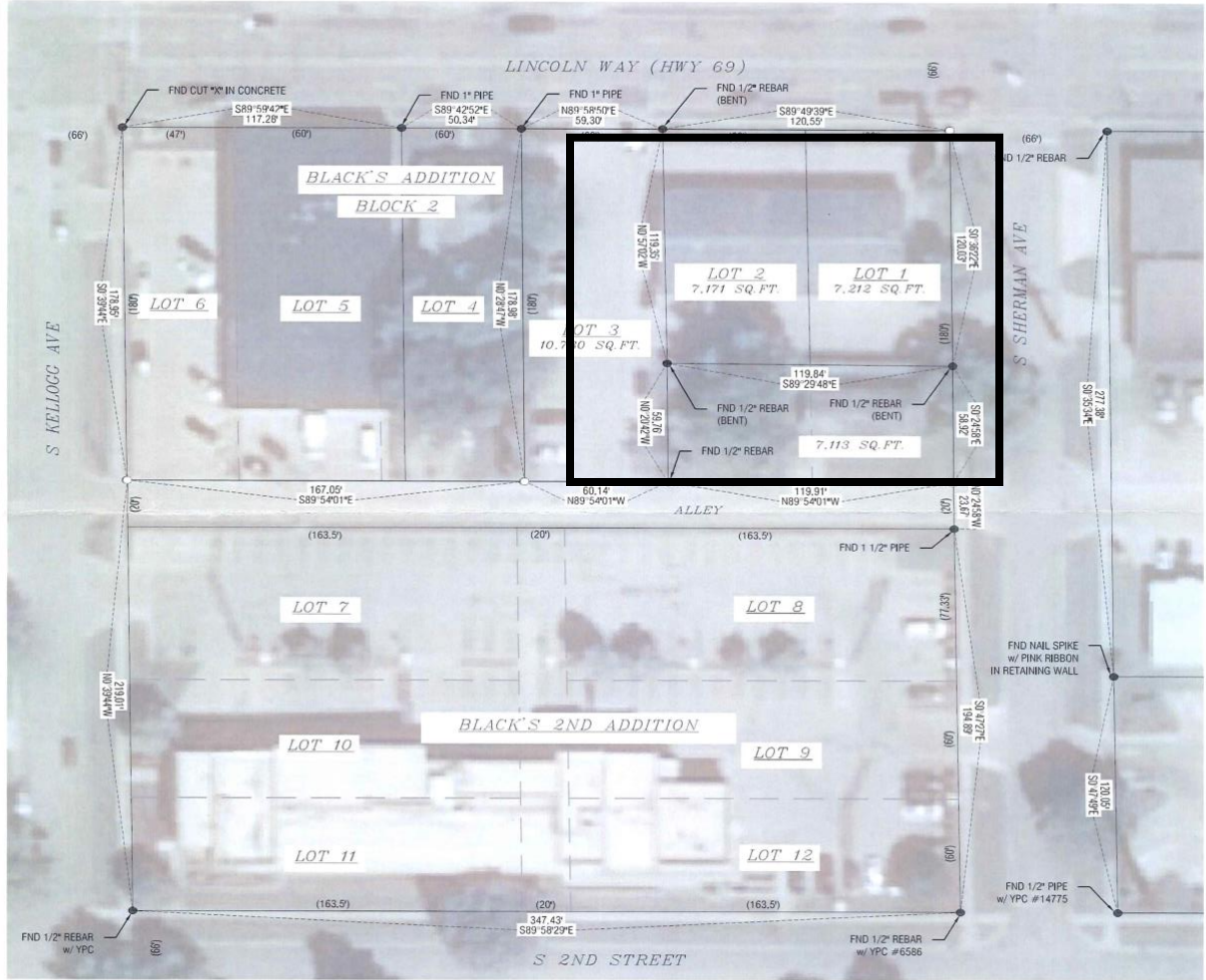
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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- CURRENT CONDITIONS

## EXISTING PLAT OF SURVEY LINCOLN WAY CAR WASH

INDEX LEGEND	
LOCATION:	ALL OF LOTS 1, 2, AND 3 IN BLOCK 2, BLACK'S ADDITION TO AMES, STORY COUNTY, IOWA
PROPRIETOR:	ELY'S 202 LINCOLN WAY PROPERTY, LC
SURVEY REQUESTED BY:	RANDY MUMM
FIELD WORK COMPLETED:	3/10/2018
SURVEY PREPARED BY:	CLAPSADDE-GARBER ASSOCIATES, INC.
RESPOND TO:	16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 JHARRIS@CGACONSULTANTS.COM



**DESCRIPTION**  
 LOTS 1, 2 AND 3, INCLUDING THE SOUTH 60' OF LOTS 1 AND 2 ALL IN BLOCK 2 OF BLACK'S ADDITION TO CITY OF AMES, IOWA OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5th P.M., STORY COUNTY, IOWA.

**NOTE:**  
 ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

LEGEND:	
▲	GOVERNMENT CORNER MONUMENT FOUND
△	GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
●	PARCEL OR LOT CORNER MONUMENT FOUND
○	SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
( )	RECORDED AS

SCALE 1"=50'

**CGA**

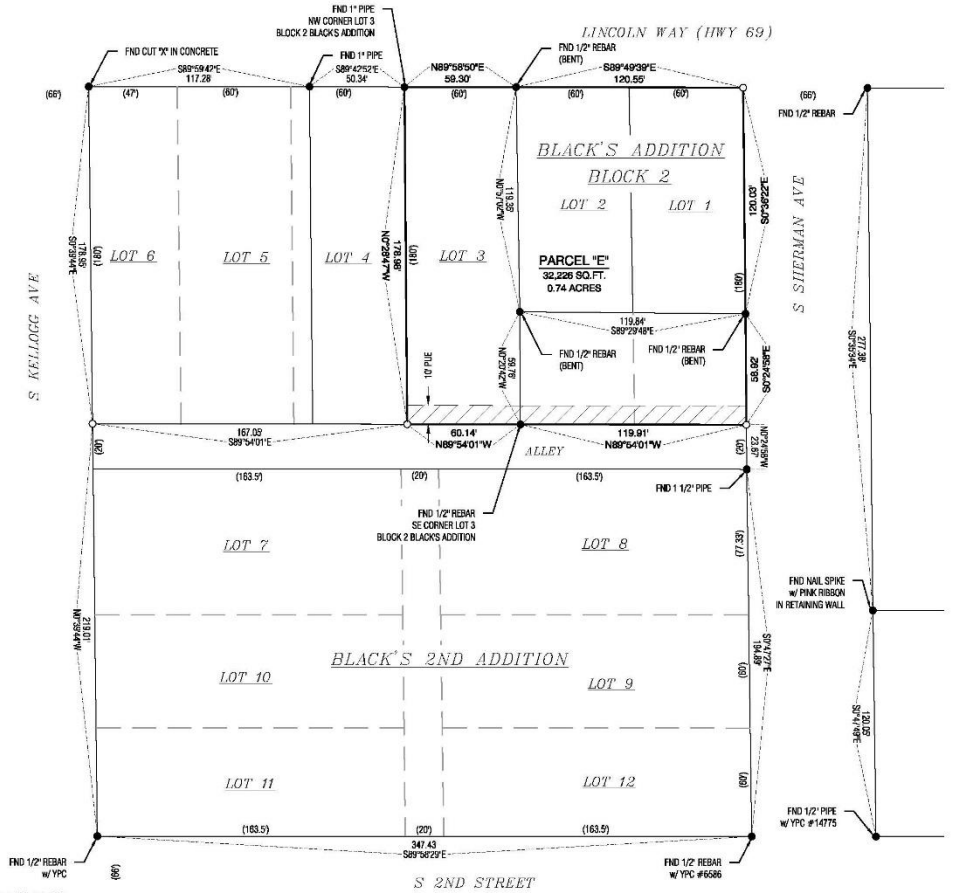
Clapsadde-Garber Associates, Inc.  
 16 East Main Street  
 Marshalltown, Iowa 50158  
 Ph 641-752-6701  
 www.cgaconsultants.com

DRAWN	RWA	SHEET NO.	1
DATE	3-12-2018	PROJECT NO.	5688.05

# ATTACHMENT B- PLAT OF SURVEY

## PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	ALL OF LOTS 1, 2, AND 3 IN BLOCK 2, BLACK'S ADDITION TO AMES, STORY COUNTY, IOWA
PROPRIETOR:	ELY'S 202 LINCOLN WAY PROPERTY, LC
SURVEY REQUESTED BY:	RANDY MUMM
FIELD WORK COMPLETED:	8/10/2018
SURVEY PREPARED BY:	CLAPSADDE-GARBER ASSOCIATES, INC.
RESPOND TO:	TRAVIS STEWART
	118 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50198 PHONE 641-752-6701 TSTEWART@CGACONSULTANTS.COM



**DESCRIPTION**  
 PARCEL "E" LOCATED ENTIRELY WITHIN LOTS 1, 2 AND 3, INCLUDING THE SOUTH 60' OF LOTS 1 AND 2 ALL IN BLOCK 2 OF BLACK'S ADDITION TO CITY OF AMES, IOWA OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5th P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 OF BLOCK 2, BLACK'S ADDITION AND RECORDED IN BOOK E, PAGE 1 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°36'22"E 120.03' ALONG THE EAST LINE SAID LOT 1 TO THE NORTHEAST CORNER OF THE SOUTH 60' OF SAID LOT 1; THENCE, S0°24'58"E 68.82' ALONG THE EAST LINE OF SAID SOUTH 60' OF LOT 1 TO THE SOUTHEAST CORNER OF SAID SOUTH 60' OF LOT 1; THENCE, N89°54'01"W 119.91' ALONG THE SOUTH LINE OF SAID SOUTH 60' OF LOTS 1 AND 2 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE, N89°41'01"W 60.14' ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, N0°28'17"W 178.86' TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE, N89°58'50"E 69.30' ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE, S89°49'39"E 120.65' ALONG THE NORTH LINE OF SAID LOTS 1 AND 2 TO THE POINT OF BEGINNING, CONTAINING 32,226 SQ.FT. OR 0.74 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON \_\_\_\_\_, 2018 WITH RESOLUTION NUMBER \_\_\_\_\_, I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL \_\_\_\_\_ PLANNING & HOUSING DIRECTOR

**NOTE:**  
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**LEGEND:**

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30' REBAR w/ORANGE PLASTIC ID CAP #17182
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30' REBAR w/ORANGE PLASTIC ID CAP #17182
- ( ) RECORDED AS

SCALE 1"=50'

LINCOLN WAY CAR WASH INTEGRATED SURVEY  
 STORY COUNTY

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.

Travis R. Stewart, PLS \_\_\_\_\_ date  
 Iowa License Number 17162  
 My License Renewal Date is December 31, 2019  
 Pages or sheets covered by this seal: THIS SHEET

Clapsadde-Garber Associates, Inc.  
 118 East Main Street  
 Marshalltown, Iowa 50198  
 PH 641-752-6701  
 www.cgaconsultants.com

DRAWN	SHEET NO.
CAQ	1
DATE	PROJECT NO.
4-05-2018	5688.05

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