

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 322, 330, 334, 404 and 408 SOUTH FOURTH STREET**

**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 five existing platted lots for property owner Classic Holdings, LLC. (See *Attachment A - Location Map*). The proposed "Parcel G" includes Lots 2, 3, 4, 5 and 6 of Clarks Subdivision Outlot A addressed as 322, 330, 334, 404 and 408 South Fourth Street with a total of 55,112 square feet (1.27 acres). All five lots are currently vacant having formerly contained single family homes until recently demolished. All five existing lots are currently zoned as South Lincoln Mixed-Use District (S-SMD). The proposed parcel is planned to contain an 18-unit apartment building currently under review by the Planning Department.**

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. An existing electrical easement on the proposed parcel is being abandoned to allow for the construction of the new building. A replacement easement will be provided as part of the development.

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 322, 330, 334, 404 and 408 South Fourth Street 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 322, 330, 334, 404 AND 408 SOUTH FOURTH STREET**

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: Classic Holdings LLC

Existing Street Addresses: 322, 330, 334, 404 and 408 South Fourth Street

Assessor's Parcel #: 0911175320, 0911175330, 0911175340, 0911175350  
0911175360

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

**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



## PLAT OF SURVEY EXHIBIT

**RECEIVED**

APR 10 2018

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

AREA ABOVE RESERVED FOR RECORDER

### INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
AMENY, IOWA 50023  
515-964-2020  
www.snyder-associates.com

SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:  
LOTS 2 THROUGH 6  
CLARK'S SUBDIVISION  
OF OUTLOT A IN LOT 2 OF  
SE 1/4 NW 1/4 SEC. 11-83-24

REQUESTED BY:  
CLASSIC HOLDINGS, LLC.

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710	●	○
ROW, Rail	+	
Calculated Point	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline	---	
Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	

### PARCEL G DESCRIPTION

LOTS 2-6 OF CLARK'S SUBDIVISION OF OUTLOT A IN LOT 2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND CONTAINING 1.27 ACRES (55,112 S.F.).

### OWNER

CLASSIC HOLDINGS, LLC  
1910 SW PLAZA SHOPS LANE  
AMENY, IOWA 50023

### INTENT

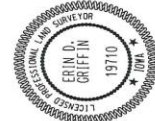
THE INTENT OF THE SURVEY IS TO COMBINE  
LOTS 2-6 INTO ONE TAX PARCEL.

### DATE OF SURVEY

APRIL 5, 2018

I hereby certify that this land surveying work was performed by me or under my direct supervision and that I am a duly licensed professional land surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS  
Date  
License Number 19710  
My License Renewal Date is December 31, 2019  
Pages or sheets covered by this map:  
Sheet 1 of 1



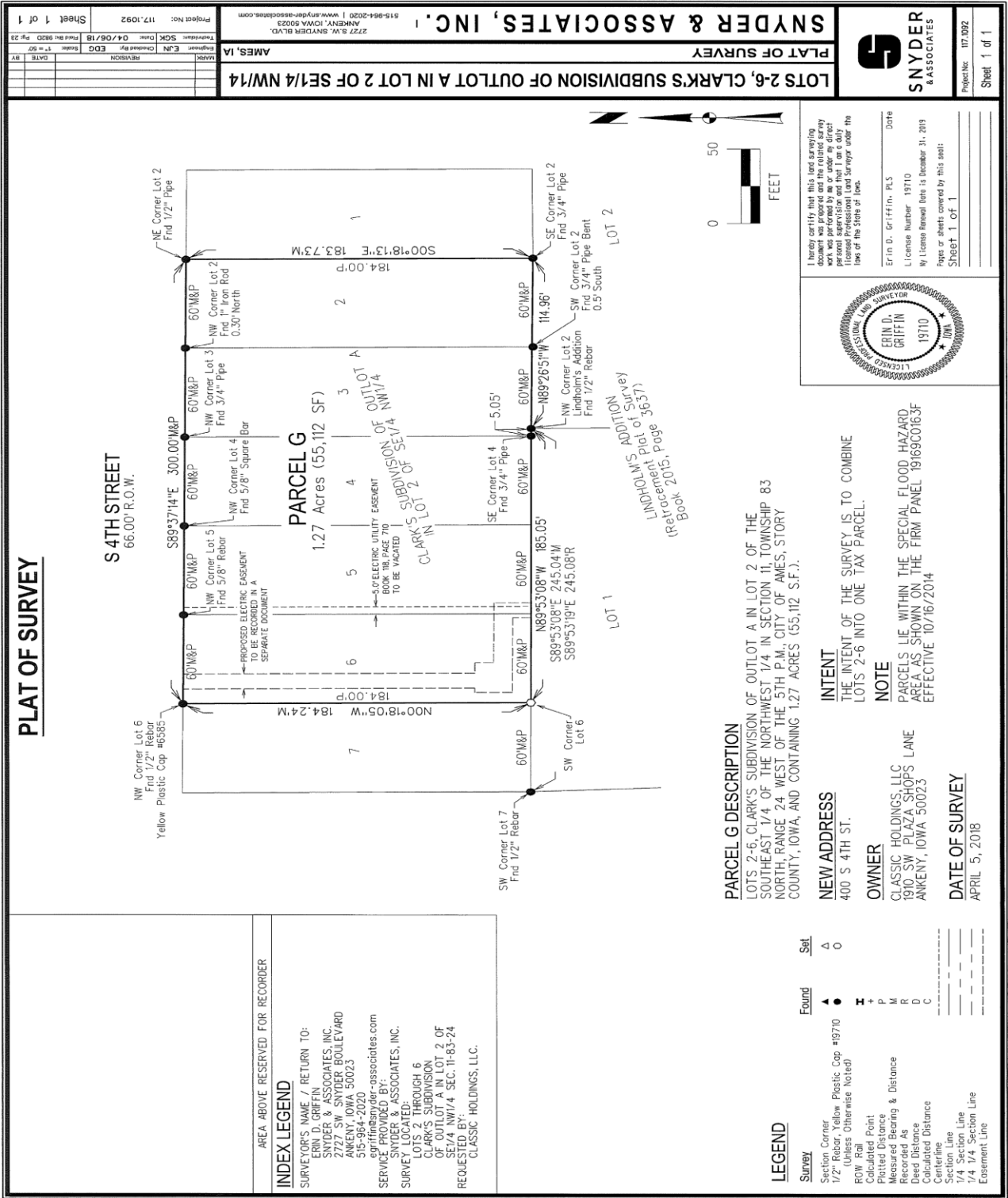
**SNYDER & ASSOCIATES**  
PLAT OF SURVEY EXHIBIT  
LOTS 2-6, CLARK'S SUBDIVISION OF OUTLOT A IN LOT 2 OF SE 1/4 NW 1/4 AMES, IA

2727 SW SNYDER BLVD.  
AMENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

Project No: 117.1092  
Sheet 1 of 1

Revision: \_\_\_\_\_  
Scale: 1" = 50'  
Date: \_\_\_\_\_  
Drawn By: EDG  
Checked By: SSK  
Date: 04/06/18  
Title: 8820 Pg 23

# Attachment B- Proposed Final Plat



## PLAT OF SURVEY

**S 4TH STREET**  
66.00' R.O.W.

### INDEX LEGEND

AREA ABOVE RESERVED FOR RECORDER

SURVEYOR'S NAME / RETURN TO:  
ERIN D. GRIFFIN  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
griffin@snyder-associates.com

SURVEY LOCATED:  
SNYDER & ASSOCIATES, INC.  
LOTS 2 THROUGH 6  
CLARK'S SUBDIVISION  
OF OUTLOT A IN LOT 2 OF  
SE 1/4 NW 1/4 SEC. 11-85-24  
REQUESTED BY:  
CLASSIC HOLDINGS, LLC.

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #9770 (Unless Otherwise Noted)	●	○
ROW Nail	■	+
Plotted Distance	P	M
Measured Bearing & Distance	R	R
Recorded As Distance	C	C
Calculated Distance		
Centerline		
Section Line		
1/4 Section Line		
Easement Line		

### PARCEL DESCRIPTION

LOTS 2-6, CLARK'S SUBDIVISION OF OUTLOT A IN LOT 2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND CONTAINING 1.27 ACRES (55,112 S.F.).

### NEW ADDRESS

400 S 4TH ST.

### OWNER

CLASSIC HOLDINGS, LLC  
1910 SW PLAZA SHOPS LANE  
ANKENY, IOWA 50023

### DATE OF SURVEY

APRIL 5, 2018

### NOTE

PARCELS LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS SHOWN ON THE FIRM PANEL 19169C0163F EFFECTIVE 10/16/2014

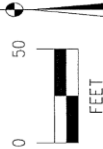
### INTENT

THE INTENT OF THE SURVEY IS TO COMBINE LOTS 2-6 INTO ONE TAX PARCEL.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



Erin D. Griffin, PLS  
License Number 19710  
My License Renewal Date is December 31, 2019  
Pages or sheets covered by this seal:  
SHEET 1 OF 1



**SNYDER & ASSOCIATES, INC.**  
2727 SW SNYDER BLVD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyder-associates.com

**PLAT OF SURVEY**  
LOTS 2-6, CLARK'S SUBDIVISION OF OUTLOT A IN LOT 2 OF SE 1/4 NW 1/4  
AMES, IA

Project No: 117.1092  
Date: 04/05/18  
Scale: 1" = 50'  
Drawn By: [ ]  
Checked By: [ ]  
Scale: [ ]  
Date: [ ]

Project: 107.892  
Sheet: 1 of 1