

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1801 20TH STREET & 2008 24TH STREET AND ACCEPTANCE OF RIGHT-OF-WAY DEDICATION.

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 a boundary line adjustment.

This Plat of Survey is a boundary line adjustment that consolidates two parcels addressed as 1801 20th Street & 2008 24th Street (as Parcel 'A') and also includes right-of-way dedication along 2008 24th Street (as Parcel 'G'). (See Attachment B – Proposed Plat of Survey.)

The parcel at 1801 20th Street is home to Northcrest, Inc. The parcel at 2008 24th Street was a former church site that was acquired by Northcrest, Inc. in 2015. The church has been demolished to make way for expansion of the Northcrest Community. The proposed Plat of Survey will result in one new parcel, labeled as Parcel "A". The right-of-way dedication along 2008 24th Street is identified as Parcel 'G'. The conveyance is by Warranty Deed.

Approval of a Plat of Survey requires conformance to all standards of the Zoning Ordinance and the Subdivision Code.

Parcel 'A' was reviewed to ensure that proposed lot dimensions comply with requirements found in the zone development standards. Currently, the parcels are zoned High Density Residential (RH), but as a separate City Council agenda item will be rezoned to Planned Residence District (F-PRD) with a base zone of Medium Density Residential.

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property.

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.

The City Clerk will obtain signatures and submit the Warranty Deed for recording in the Office of the County Recorder.

ALTERNATIVES:

1. The City Council can approve the proposed Plat of Survey consistent with the standards of Chapter 23 for approval of a boundary line adjustment, along with accepting the right-of-way dedication by Warranty Deed.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for plats of survey for design and improvements 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 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 PRD zoning with a base zone of Medium Density Residential (RM).

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 1801 20TH STREET & 2008 24TH 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: Northcrest Inc. dba Northcrest Community

Existing Street Address: Lot 1: 1801 20th Street
Other Lot: 2008 24th Street

Assessor's Parcel #: Lot 1: 05-34-153-000 and Other Lot: 05-34-152-200

Legal Description: LOT 1, NORTHCREST SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA EXCEPT THE NORTH 35.00 FEET THEREOF AND CONTAINING 25.86 ACRES (1,126,430).

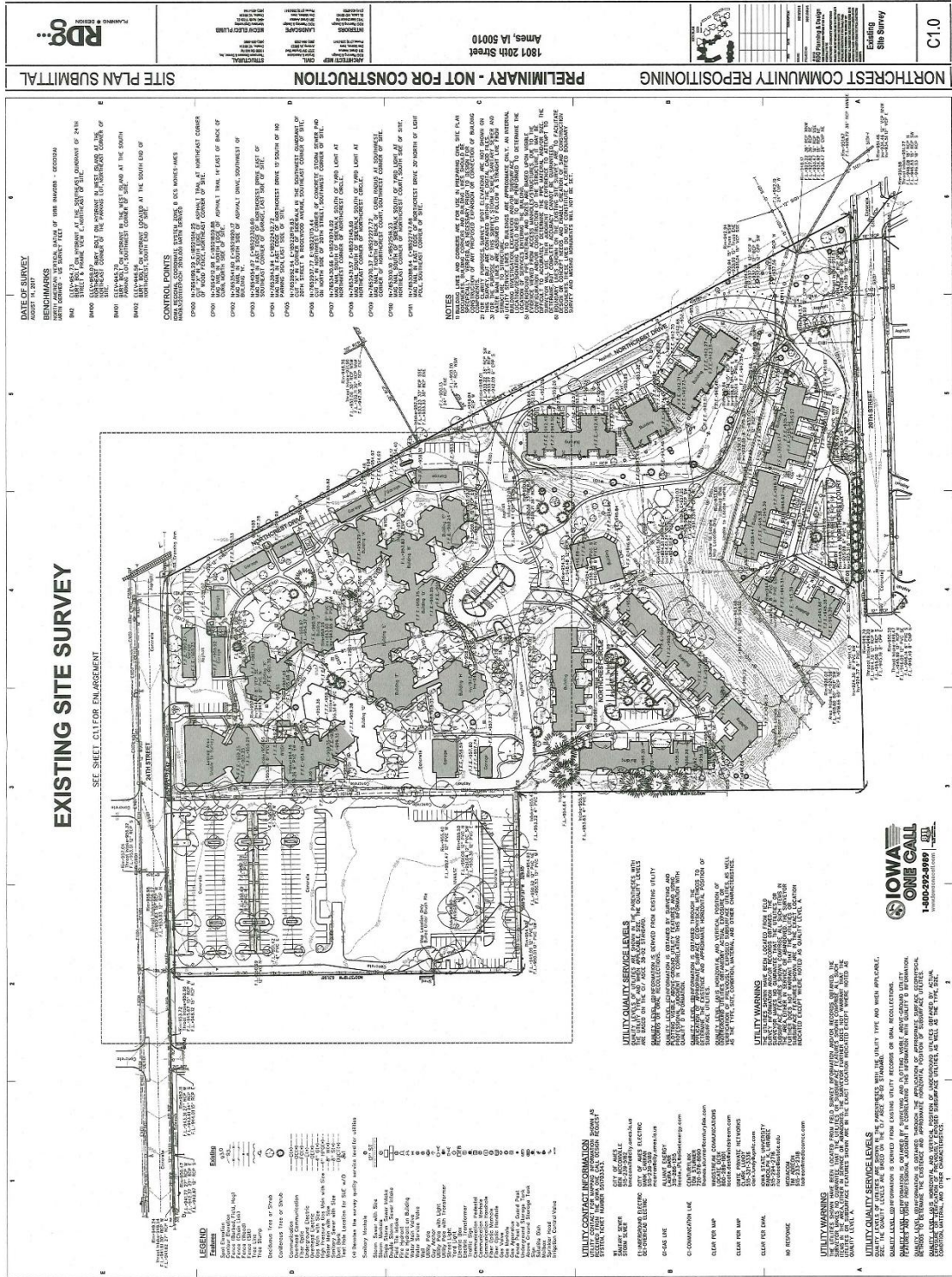
Public Improvements:

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



DATE OF SURVEY: AUGUST 14, 2017
 BENCHMARKS: METRIC OPTICAL BENCH OF IRR RADAR - CROSBY
 SURVEY METHOD: 2" SURVEY TIE
 REFERENCE: IRR RADAR SURVEY REPORT, PROJECT NO. 2418
 PERMITS: NONE
 CONTROL POINTS: NONE
 NOTES: SEE SHEET C11 FOR ENLARGEMENT

UTILITY QUALITY SERVICE LEVELS
 ALL UTILITIES ARE BASED ON THE CITY AND STATE SERVICE LEVELS.
 ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE USER.
 THE USER IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
 THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY CONTRACTS.
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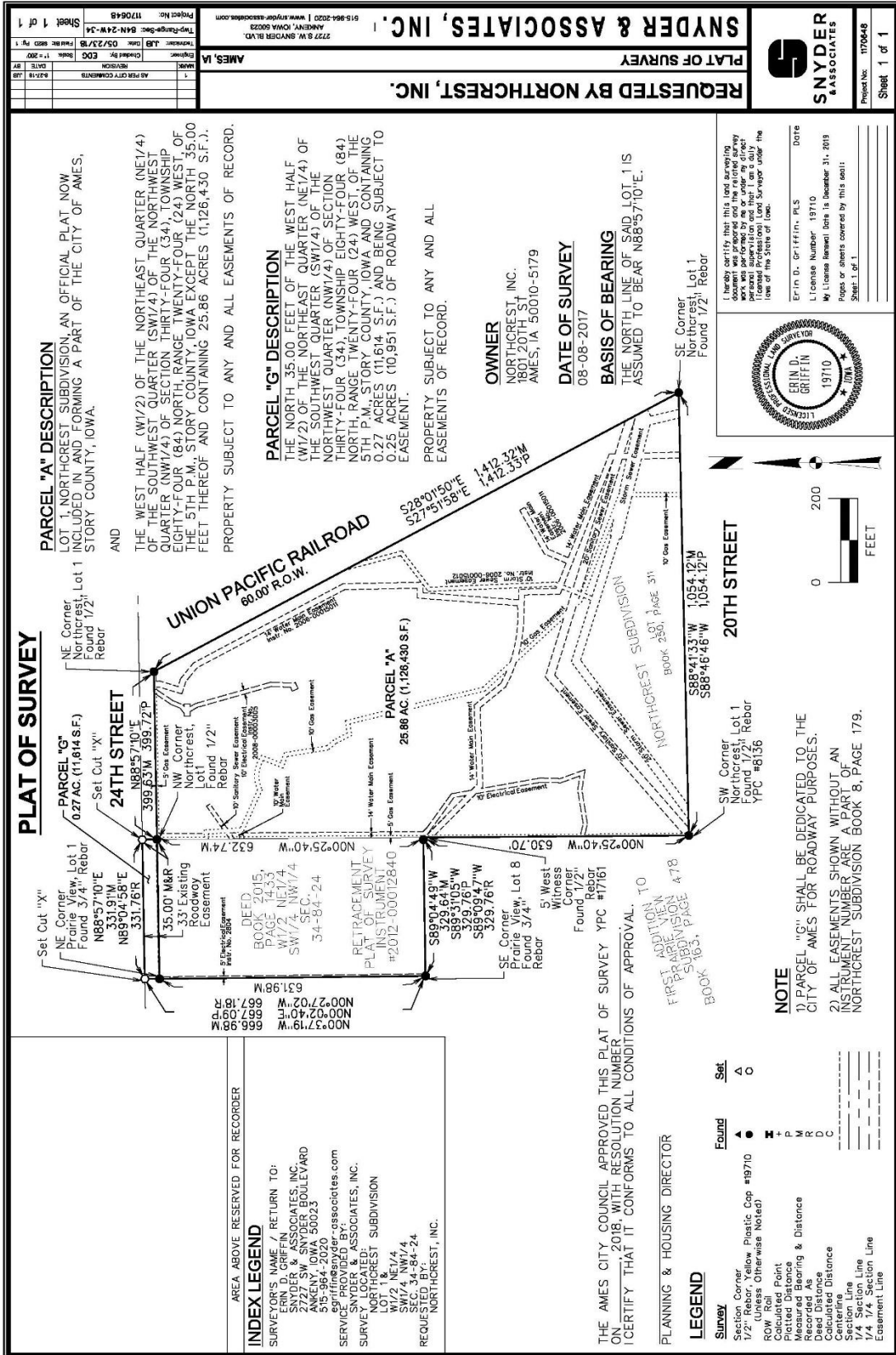
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Attachment B- Proposed Plat of Survey



PARCEL "A" DESCRIPTION
 LOT 1 NORTHCREST SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNTY, IOWA,
 AND
 THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-FOUR (24) WEST, OF THE 5TH P.M., STORY COUNTY, IOWA EXCEPT THE NORTH 35.00 FEET THEREOF AND CONTAINING 25.86 ACRES (1,126,430 S.F.).
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL "G" DESCRIPTION
 THE NORTH 35.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-FOUR (24) WEST, OF THE 5TH P.M., STORY COUNTY, IOWA AND CONTAINING 0.27 ACRES (11,614 S.F.) AND BEING SUBJECT TO EASEMENT.
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER
 NORTHCREST, INC.
 1801 20TH ST
 AMES, IA 50010-5179

DATE OF SURVEY
 08-08-2017

BASIS OF BEARING
 THE NORTH LINE OF SAID LOT 1 IS ASSUMED TO BEAR N88°57'10"E.

I hereby certify that this land survey 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



PLAT OF SURVEY

PARCEL "G"
 0.27 AC (11,614 S.F.)
 NE Corner Found 3/4" Rebar
 Found 1/2" Rebar

PARCEL "A"
 25.86 AC (1,126,430 S.F.)
 NW Corner Found 1/2" Rebar
 Found 1/2" Rebar

PARCEL "X"
 0.27 AC (11,614 S.F.)
 NE Corner Found 3/4" Rebar
 Found 1/2" Rebar

DEED
 BOOK 2015,
 PAGE 14.33
 W1/2 NE1/4,
 SW1/4, NW1/4
 SEC. 34-84-24

RETRACEMENT SURVEY
 THIS INSTRUMENT
 #2012-00012840

SE Corner
 Prairie View, Lot 8
 Found 3/4" Rebar
 Witness
 Corner
 Found Rebar

SE Corner
 Prairie View, Lot 8
 Found 3/4" Rebar
 Witness
 Corner
 Found Rebar

SE Corner
 Northcrest, Lot 1
 Found 1/2" Rebar
 Found 1/2" Rebar

NOTE
 1) PARCEL "G" SHALL BE DEDICATED TO THE CITY OF AMES FOR ROADWAY PURPOSES.
 2) ALL EASEMENTS SHOWN WITHOUT AN INSTRUMENT NUMBER ARE A PART OF NORTHCREST SUBDIVISION BOOK 8, PAGE 179.

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND
 SURVEYOR'S NAME / RETURN TO:
 ERIN D. GRIFFIN
 SNYDER & ASSOCIATES, INC.
 400 W. BOULEVARD
 ANKENY, IOWA 50023
 515-964-2020
 egriffin@snyder-associates.com

SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 NORTHCREST SUBDIVISION
 LOT 1, NW1/4
 SW1/4, NW1/4
 SEC. 34-84-24
 REQUESTED BY:
 NORTHCREST, INC.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY YPC #1761 ON 08-20-2018 WITH RESOLUTION NUMBER 18888 THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR

LEGEND

Found	Set
1/2" Rebar, Yellow Plastic Cap #19710	△
(Unless Otherwise Noted)	○
ROW Rail Right	H
Measured Distance	P
Recorded As	M
Center Line	R
Section Line	D
1/4 Section Line	- - - - -
Easement Line	- - - - -

LEGEND

Found	Set
1/2" Rebar, Yellow Plastic Cap #19710	△
(Unless Otherwise Noted)	○
ROW Rail Right	H
Measured Distance	P
Recorded As	M
Center Line	R
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Project No. 17704-6
 Sheet 1 of 1

REQUESTED BY NORTHCREST, INC.
 PLAT OF SURVEY
 AMES, IA

SNYDER & ASSOCIATES
 Project No. 17704-6
 Sheet 1 of 1