

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2800, 2820, 2902 AND 2920 EAST 13TH 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 adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

This plat of survey is a boundary line adjustment that consolidates two previously platted parcels, and two unplatted parcels into a new Parcel "L" (see Attachment C – Proposed Plat of Survey). Parcel "A" (2902 E. 13th Street) previously owned by Doolittle Oil Company, Inc. was established in 1992, and Parcel "F" (2800 E. 13th Street), currently occupied by the Danfoss facilities, was created through the recording of a plat of survey in 1998. The site is access by a shared driveway off of E. 13th Street.

The property owner has plans to make changes to the current site improvements that will involve all four existing parcels. **It is necessary to consolidate Parcel "A", Parcel "F", and the two unplatted parcels into a new Parcel "L", to establish a valid lot of record, prior to issuance of a building permit for additional development.**

Parcels "A" and "F" are zoned as GI (General Industrial). The unplatted parcels at 2820 and 2920 E. 13th Street are presently zoned as A (Agricultural). **It is understood that the boundary of the zoning districts are not changed with the Plat of Survey. Rezoning of the land area at 2820 and 2920 E. 13th Street will be necessary for any improvements related to industrial uses.**

Easements exist for sanitary sewer, water main, access, ingress/egress and a joint driveway easement, as shown on the proposed plat of survey. No additional easements are needed at this time. Additional easements may be needed, prior to approval of a Minor Site Development Plan for future site improvements.

Approval of a Plat of Survey requires conformance to all standards of the Zoning Ordinance and the Subdivision Code. Proposed Parcel "L" meets all standards with the exception of installation of a sidewalk along the East 13th Street frontage. Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. No public sidewalk exists on the subject properties. Therefore, no improvements are required with the plat of survey.

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 Story 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.
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 or indicates the need for a rezoning of 2820 and 2920 E. 13th to General Industrial prior to merging the parcels.
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 proposed boundary line adjustment and has made a preliminary decision of approval. Staff has determined that the proposed plat of survey 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 2800/2820/2902/2920 EAST 13TH 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)

Owner: SUSAS HOLDING OF STORY COUNTY INC

Parcel ID: 1006100040 (2800 E. 13th St.)
1006100120 (2820 E. 13th St.)
1006100205 (2902 E. 13th St.)
1006100210 (2902 E. 13th St.)

Legal Description: See Attachment D – Proposed Plat of Survey (Legal Description)

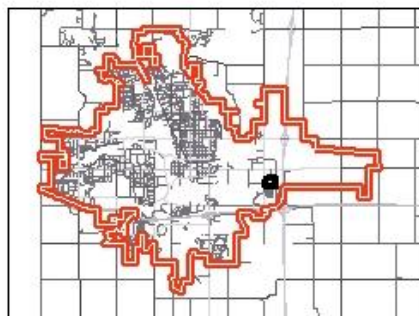
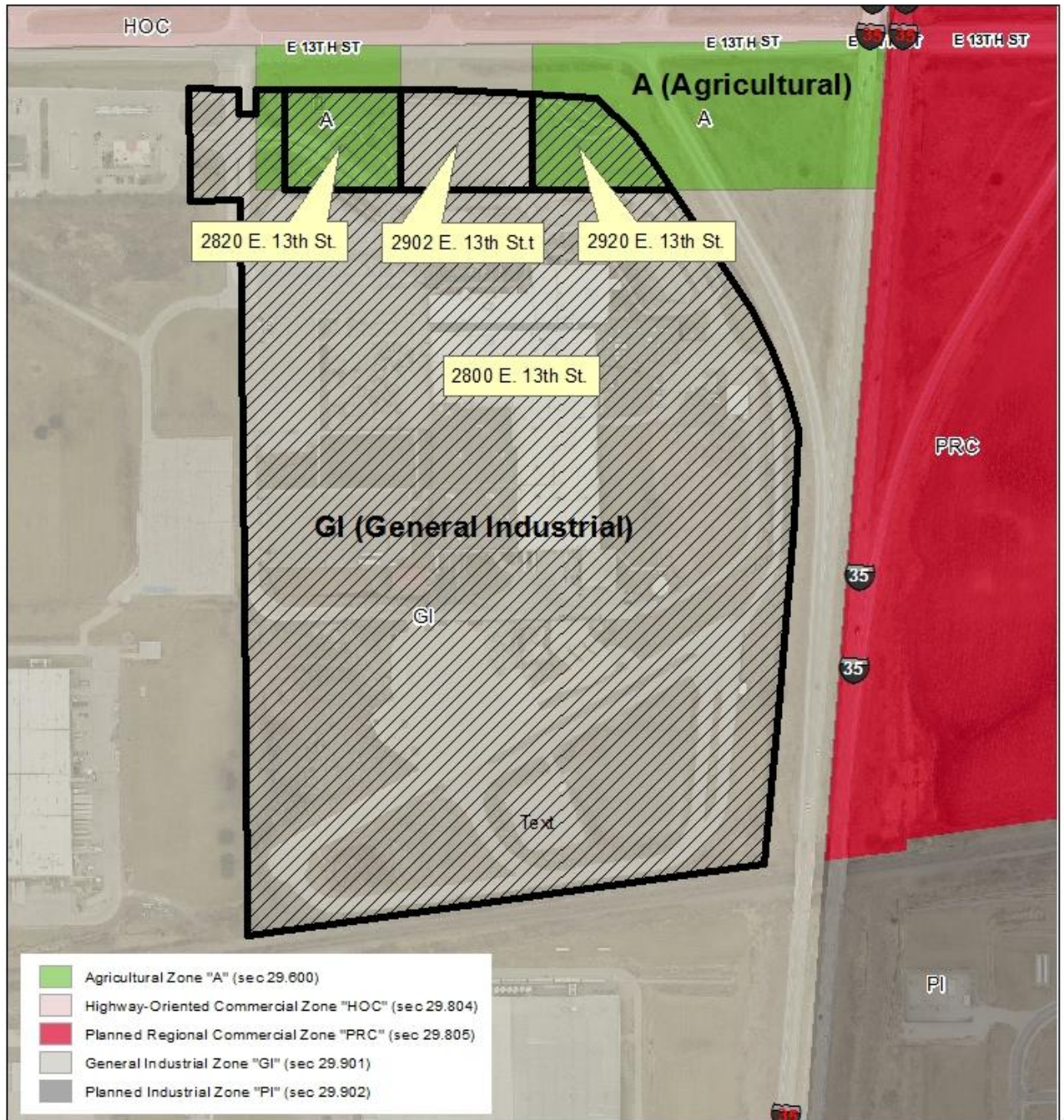
Public Improvements:

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:

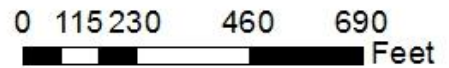
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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: LOCATION & ZONING MAP



Location & Zoning Map
2800/2820/2902/2920 E.13th St.



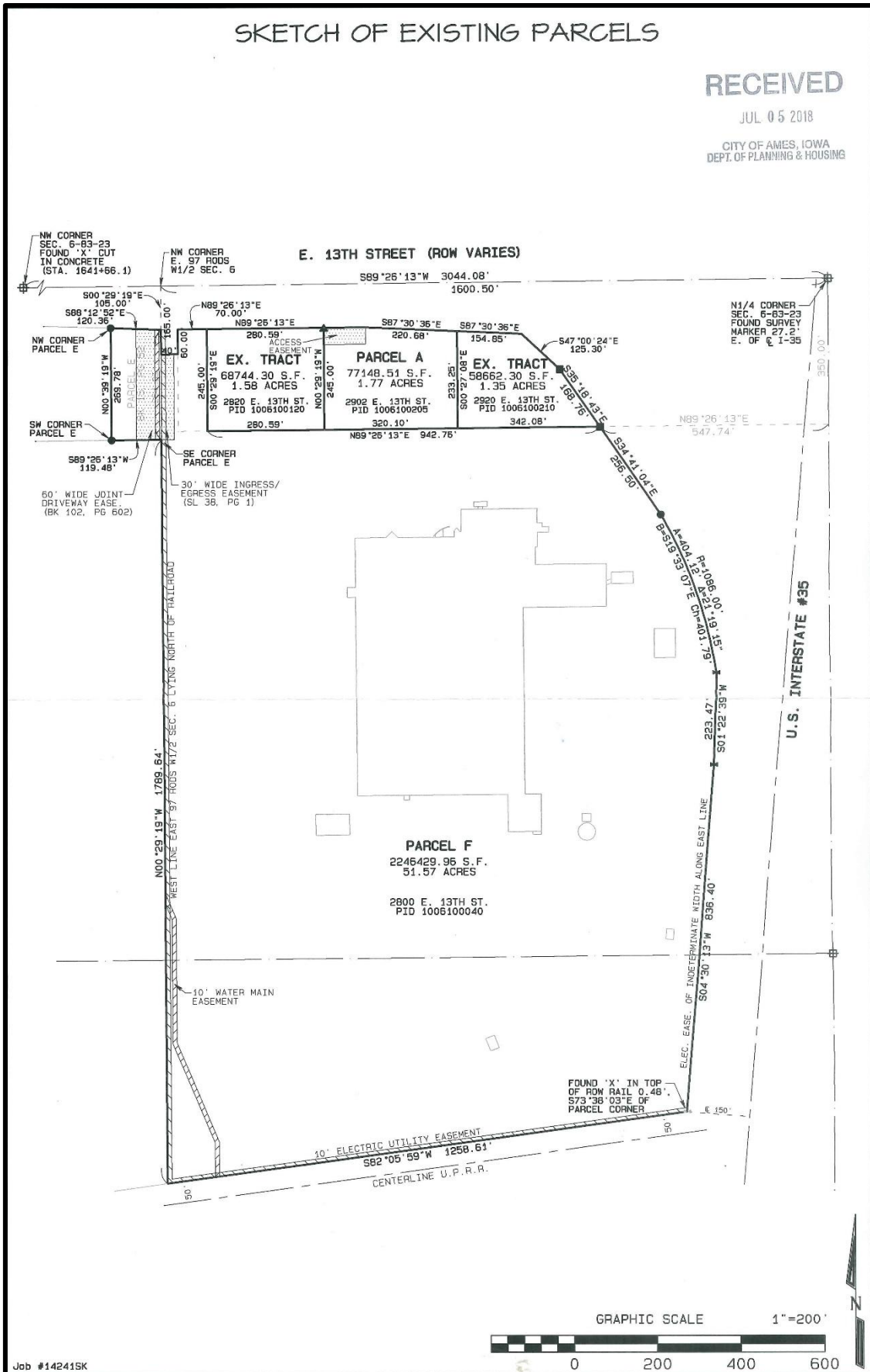
ATTACHMENT B: SKETCH OF EXISTING BOUNDARIES

SKETCH OF EXISTING PARCELS

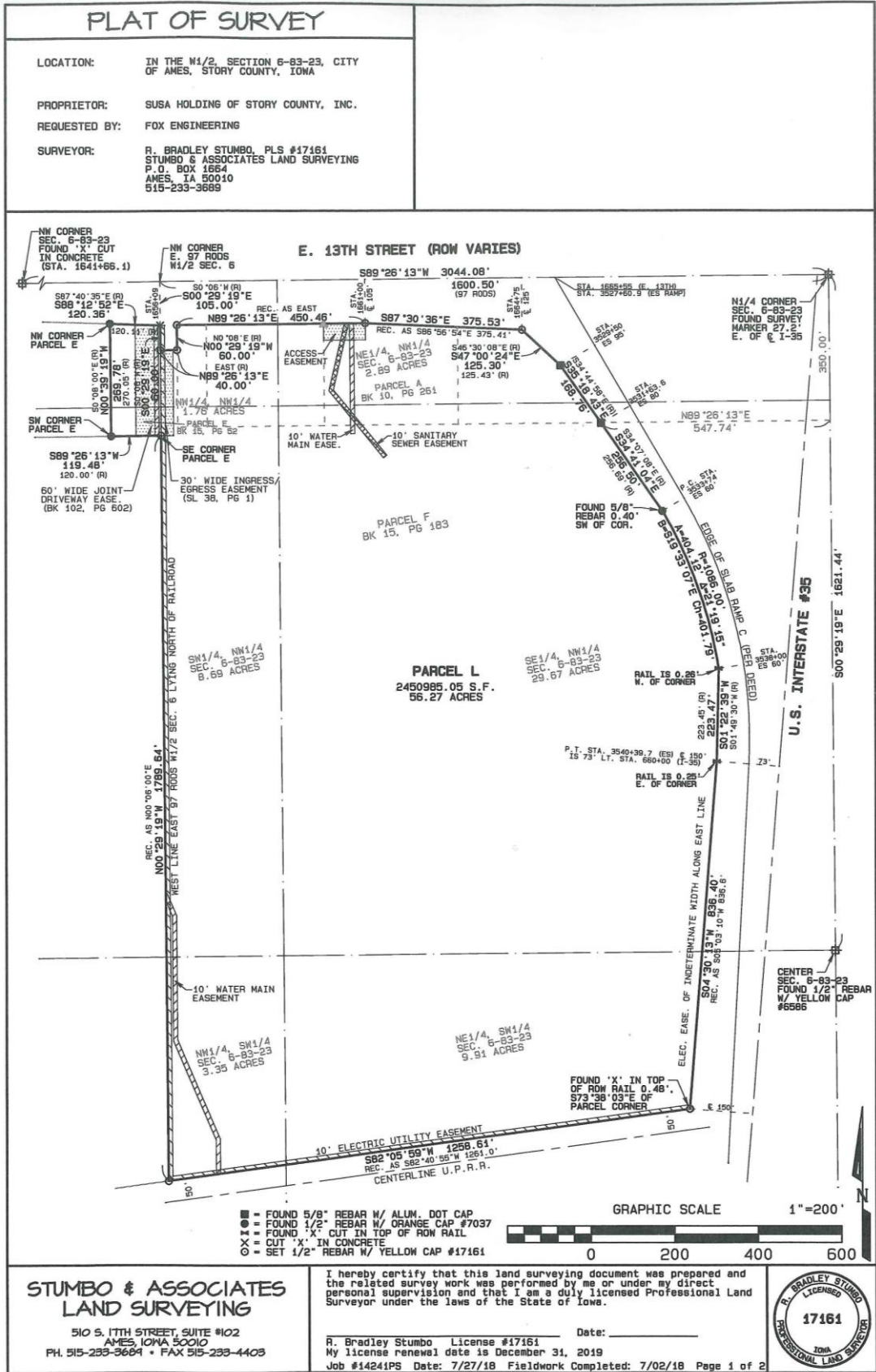
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JUL 05 2018

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



ATTACHMENT C: PROPOSED PLAT OF SURVEY



ATTACHMENT D: PROPOSED PLAT OF SURVEY (LEGAL DESCRIPTION)

Job 14241PS
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Survey Description-Parcel 'L':

Parcel A, as shown on the Plat of Survey filed in Book 10, Page 261, Parcel E, as shown on the Plat of Survey filed in Book 15, Page 52, Parcel F, as shown on the Plat of Survey filed in Book 15, Page 183, and part of the Northwest Quarter lying south of East 13th Street and west of Ramp C of U.S. Interstate Highway #35, all as described in a Correction Warranty Deed filed at Inst. No. 97-09270 and in a Warranty Deed filed at Inst. No. 97-10345, all in the West Half of Section 6, Township 83 North, Range 23 West of the 5th P.M., City of Ames, Story County, Iowa, and all together being described as follows: Commencing at the North Quarter Corner of said Section 6; thence S89°26'13"W, 1600.50 feet along the north line of said Section 6 to the Northwest Corner of the East 97 Rods of the West Half of said Section 6; thence S00°29'19"E, 105.00 feet to the Northeast Corner of said Parcel E, said point being on the south right of way line of E. 13th Street and the point of beginning; thence following said right of way line S00°29'19"E, 60.00 feet; thence N89°26'13"E, 40.00 feet; thence N00°29'19"W, 60.00 feet; thence N89°26'13"E, 450.46 feet; thence S87°30'36"E, 375.53 feet to the westerly right of way line of Ramp 'C' of U.S. Interstate Highway #35; thence following said line S47°00'24"E, 125.30 feet; thence S35°18'43"E, 168.76 feet; thence S34°41'04"E, 256.50 feet to the beginning of a curve; thence southerly, 404.12 feet along said curve having a radius of 1086.00 feet, concave to the west, a central angle of 21°19'15" and being subtended by a chord which bears S19°33'07"E, 401.79 feet; thence S01°22'39"W, 223.47 feet; thence S04°30'13"W, 836.40 feet to the north line of the Union Pacific Railroad; thence S82°05'59"W, 1258.61 feet along said line to the west line of said East 97 Rods of the West Half of Section 6; thence N00°29'19"W, 1789.64 feet along said line to the Southeast Corner of said Parcel E; thence following the boundary thereof S89°26'13"W, 119.48 feet; thence N00°39'19"W, 269.78 feet; thence S88°12'52"E, 120.36 feet to the point of beginning, containing 56.27 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