

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1810 AND 1920 SE 16TH 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 adjusts the boundary line between two existing lots addressed as 1810 and 1920 SE 16th Street. **Both lots are vacant and one lot is being enlarged to accommodate an expected development.** Both lots were platted as part of the Deery Subdivision, a 3-lot commercial subdivision. A location map is found in Attachment A. Lot 1 of that subdivision is the site of the Deery Brothers auto dealership.

No improvements for the boundary line adjustment are needed as all infrastructure, except sidewalks, were installed at the time of the original plat. City Council approved a deferral of sidewalk installation at the time of the original subdivision approvals. As no sidewalks are currently present, sidewalk improvements are not triggered in conjunction with the proposed boundary line adjustment.

There is a 2012 development agreement between Deery and the City for all the properties that were the subject of the original subdivision regarding an Urban Revitalization Area and property tax abatement. That agreement has no impact on the proposed boundary line adjustment. Staff notes that for the developer to seek property tax abatement in the future, they must seek City Council approval of a development plan and an amended agreement may be required. Development could proceed on the parcels with no amendment to a development agreement if there is no request for property tax abatement.

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 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 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 a boundary line adjustment between two platted parcels. 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 and has made a preliminary decision of approval. The boundary line adjustment will create a larger parcel (4.55 acres) in anticipation of future development. A smaller parcel (1.56 acres) remains.

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 A BOUNDARY LINE ADJUSTMENT OF
1810 AND 1920 SE 16TH 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: Deery, Deery & Deery LLC
Parcel ID: 0913200050 and 0913200100

New Legal Descriptions: Parcel A: Lot 2 and part of Lot 3 in Deery Subdivision, City of Ames, Story County, Iowa.

Parcel B: Part of Lot 3 in Deery Subdivision, 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.

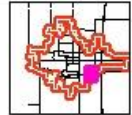
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP

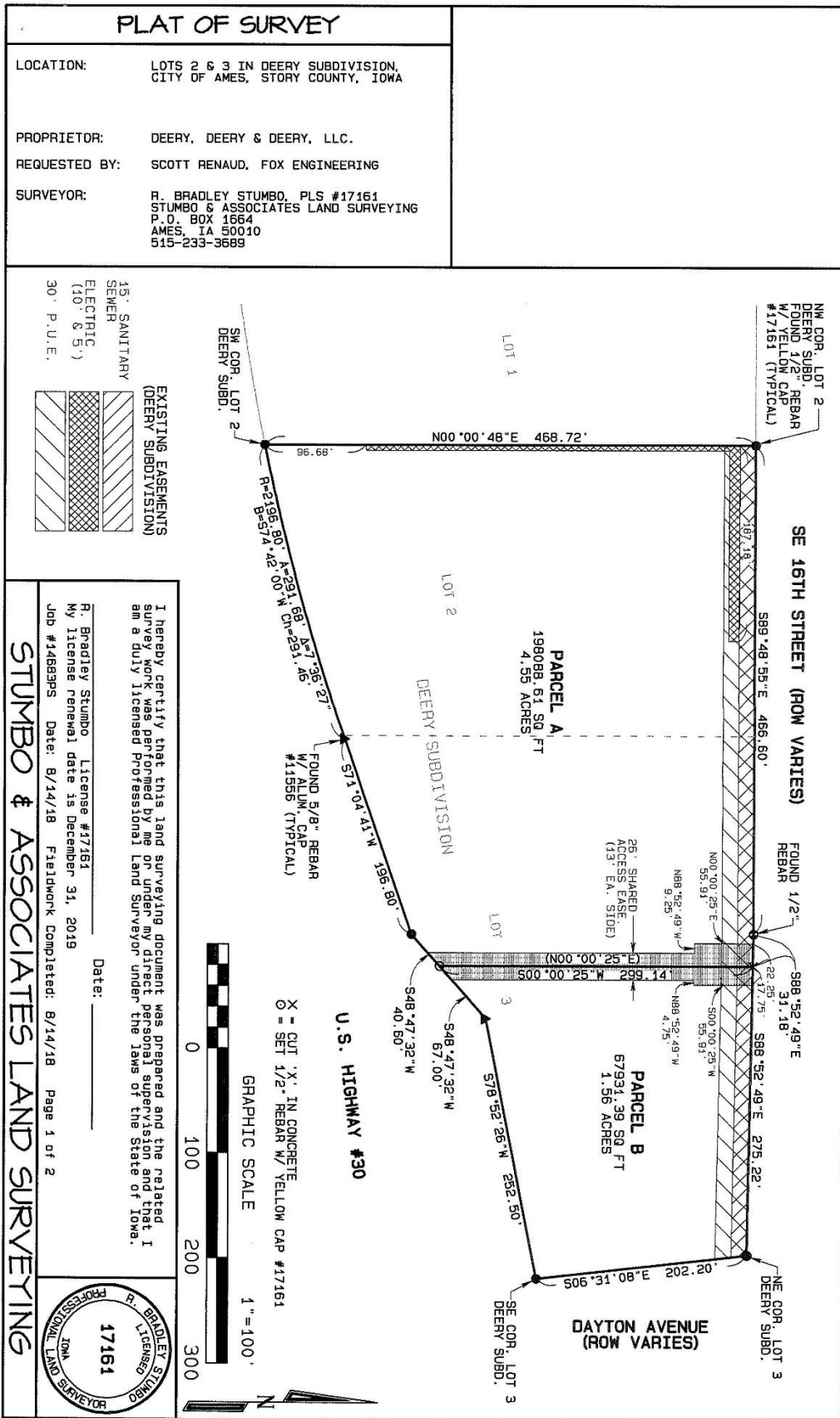


Legend

 Ames City Limits



ATTACHMENT B: PLAT OF SURVEY [NORTH TO RIGHT]



Survey Description-Parcel 'A':

Lot 2 and part of Lot 3 in Deery Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northwest Corner of said Lot 2; thence S89°48'55"E, 466.60 feet; thence S88°52'49"E, 31.18 feet; thence S00°00'25"W, 299.14 feet to the southerly line of said Lot 2; thence S48°47'32"W, 40.60 feet; thence S71°04'41"W, 196.80 feet; thence westerly, 291.68 feet along a curve having a radius of 2196.80 feet, concave to the north, a central angle of 7°36'27" and being subtended by a chord which bears S74°42'00"W, 291.46 feet to the Southwest Corner of said Lot 2; thence N00°00'48"E, 468.72 feet to the point of beginning, containing 4.55 acres.

Survey Description-Parcel 'B':

Part of Lot 3 in Deery Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Lot 3; thence S06°31'08"E, 202.20 feet to the Southeast Corner thereof; thence S78°52'26"W, 252.50 feet; thence S48°47'32"W, 67.00 feet; thence N00°00'25"E, 299.14 feet to the north line of said Lot 3; thence S88°52'49"E, 275.22 feet to the point of beginning, containing 1.56 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