

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2200, 2210, 2211-2438 HAMILTON DRIVE; 2351, 2355, 2361-2367 HAMILTON DR; 2340-2347 HILTON CT AND 2205 GREEN HILLS DRIVE.

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 for taking five parcels addressed as 2200, 2210, 2211-2438 Hamilton Drive; 2351, 2355, 2361-2367 Hamilton CR; 2340-2347 Hilton CT and 2205 Green Hills Drive. (See Attachment B – Proposed Plat of Survey.)

The parcels are part of the Green Hills Community Subdivision and Gateway Green Hills Subdivision involving five existing parcels. **The boundary line adjustment is proposed to create one lot and two parcels from the existing five current parcels.** The consolidation of existing parcels includes designating Parcel B to Lot 1 and consolidating existing parcels A, C and E into parcel G. Existing Parcel D will change slightly in size and be designated as Parcel F.

The proposed boundary line adjustment is being done to accommodate the desire of the Green Hills Residents Association and Green Hills Health Care Center to reconfigure property ownership shares among member owners in conjunction with a planned wellness center addition to the complex. The addition will be an amendment to their approved site development plan.

Approval of a Plat of Survey requires conformance to all standards of the Zoning Ordinance and the Subdivision Code. Lot 1 as well as Parcels 'F' and 'G' were reviewed to ensure that proposed new boundary line locations did not create new non-conformities or increase existing non-conformities. Currently, the parcels are zoned Planned Residence District (F-PRD) as part of an approved master plan.

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 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.
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 Planned Residence District (F-PRD) zoning.

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 2200, 2210, 2211-2438 HAMILTON DRIVE; 2351, 2355, 2361 2367 HAMILTON CR; 2340-2347 HILTON CT AND 2205 GREEN HILLS DRIVE.

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: Green Hills Residents Association (GHRA) and Green Hills Health Care Center, Inc. (GHHCC)

Existing Street Address: 2200, 2210, 2211-2438 Hamilton Drive; 2351, 2355, 2361-2367 Hamilton CR; 2340-2347 Hilton CT and 2205 Green Hills Drive.

Assessor's Parcel #: Parcel A: 0916256010
Parcel B: 0916254015
Parcel C: 0916256290
Parcel D: 0916255200
Parcel E: 0916258001

Legal Description:

LOT 1 OF GREEN HILLS COMMUNITY SUBDIVISION FIRST ADDITION

PARCEL 'F'

County Auditor's Parcel 'F' located in Gateway-Green Hills Subdivision in the East One- half (E½) of Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., City of Ames, Story County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Lot 1 of Green Hills Community Subdivision First Addition; thence South 17°53'52" West, 95.00 feet along an east line of said Lot 1 to a corner thereof; thence South 27°07'05" East, 110.00 feet along an east line of said Lot 1 to a corner thereof; thence South 62°52'27" West, 91.81 feet along an east line of said Lot 1 to a corner thereof; thence South 27°07'05" East, 28.77 feet along an east line of said Lot 1 to a corner thereof; thence South 17°51'07" West, 4.51 feet along an east line of said Lot 1 to a corner thereof; thence South 27°07'05" East, 27.53 feet along an east line of said Lot 1 to a Southeast Corner thereof (said point also being the point of beginning); thence South 26°23'38" East, 29.31 feet; thence North 61°44'25" East, 9.00 feet; thence South 27°13'27" East, 59.71 feet; thence South 62°13'08" West, 8.64 feet; thence South 27°07'26" East, 174.34 feet; thence South 62°53'12" West, 90.79 feet; thence South 89°58'09" West, 83.83 feet; thence North 00°03'21" West, 86.68 feet; thence North 27°04'56" West, 148.24 feet to a corner of said Lot 1; thence North 62°57'40" East, 92.22 feet along a south line of said Lot 1 to a corner thereof; thence North 62°47'11" East, 33.65 feet along a south line of said Lot 1 to the point of beginning, containing 0.81 acres (35,303 SF) total. Subject to easements.

Note: For the purposes of this survey, the northeast line of said Lot 1 was determined to bear North 54°00'54" West using GPS.

PARCEL 'G'

County Auditor's Parcel 'G' located in Gateway-Green Hills Subdivision in the East One-half (E½) of Section Sixteen (16), Township Eighty-three (83) North, Range Twenty-four

(24) West of the 5th P.M., City of Ames, Story County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of Lot 1 of Green Hills Community Subdivision First Addition; thence South 17°53'52" West, 95.00 feet along an east line of said Lot 1 to a corner thereof; thence South 27°07'05" East, 110.00 feet along an east line of said Lot 1 to a corner thereof; thence South 62°52'27" West, 91.81 feet along an east line of said Lot 1 to a corner thereof; thence South 27°07'05" East, 28.77 feet along an east line of said Lot 1 to a corner thereof; thence South 17°51'07" West, 4.51 feet along an east line of said Lot 1 to a corner thereof; thence South 27°07'05" East, 27.53 feet along an east line of said Lot 1 to a Southeast Corner thereof; thence South 26°23'38" East, 29.31 feet; thence North 61°44'25" East, 9.00 feet; thence South 27°13'27" East, 59.71 feet; thence South 62°13'08" West, 8.64 feet; thence South 27°07'26" East, 174.34 feet; thence South 62°53'12" West, 90.79 feet; thence South 89°58'09" West, 83.83 feet;

thence North 00°03'21" West, 86.68 feet; thence North 27°04'56" West, 148.24 feet to a corner of said Lot 1; thence South 62°55'04" West, 29.68 feet along a south line of said Lot 1 to a corner thereof; thence North 89°59'33" West, 39.16 feet along a south line of said Lot 1 to a corner thereof; thence North 27°09'47" West, 116.15 feet along a west line of said Lot 1 to a corner thereof; thence North 17°53'29" East, 45.00 feet along a west line of said Lot 1 to a corner thereof; thence North 04°05'55" West, 81.99 feet along a west line of said Lot 1 to a corner thereof; thence Northeasterly along a west line of said Lot 1, 94.94 feet along a 227.65 feet radius curve concave Northwesterly having a central angle of 23°53'41" to a corner of said Lot 1; thence North 44°09'49" East, 39.50 feet along a west line of said Lot 1 to a corner thereof; thence Northeasterly along a west line of said Lot 1, 52.31 feet along a 96.69 feet radius curve concave Southeasterly having a central angle of 30°59'47" to a corner of said Lot 1; thence North 17°54'33" East, 85.76 feet along a west line of said Lot 1 to the Northwest Corner thereof; thence North 54°00'54" West, 500.50 feet along a northeast line of Lot 1 of said Gateway-Green Hills Subdivision to a corner thereof; thence North 88°17'25" West, 488.37 feet along a north line of said Lot 1 to the Northwest Corner thereof; thence South 00°06'25" West, 712.81 feet along the west line of said Lot 1 to the Southwest Corner of Outlot F of said Gateway-Green Hills Subdivision; thence North 89°56'23" East, 60.00 feet along the south line of said Outlot F to the Southeast Corner thereof; thence South 00°03'36" West, 247.40 feet along the east lines of Outlots D and E of said Gateway-Green Hills Subdivision to the Northwest Corner of Outlot C of said Gateway-Green Hills Subdivision; thence South 89°24'40" East, 139.70 feet along the north line of said Outlot C to the Northeast Corner thereof; thence South 00°20'59" East,

59.82 feet along the east line of said Outlot C to the Southeast Corner thereof; thence South 89°33'54" East, 469.30 feet along the south lines of Outlots A and B of said Gateway-Green Hills Subdivision to the Southeast Corner of said Outlot A; thence South 00°01'18" West, 200.00 feet along a west line of said Lot 1 to a corner thereof; thence North 89°33'54" West, 92.00 feet along a north line of said Lot 1 to a corner thereof; thence South 00°01'34" West, 65.85 feet along a west line of said Lot 1 to a corner thereof; thence Southwesterly along a west line of said Lot 1, 138.60 feet along a

311.00 feet radius curve concave Northwesterly having a central angle of 25°32'04" to a Southwest Corner of said Lot 1; thence South 89°33'34" East, 640.86 feet along the south line of said Lot 1 to the Southeast Corner thereof; thence Northeasterly along an east line of said Lot 1, 126.75 feet along a 305.50 feet radius curve concave Southeasterly having a central angle of 23°46'15" to a corner of said Lot 1; thence North 18°31'34" East, 26.66 feet along an east line of said Lot 1 to a corner thereof; thence Northerly along an east line of said Lot 1, 99.40 feet along a 299.45 feet radius curve concave Northwesterly having a central angle of 19°01'06" to a corner of said Lot 1; thence North 00°04'34" West, 199.97 feet along an east line of said Lot 1 to a corner thereof; thence

Northeasterly along an east line of said Lot 1, 714.60 feet along a 404.35 feet radius curve concave Southeasterly having a central angle of 101°15'30" to the Northeast Corner of said Lot 1; thence North 78°49'55" West, 239.48 feet along a north line of said Lot 1 to a corner thereof; thence North 71°09'57" West, 526.70 feet along a north line of said Lot 1 to the point of beginning, containing 28.05 acres (1,222,076 SF) total. Subject to easements.

Note: For the purposes of this survey, the northeast line of said Lot 1 of Green Hills Community Subdivision First Addition was determined to bear North 54°00'54" West using GPS.

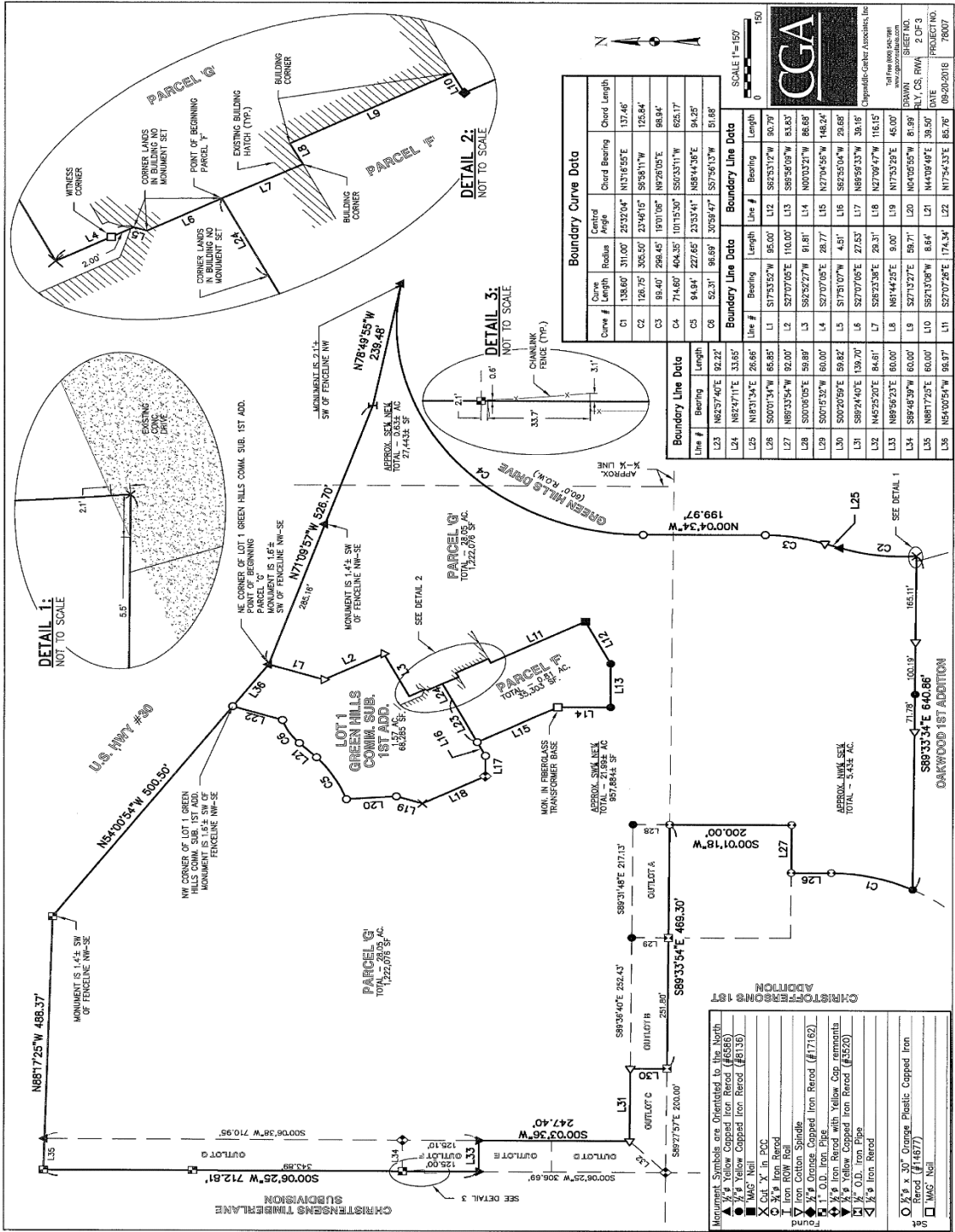
Public Improvements:

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 B- Proposed Plat of Survey



Scale 1"=150'

CGA

Chippendale-Garner Associates, Inc.

3415 First Street, Suite 100, San Diego, CA 92108

Drawn: SHEPHERD
 Date: 11/11/17
 Project No.: 2 OF 3
 09/20/2016 78007