

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 304 & 308
E. LINCOLN WAY**

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 304 E. Lincoln Way and 308 E. Lincoln Way (as Parcel 'A'). (See Attachment B – Proposed Plat of Survey.)

The proposed "Parcel A" will include approximately 13,862 square feet or 0.32 acres of lot area. The parcels are currently vacant and are zoned Highway-Oriented Commercial (HOC). The properties previously contained nonconforming single family homes. Approval of a Plat of Survey requires conformance to all standards of the Zoning Ordinance and the Subdivision Code.

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Highway-Oriented Commercial District (HOC). Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. There are no infrastructure gaps across the 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.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the 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 Highway-Oriented Commercial (HOC) zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure.

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 304 & 308 E LINCOLN WAY**

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)

Owners: K & M Real Estate, LC (Monte Gibbs)
Parcel ID: 0911202060 and 0911202070

New Legal Description:

Parcel 'A': The East 60 feet of Lot 3, the West 6 feet of Lot 3, except the South 49 feet thereof and Lot 4, except the South 49 feet thereof, all in Block B. Kingsbury's Second Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 3; thence S00°19'24"W, 132.03 feet to the Southeast Corner thereof: thence N89°00'46"W, 59.34 feet along the south line of said Lot 3 thence N00°07'22"E, 48.9B feet: thence N89°01'43"W, 72.47 feet to the west line of said Lot 4; thence N00°20'20"E, 82.94 feet to the Northwest corner thereof: thence S89°04'16"E, 131.96 feet to the point of beginning, containing 0.32 acres.

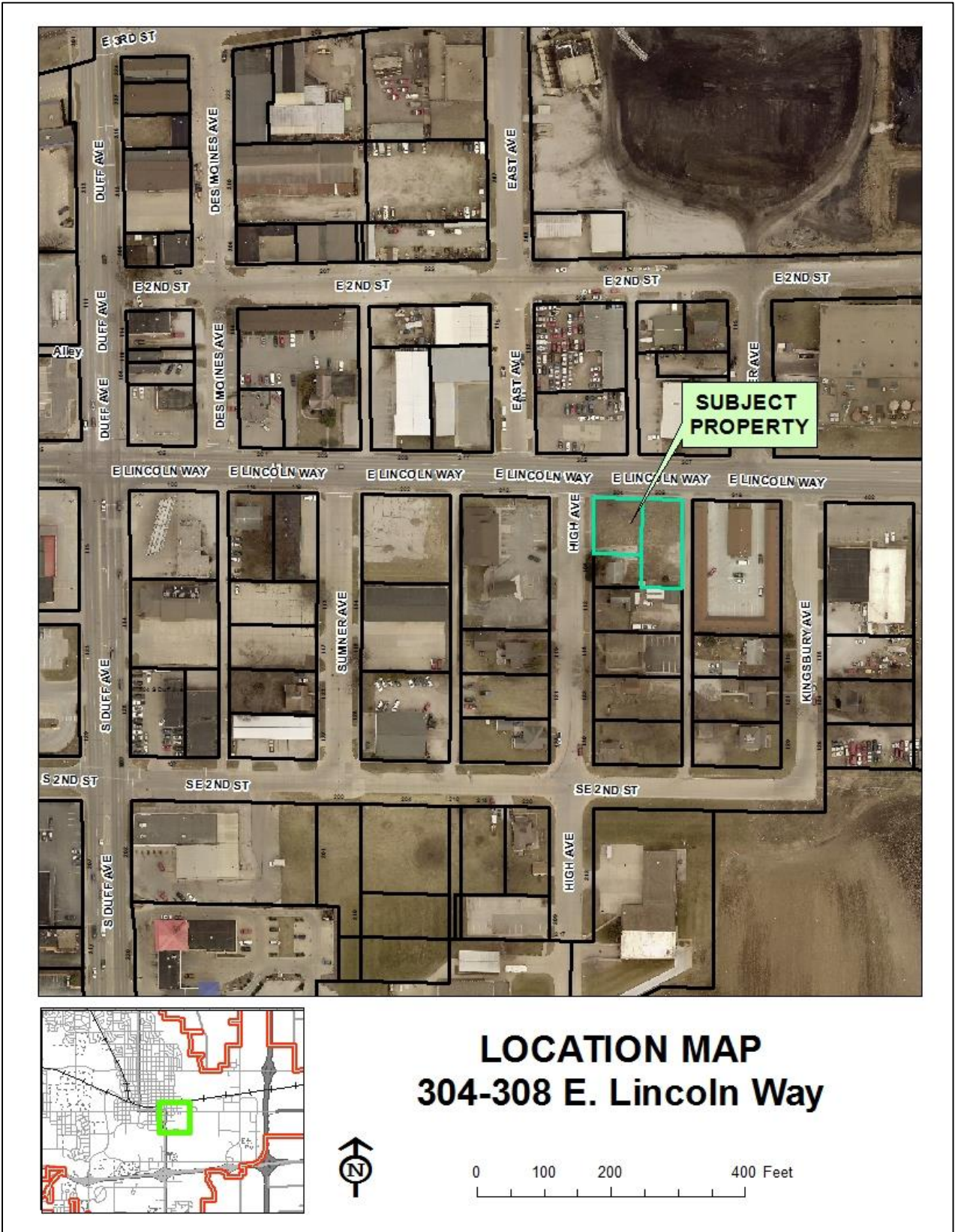
Public Improvements:

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)

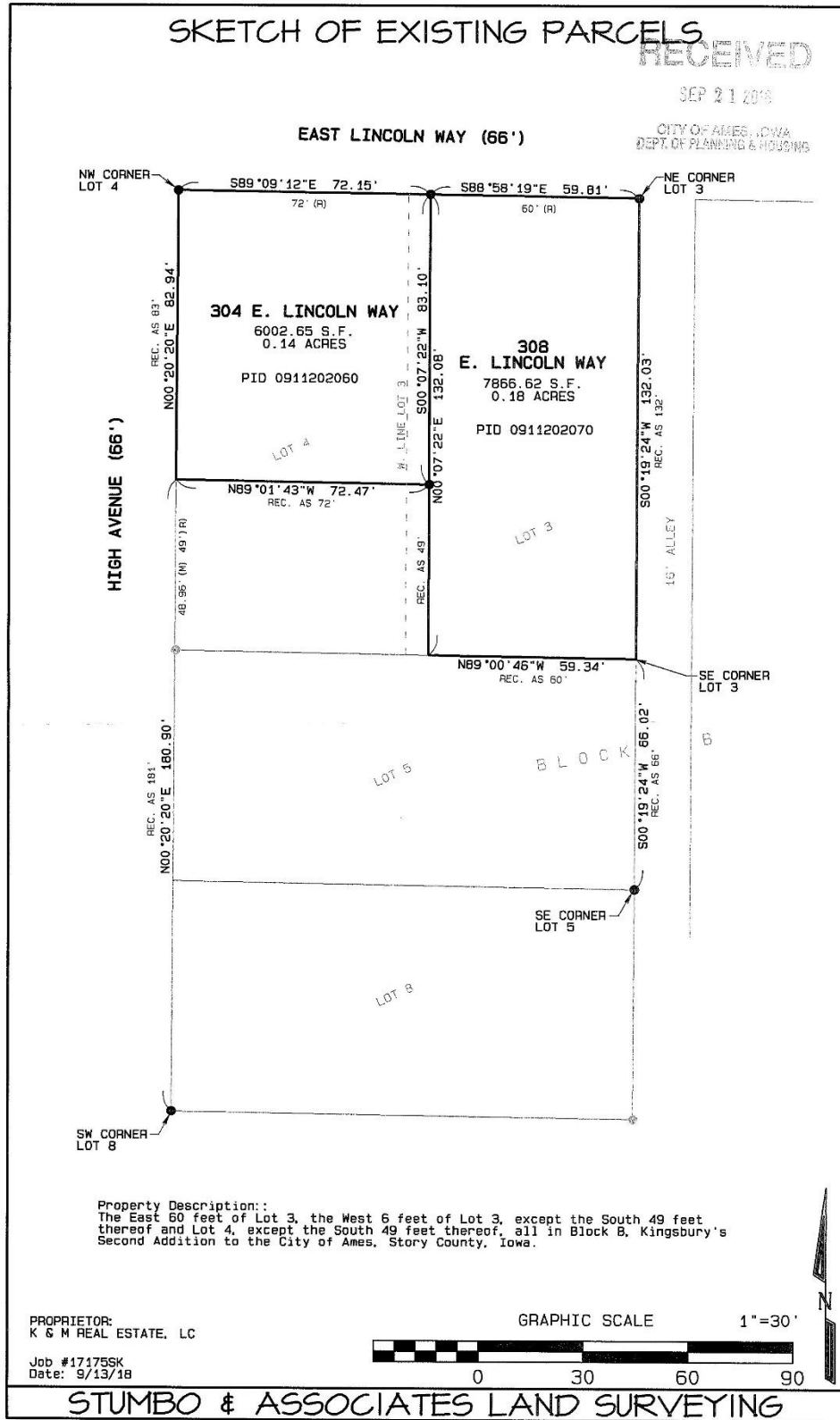
Note: The official Plat of Survey is not recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A- Location Map



LOCATION MAP
304-308 E. Lincoln Way

Attachment B- Existing Conditions



Attachment C- Proposed Plat of Survey

PLAT OF SURVEY	
<p>LOCATION: IN LOTS 3 & 4, BLOCK B, KINGSBURY'S 2ND ADDITION TO AMES, STORY COUNTY, IOWA</p> <p>PROPRIETOR: K & M REAL ESTATE, LC</p> <p>REQUESTED BY: SCOTT RENAUD, FOX ENGINEERING</p> <p>SURVEYOR: R. BRADLEY STUMBO, PLS #17161 STUMBO & ASSOCIATES LAND SURVEYING P.O. BOX 1664 AMES, IA 50010 515-233-3689</p>	<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="font-size: 24px; font-weight: bold; margin: 0;">RECEIVED</p> <p style="margin: 5px 0;">SEP 21 2018</p> <p style="font-size: 10px; margin: 0;">CITY OF AMES, IOWA DEPT. OF PLANNING & HOUSING</p> </div>
<p>EAST LINCOLN WAY (66')</p>	
<p>Parcel A 13862.43 S.F. 0.32 ACRES</p>	
<p>Survey Description-Parcel 'A': The East 60 feet of Lot 3, the West 6 feet of Lot 3, except the South 49 feet thereof and Lot 4, except the South 49 feet thereof, all in Block B, Kingsbury's Second Addition to the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 3; thence S00°19'24"W, 132.03 feet to the Southeast Corner thereof; thence N89°00'46"W, 59.34 feet along the south line of said Lot 3; thence N00°07'22"E, 48.98 feet; thence N89°01'43"W, 72.47 feet to the west line of said Lot 4; thence N00°20'20"E, 82.94 feet to the Northwest Corner thereof; thence S89°04'16"E, 131.96 feet to the point of beginning, containing 0.32 acres.</p>	
<p>The Ames City Council approved this Plat of Survey on _____, 2018, with Resolution No. _____.</p> <p>I certify that it conforms to all conditions for approval.</p> <p>_____ Planning and Housing Director</p>	
<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.</p> <p style="text-align: right;">Date: _____</p> <p>R. Bradley Stumbo License #17161 My license renewal date is December 31, 2019 Job #17175 Date: 9/13/18 Fieldwork Completed: 9/13/18 Page 1 of 1</p>	
<p>STUMBO & ASSOCIATES LAND SURVEYING</p>	