

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 619 BURNETT AVENUE**

**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 proposed by Fareway to consolidate three parcels addressed as 619 Burnett Avenue, 417 6<sup>th</sup> Street, and 602 Clark Avenue into Parcel 'B'. (See Attachment B – Proposed Plat of Survey.)**

The proposed "Parcel B" will include 101,397 square feet or 2.33 acres of lot area. The larger parcel is the location of Fareway grocery store; the two smaller parcels are vacant. All three parcels are zoned Neighborhood Commercial (NC). Approval of a Plat of Survey requires conformance to all standards of the Zoning Ordinance and the Subdivision Code. Consolidation of the properties is necessary for Fareway to proceed with redeveloping the site with a new store.

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Neighborhood Commercial Zone (NC). The existing building is nonconforming for setbacks in its current location, but these setbacks are unaffected by the proposed boundary line adjustment. 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 along the frontage of the site.

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 Neighborhood Commercial (NC) zoning. Approval of the Plat of Survey will allow for Fareway to proceed with redeveloping the site with a new store.

**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: Fareway Stores, Inc.  
Parcel ID: 09-02-307-015, 09-02-307-020, & 09-02-307-030

New Legal Description:

Parcel 'B': Block 22, Blair's Addition to the City of Ames, Story County, Iowa, containing 2.33 acres.

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**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





