

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1528 X AVENUE, BOONE COUNTY

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. The City's Subdivision Regulations apply, also, to unincorporated Boone County lying within two miles of the Ames city limits.

This plat of survey is a boundary line adjustment between two parcels located within unincorporated Boone County. The owner of the smaller parcel (see Attachment A) is seeking to acquire a portion of the larger parcel lying to the north, east and south to align with the edge of the row crop area. The smaller property includes the existing home and will be increased in size by approximately .15 net acres. No new developable parcel will be created with the proposed adjustment. As a Boundary Line Adjustment, no infrastructure improvements are required. No Subdivision Code waivers are proposed and no covenants are required for approval of the Plat of Survey.

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 Boone County Recorder.

ALTERNATIVES:

1. The City Council can approve the proposed plat of survey consistent with the standards of Chapter 23.
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 of existing parcels in the Agricultural and Farm Services designation of the Ames Urban Fringe Plan and has made a preliminary decision of approval. Staff has also determined that the proposed plat of survey does not trigger City infrastructure requirements as defined within the Subdivision Code so no waiver of subdivision design and improvements is sought.

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 1528 X AVENUE, BOONE COUNTY

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: Stephen A. Wee & Joann L. Wee (Smaller Parcel)
Parcel ID: 088325242300002

Owner: Jerald Staley (Larger Parcel)
Parcel ID: 088325242300001

Legal Description:

A part of the Southwest Quarter of the Northwest Quarter of Section 24, Township 83 North, Range 25 West of the 5th P.M., Boone County, Iowa, being more particularly described as follows: Commencing at the West Quarter Corner of said Section 24; then N00°00'32"E, 1070.00 feet along the west line thereof to the point of beginning; thence continuing N00°00'32"E, 197.50 feet; thence S88°59'28"E, 290.00 feet; thence S00°00'32"W, 197.50 feet; thence N88°59'28"W, 290.00 feet to the point of beginning, containing 1.31 acres which includes 0.21 acres of existing public right of way.

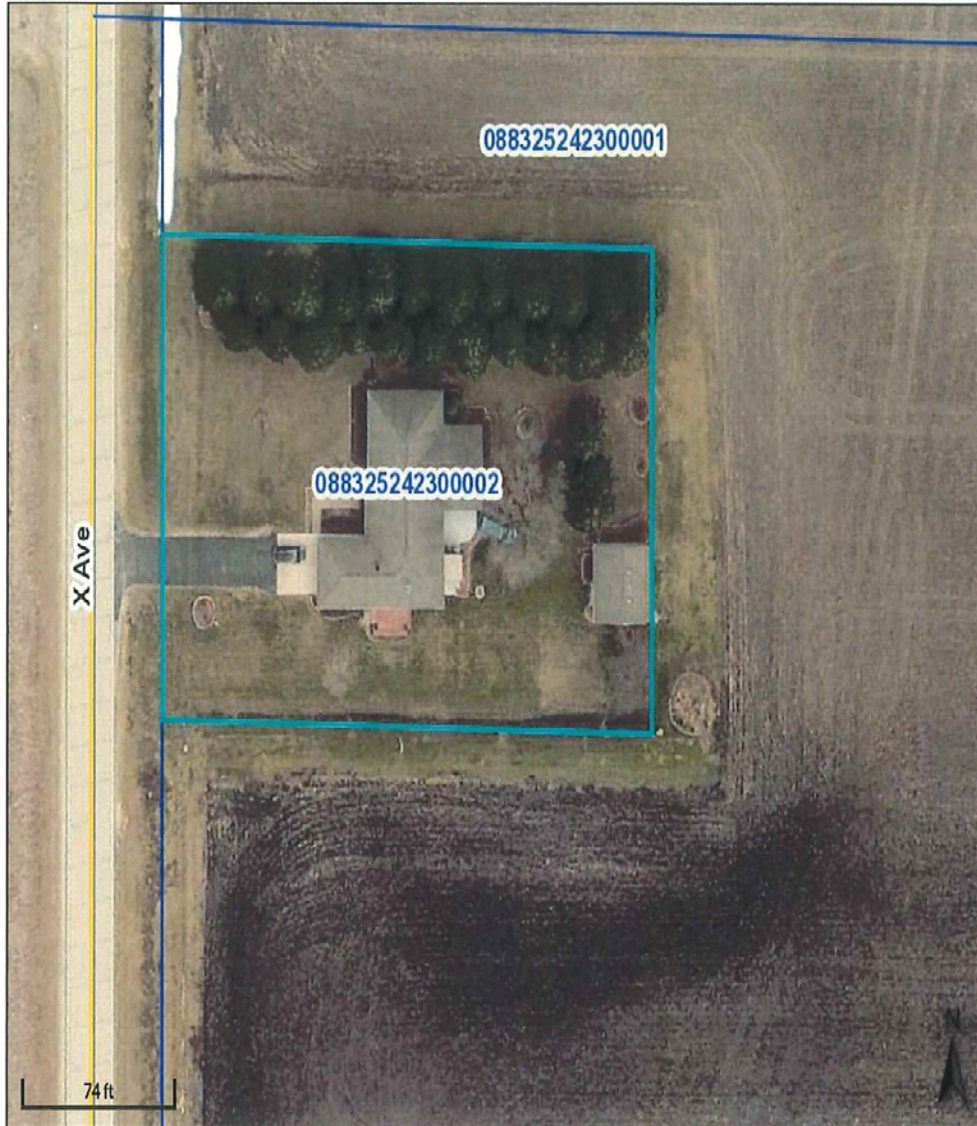
Public Improvements:

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:

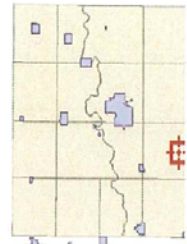
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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- EXISTING CONDITIONS



Overview



Legend

- Parcels
- Corporate Limits
- Political Township
- Sections
- Roads

