

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2110 LINCOLN WAY & 117 BEACH 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 boundary line adjustments.

This proposed Plat of Survey is for a boundary line adjustment of two existing parcels located at 2110 Lincoln Way and 117 Beach Avenue to create one parcel. The Plat consolidates the two existing parcels into a new Parcel "N", which will include 0.68 acres. Phi Kappa Theta Fraternity occupies 2110 Lincoln Way. A six-unit apartment building occupies 117 Beach Avenue. The apartment building straddles the line that divides the two conveyance parcels. The zoning of both parcels is: "Residential High-Density" (RH), and "East University Impacted Overlay" (O-UIE). *(See Attachment A: Location Map & Attachment B: Sketch of Existing Tax Parcels.)*

Approval of a Plat of Survey to create Parcel "N" will establish a single parcel that includes both buildings, and the parking shared between them. Currently the property line runs through the existing apartment building and is nonconforming in many ways. Consolidation of the two parcels is necessary to provide a valid legal parcel for approval of a Minor Site Development Plan required to replace the paving in the existing parking lot.

The Plat of Survey includes a new electric easement for existing overhead power lines in the southwest corner of the site, an easement (10'x10') for an existing fire hydrant along Lincoln Way, and an existing water easement on the northeast corner of the site. No additional public improvements are necessitated by the Plat of Survey. Approval of the Plat of Survey does not create or exacerbate any new nonconforming lot conditions as each lot is currently nonconforming for multiple zoning standards.

Approval of this Plat of Survey *(See Attachment C: 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 proposed Plat of Survey.
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 23.309, 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 consolidation of the current nonconforming lots does not result in new or exacerbated conditions related to the current RH and O-UIE zoning. There are no gaps in infrastructure requiring improvements with the Plat of Survey. Any future construction on the site will be reviewed by staff for compliance with zoning standards.

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 2110 LINCOLN WAY & 117 BEACH AVENUE**

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:

Property Owner: Ames Phi Kappa Building Co.

Existing Street Addresses: 2110 Lincoln Way & 117 Beach Avenue

Assessor's Parcel #s: 09-09-226-050 and 09-09-226-060

Survey Description-Parcel N:

Part of Lot 10 in the Northeast Quarter of the Northeast Quarter of Section 9, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at a point on the East line of said Lot 10, said point also being the Northeast Corner of Lot 1 in College Heights Third Addition to Ames; thence N00°28'10"W, 228.44 feet along the east line of said Lot 10 to the south right of way line of Lincoln Way; thence N88°46'35"W, 129.53 feet along said line to the Northeast Corner of Parcel C in said Lot 10; thence S00°30'39"E, 230.90 feet along the east line of said Parcel C to the north line of said Lot 1; thence S89°51'47"E, 129.31 feet to the point of beginning, containing 0.68 acres.

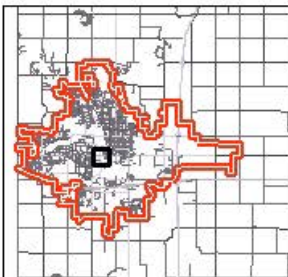
Public Improvements:

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:

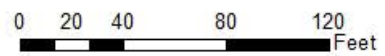
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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.

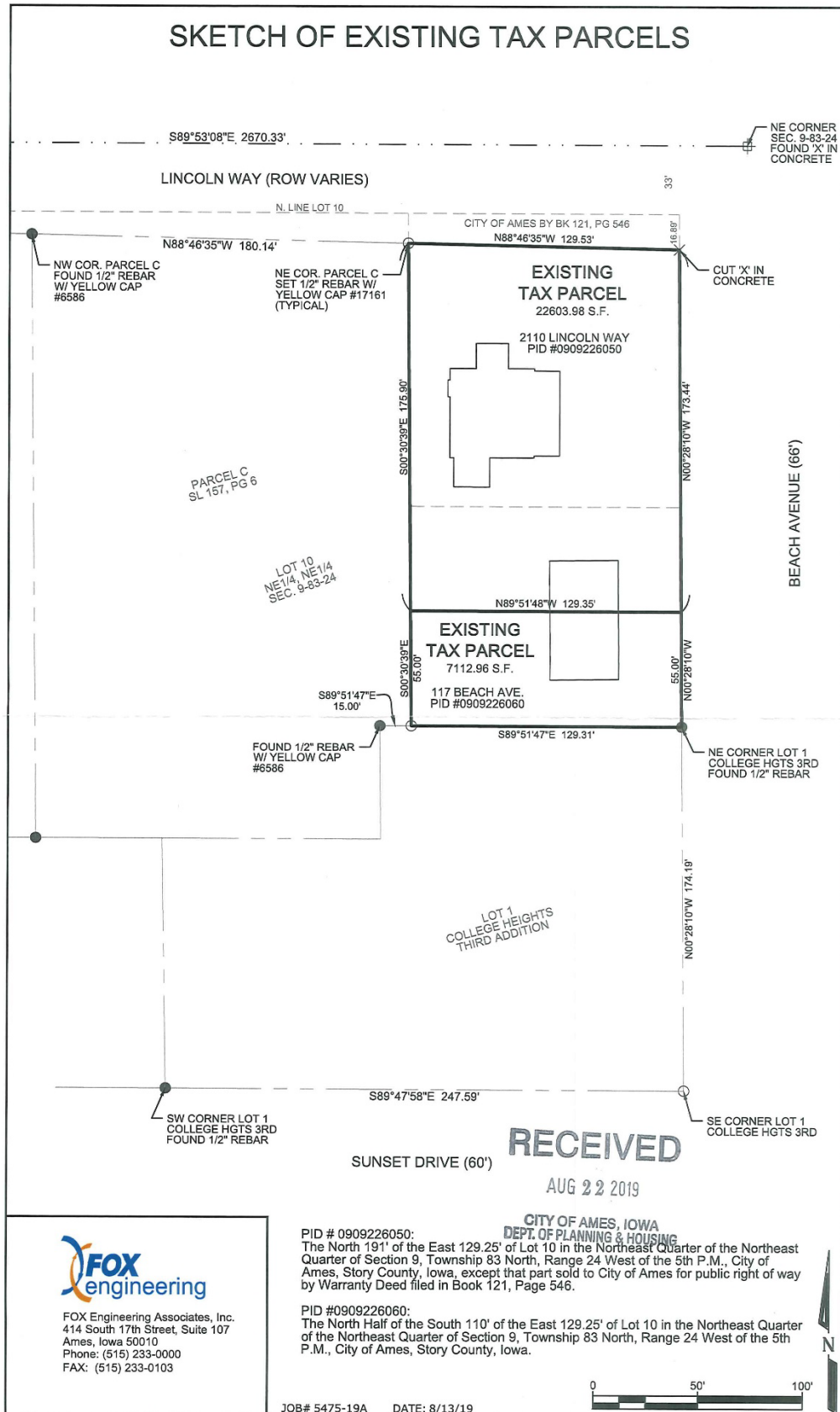
Attachment A: Location Map



**Location Map
2110 Lincoln Way & 117 Beach Ave.**



Attachment B: Sketch of Existing Tax Parcels



Attachment C: Plat of Survey

