

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2810 & 2824 WAKEFIELD CIRCLE

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 lots addressed as 2810 and 2824 Wakefield Circle to create two new parcels: Parcel A consists of all of Ames Community Development Park, 5th Addition, Lot 1 and a portion of Lot 2. The remainder of lot 2 will remain a separate parcel. Parcel A is currently developed, as Story Construction Company offices. The remainder of Lot 2 is undeveloped. The lots are zoned General Industrial (GI). The existing lots have been in their current configuration since 2016.

These lots were part of a previous subdivision that allowed for sidewalk deferral until the time of building construction. Proposed Parcel A is already developed with a building.. The Subdivision Code does require installation of public improvements, i.e. sidewalks, to extend the entire length of the street frontage if the property frontage is increased through a boundary line adjustment. In this instance approximately 36.12 feet of sidewalk will be required to be installed to meet the Subdivision Code requirement. **Given the seasonality of weather at this time, staff supports allowing the developer to provide financial security for the sidewalk prior to the plat being released for recording rather than delaying the plat of survey until the sidewalk is installed.** No other public improvements are necessitated with the boundary line adjustment. The proposed parcels comply with all zoning district regulations. Any changes to driveways will occur with future development.

Approval of this plat of survey (Attachment C) 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. This would include submittal of financial security for installation of the sidewalk. 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, subject to the condition of receiving financial security prior to the proposed plat of survey being recorded for the construction of approximately 36.12 feet of sidewalk.
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. No conflict exists with the existing GI zoning standards as a result of the boundary line adjustment. The boundary line adjustment will trigger financial security for sidewalk extension. Financial security for the sidewalk is unique to this plat of survey given the seasonality of approval. No other infrastructure requirements are necessary. All future construction on the two sites will be reviewed by staff for compliance.

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 2810 and 2824 WAKEFIELD CIRCLE

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:

Owner: Story Construction Company and Dayton Park, LLC

Existing Street Address: 2810 Wakefield Circle
2824 Wakefield Circle

Assessor's Parcel #: 10-07-325-045
10-07-325-025

Legal Description:

Survey Description – 2810 Wakefield Circle (Parcel A):

A Parcel of land in Lot 2 Ames Community Development, 5th Addition, An official plat, now in and forming a part of the City of Ames, Story County, Iowa more particularly described as follows:

Beginning at the northwest corner of said Lot 2; thence S 00°58'42" E, a distance of 260.42 Feet along the west line of said Lot 2; Thence N 89°01'58" E, a distance of 178.32 Feet along the south line of said Lot 2 thence N 89°01'58", a distance of 212.89 Feet; thence N 47°42'34" W, a distance of 40.85'; thence S 89°01'35" W, a distance of 98.40 FEET; thence N 29°46'29" W, a distance of 32.39 Feet to the northwest lot line of said Lot 2 to a curve concave northwesterly with a radius of 67.43 FEET; thence along said lot line along said curve, whose chord bears S 74°51'52" W, with a chord length of 35.69 Feet. A distance of 36.12 Feet to the point-of-beginning.

Containing 43,530 Square Feet (0.999 Acres) more or less.

Survey Description – 2824 Wakefield Circle:

Lot 2, Ames Community Development 5th Addition, except Parcel A, of Lot 2, City of Ames, Story County, Iowa.

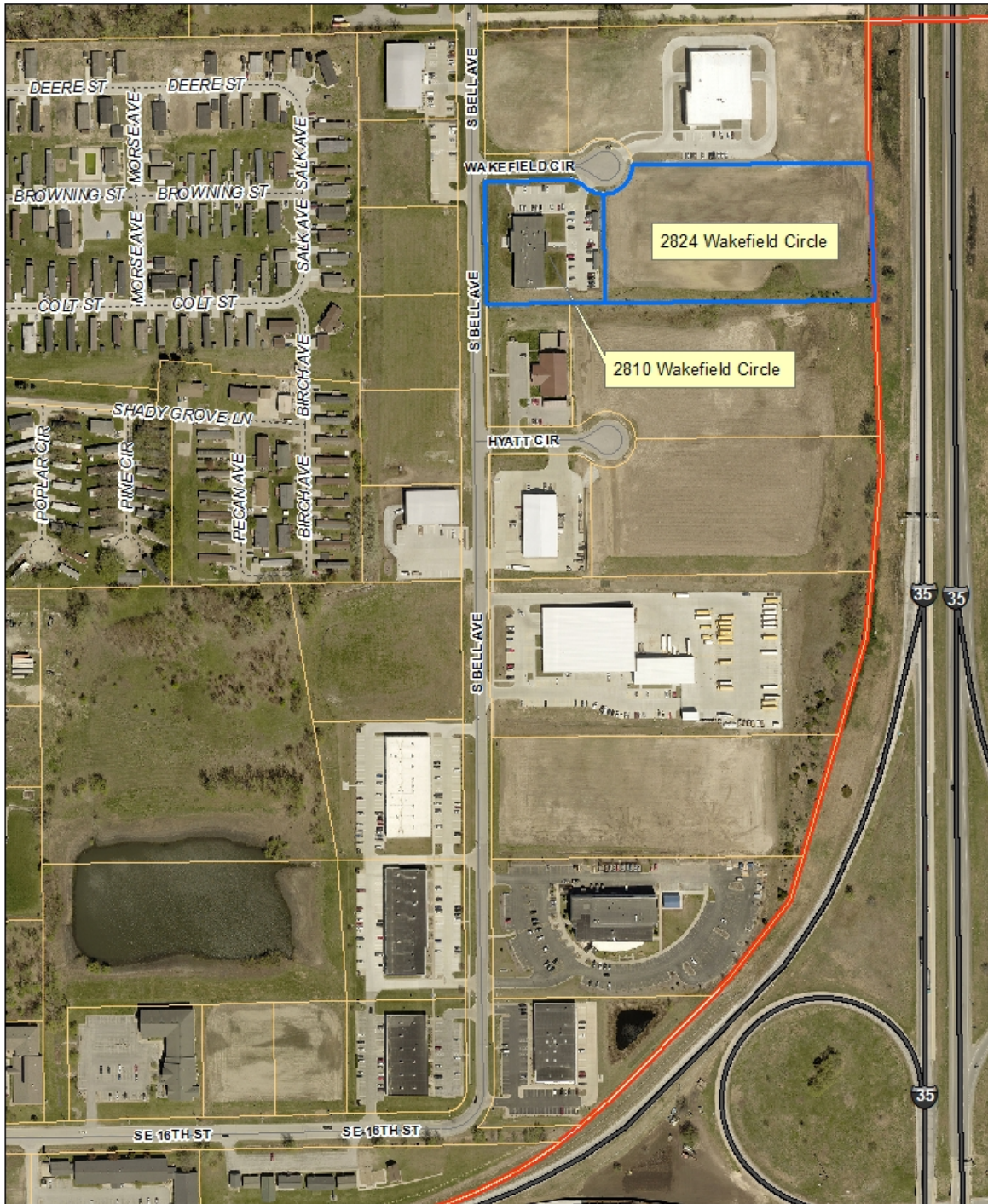
Public Improvements:

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)

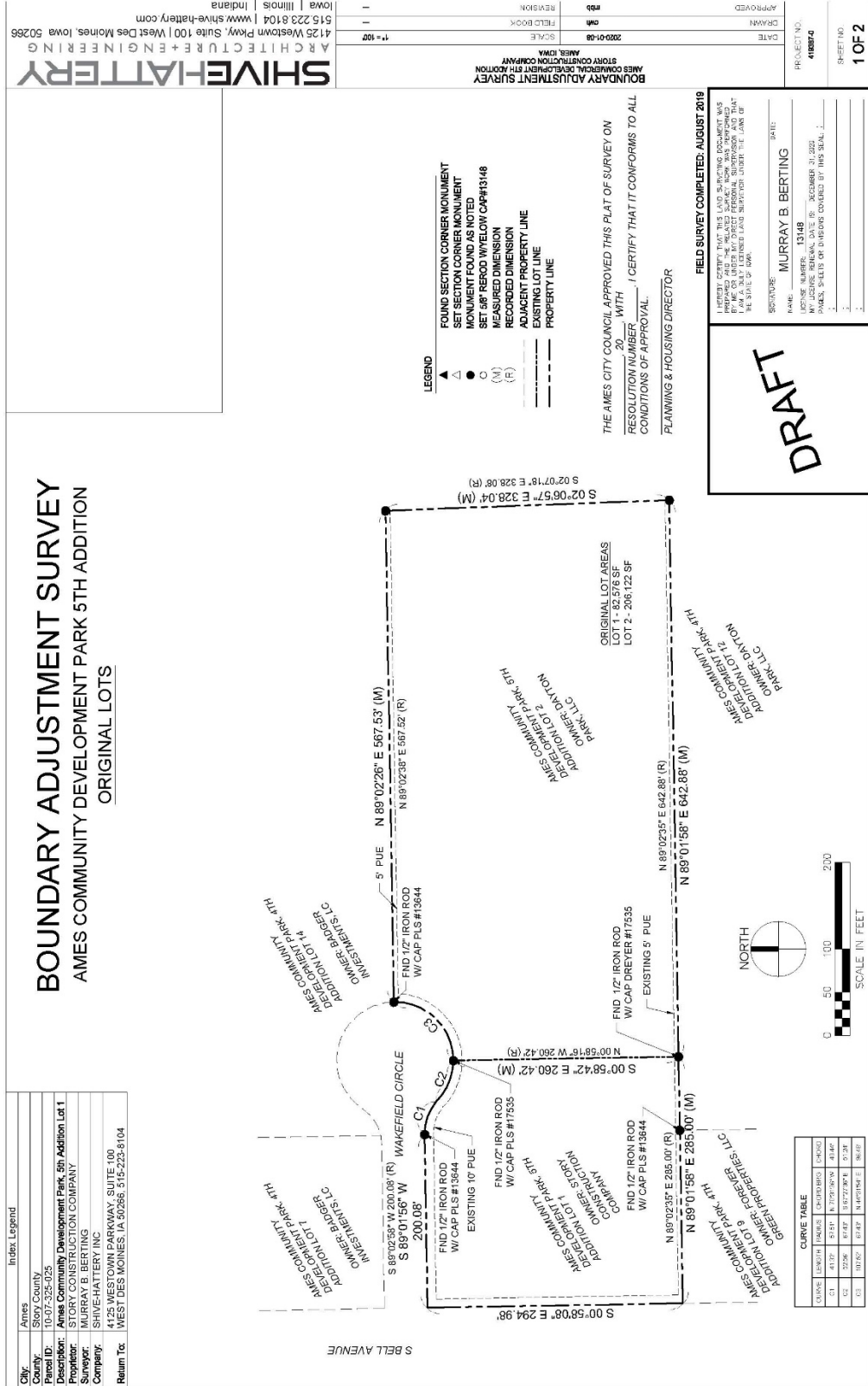
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A – Location Map



**Location Map:
2810 & 2824 Wakefield Circle**

Attachment B – Existing Conditions



Attachment C – Plat of Survey

