

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 300 & 310 S. 17TH STREET

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 between two lots addressed as 300 and 310 S. 17th Street that are Lot 3 and Parcel B of Lot 4 in Southtown Subdivision (See Attachment B – Existing Conditions). The new parcels will be identified as Parcel 'D' & 'E'. (See Attachment C – Proposed Plat of Survey.)

The proposed Parcel 'D' will include 51,481 square feet or 1.182 acres of lot area. The proposed Parcel 'E' will include 43,560 square feet or 1.000 acres of lot area. Each parcel will have access to one curb cut access point from S. 17th Street.

Parcel 'E' has an existing 6400 square feet building located on it. Both parcels are zoned Highway Oriented Commercial (HOC). 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 (HOC). Although no sidewalk exists along the S. 17th Street frontage, the boundary line adjustment procedure does not trigger installation of infrastructure unless it alters a boundary line with partial improvements.

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 parcels are 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 1608 CRESTWOOD CIRCLE & 609 CARR DRIVE**

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)

Parcel 'D' [310 S 17th Street]:

Owners: South 17th Street LLC
Parcel ID: 09-14-126-065

New Legal Description:

A PARCEL OF LAND LOCATED IN SOUTHTOWN SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 'B' IN SAID SOUTHTOWN SUBDIVISION; THENCE S89°59'09"E, 140.77 FEET; THENCE S00°01'20"W, 325.41 FEET; THENCE S59°19'04"W, 49.97 FEET TO THE BEGINNING OF A 1066 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE ALONG SAID CURVE 110.63 FEET, LONG CHORD BEARS S62°15'06"W, 110.58 FEET; THENCE N00°01'37"E, 402.42 FEET TO THE POINT OF BEGINNING.

Parcel 'E' [300 S 17th Street]:

Owners: South 17th Street LLC
Parcel ID: 09-14-126-060

New Legal Description:

A PARCEL OF LAND LOCATED IN SOUTHTOWN SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN SAID SOUTHTOWN SUBDIVISION; THENCE N00°15'52"W, 232.39 FEET; THENCE N89°59'09"W, 155.51 FEET; THENCE S00°01'20"W, 325.41 FEET; THENCE N59°19'04"E, 182.22 FEET TO THE POINT OF BEGINNING.

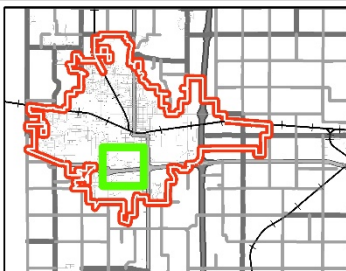
Public Improvements:

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



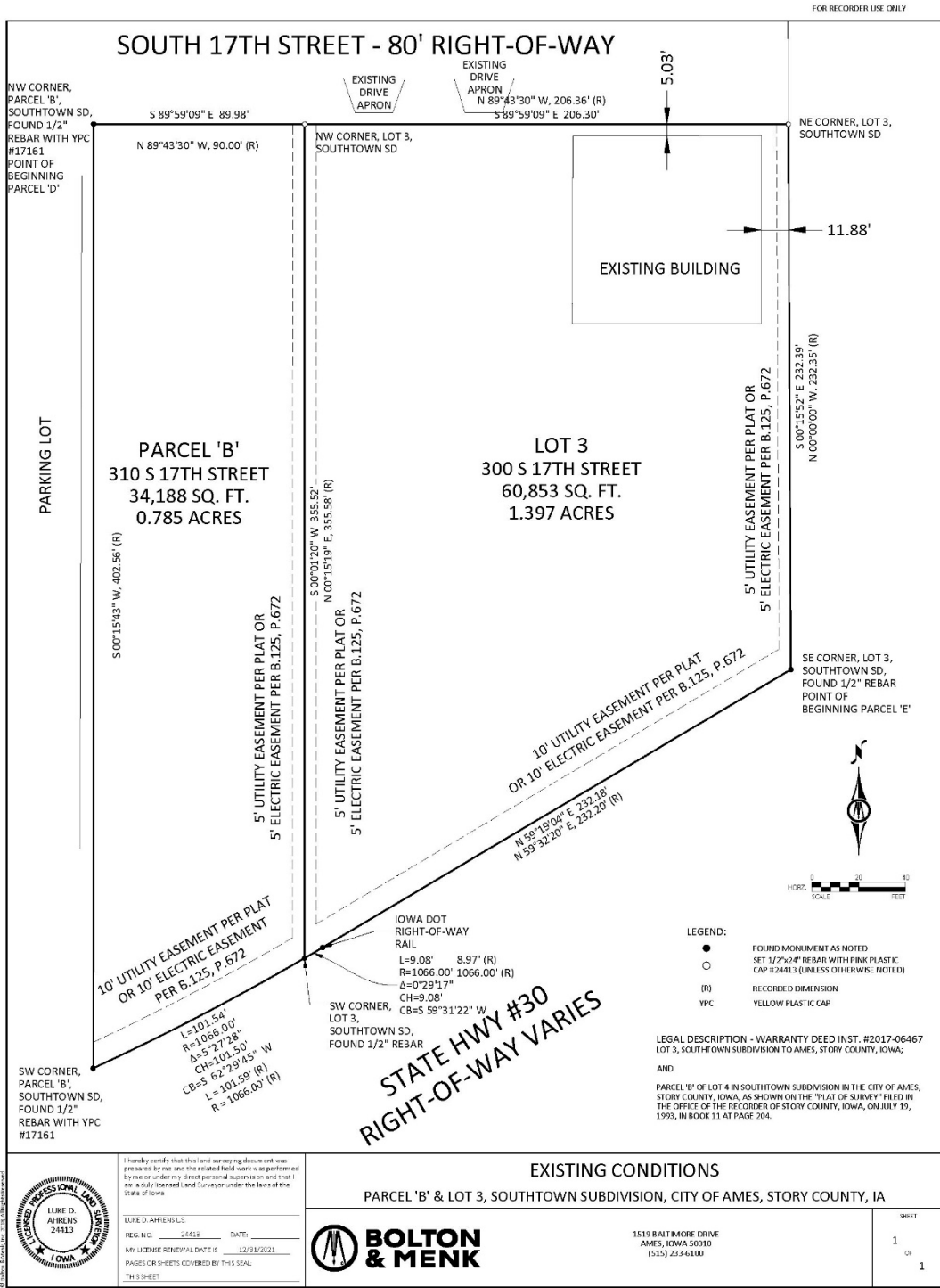
LOCATION MAP
300 & 310 S. 17th Street



0 100 200 400 Feet  Subject Property

Attachment B- Existing Conditions

INDEX LEGEND	
LOCATION:	PARCEL 'B' AND LOT 3, ALL IN SOUTHTOWN SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	CHUCK WINKELBACK
PROPRIETOR:	SOUTH 17TH STREET, LLC
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100



Attachment C- Proposed Plat of Survey

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