

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2006 & 2010 KILDEE 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 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 (see *Attachment C*) is for a boundary line adjustment to consolidate two existing parcels described as “Sublots 1 and 2 in the Subdivision of Lots 1 and 2, Block 11, College Heights Addition to the City of Ames, Story County, Iowa” to create one “Parcel N” including 13,958.75 square feet (0.32 acres). These sublots (parcels) are located at 2006 and 2010 Kildee Street and are zoned as Residential Low Density (RL). The owners of “Sublot 1” (2006 Kildee Street) have purchased “Sublot 2” (2010 Kildee Street) for the purpose of combining the two sublots into a single parcel to enable construction of a garage addition on their existing home.

Each lot currently includes a home. **The City's zoning allows for only one home on a lot. Therefore, to allow the combination of lots to take place, it will be necessary to demolish the house at 2010 Kildee prior to filing the plat of survey with the Story County Recorder's Office. A demolition permit for the existing house and detached garage at 2010 Kildee Street has been approved by the Inspections Division and demolition is anticipated in the next few days (see *Attachments A & B*). It is recommended that the Planning Director withhold release of an approved Plat of Survey until the house is demolished.**

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. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the Story County Recorder.

ALTERNATIVES:

1. Approve the proposed plat of survey and direct the Planning Director to withhold release of the Plat of Survey until the completion of the demolition of the house at 2010 Kildee.
2. Deny the proposed plat of survey on the basis that the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. Refer this request back to staff and/or the owner(s) 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 lots and has made a preliminary decision of approval. No conflict exists with the existing Residential Low-Density (RL) zoning standards and the proposed boundary line adjustment once the existing house is demolished.

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 and directing the Planning Director to withhold release of the Plat of Survey until the completion of the demolition of the house at 2010 Kildee.

ADDENDUM

PLAT OF SURVEY FOR 2006 & 2010 KILDEE STREET

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)

Property Owner(s) & Site Location:

Owner(s): McCracken, Ana Hays & Edward R. Trustees

Existing Street Addresses: 2006 Kildee Street
2010 Kildee Street

Assessor's Parcel #: 0909281030 (2006 Kildee Street)
0909281020 (2010 Kildee Street)

Legal Description:

Survey Description - Parcel N:

Sublots 1 and 2 in the Subdivision of Lots 1 and 2, Block 11, College Heights Addition to the City of Ames, Story County, Iowa, all together being described as follows: Beginning at the Northeast Corner of said Sublot 1; thence S00°28'35"E, 109.91 feet to the Southeast Corner thereof; thence S89°57'48"W, 158.23 feet to the Southwest Corner of said Sublot 2; thence N00°10'13"W, 70.03 feet to the Northwest Corner thereof; thence northeasterly, 162.61 feet along a curve having a radius of 1394.88 feet, concave northerly, a central angle of 6°40'46" and being subtended by a chord which bears N75°45'42"E, 162.52 feet to the point of beginning, containing 0.32 acres.

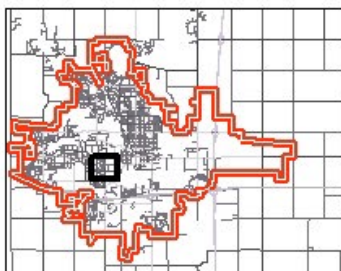
Public Improvements:

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 other than sidewalk and street trees that are required as part of South Fork Subdivision.)

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

2006 & 2010 Kildee Street

0 25 50 100 Feet



Attachment B - Existing Conditions

