ITEM # 17
DATE: 11-23-10

COUNCIL ACTION FORM

SUBJECT:PLAT OF SURVEY – 212 & 217 High Street

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- ☐ Conveyance division of land (per Section 23.307)
- ☒ Boundary line adjustment (per Section 23.308)
- ☐ Re-plat to correct error (per Section 23.310)
- ☐ Auditor's plat (per *Code of Iowa* Section 354.15)

The subject site is located at:

Street Address:	212 & 217 High Street
Assessor's Parcel #	09-11-205-010; 09-11-205-035; 09-11-204-065
Legal Description:	Parcels N & P in Lot 1, Subdivision of NW ¼, NE ¼, Section 11-83-24, Ames, Iowa Parcel M in Lot 2, Subdivision of NW ¼, NE ¼, Section 11-83-24, Ames, Iowa Lots 1, 2, 3, & 6, Block C, Kingsbury's 2nd Addition, Ames, Iowa
Owner:	JMH Corporation, and DET Land Company, LC

A copy of the proposed plat of survey is attached for Council consideration.

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department.

The preliminary decision of 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.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

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 it finds that the requirements for plats of survey as described in Section 23.307 have not been satisfied.

3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

It should be noted that the 2035 Long-Range Transportation Plan Update, as recently adopted by the City Council, shows the future extension of High Avenue between S.E. 2nd Street and S.E. 3rd Street. A plat of survey, such as that proposed, does not provide the basis for the City to require the dedication of right-of-way for the future street extension. However, if at the time that further development of this property is proposed, which would require the creation of additional lots and approval of a Final Plat, dedication of the right-of-way, and construction of the street extension would be a consideration in Council approval of the Final Plat. If further subdivision does not occur, the City could provide a street connection between Lincoln Way and S.E. 3rd Street with Cherry Avenue.

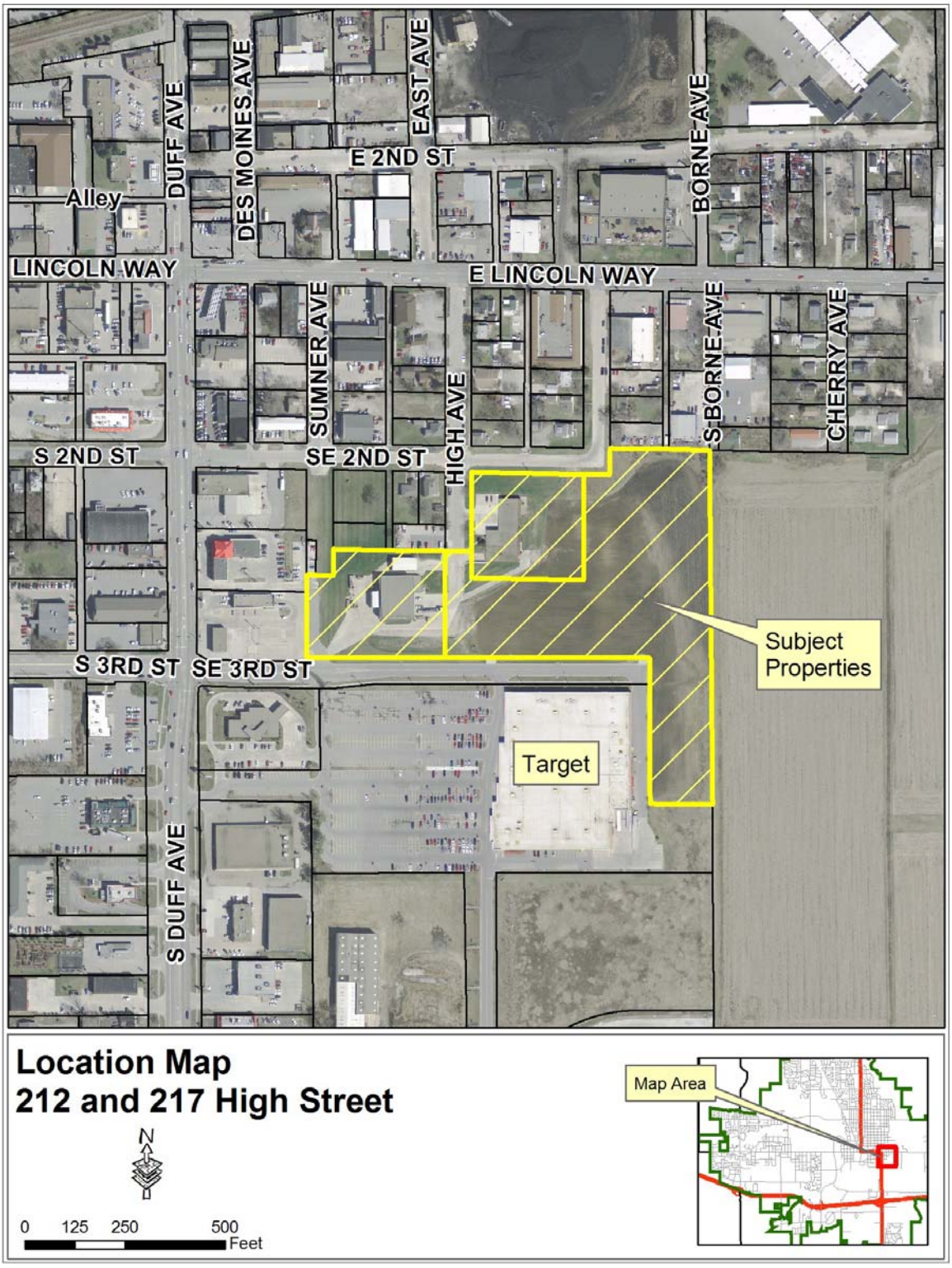
Staff has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey.

Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director

confirming that it fully conforms to all conditions of approval. Once signed, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

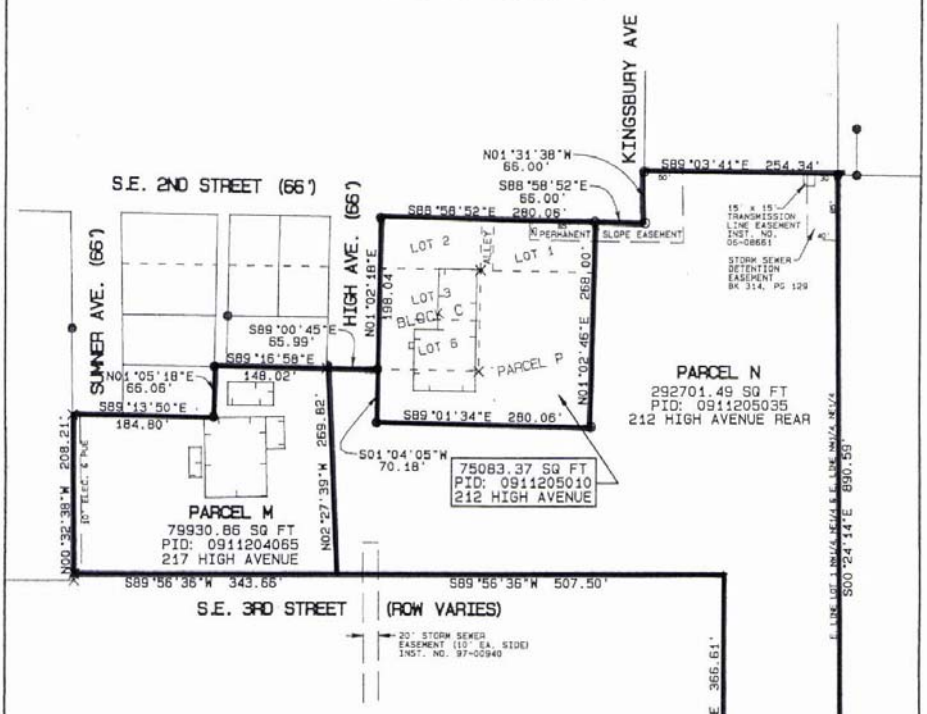
It should be noted that according to Section 23.307(10), the official plat of survey shall not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.


DUFF AVE
DES MOINES AVE
EAST AVE
BORNE AVE
E 2ND ST
Alley
LINCOLN WAY
E LINCOLN WAY
SUMNER AVE
HIGH AVE
S BORNE AVE
CHERRY AVE
S 2ND ST
SE 2ND ST
Subject Properties
S 3RD ST
SE 3RD ST
Target
S DUFF AVE
Location Map
212 and 217 High Street
N
0 125 250 500
Feet
Map Area

Existing Parcels

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

PROPERTY SKETCH



Property Descriptions:
Parcel M in Lot 2 of the Subdivision of the NW1/4 of the NE1/4 of Section 11-83-24, West of the 5th P.M., City of Ames, Iowa as shown on the Plat of Survey filed on August 31, 1998 in the office of the Story County Recorder at Inst. No. 98-12222.

Parcel N in Lot 1 of the Subdivision of the NW1/4 of the NE1/4 of Section 11-83-24, West of the 5th P.M., City of Ames, Iowa as shown on the Plat of Survey filed on August 31, 1998 in the office of the Story County Recorder at Inst. No. 98-12222.

Parcel P in Lot 1 of the Subdivision of the NW1/4 of the NE1/4 of Section 11-83-24, West of the 5th P.M., City of Ames, Iowa as shown on the Plat of Survey filed on August 31, 1998 in the office of the Story County Recorder at Inst. No. 98-12222 AND Lots 1, 2, 3 and 6 in Block C in Kingsbury's Second Addition to Ames, Iowa and the vacated alley lying between said Lots 1 and 2 of said Block C.

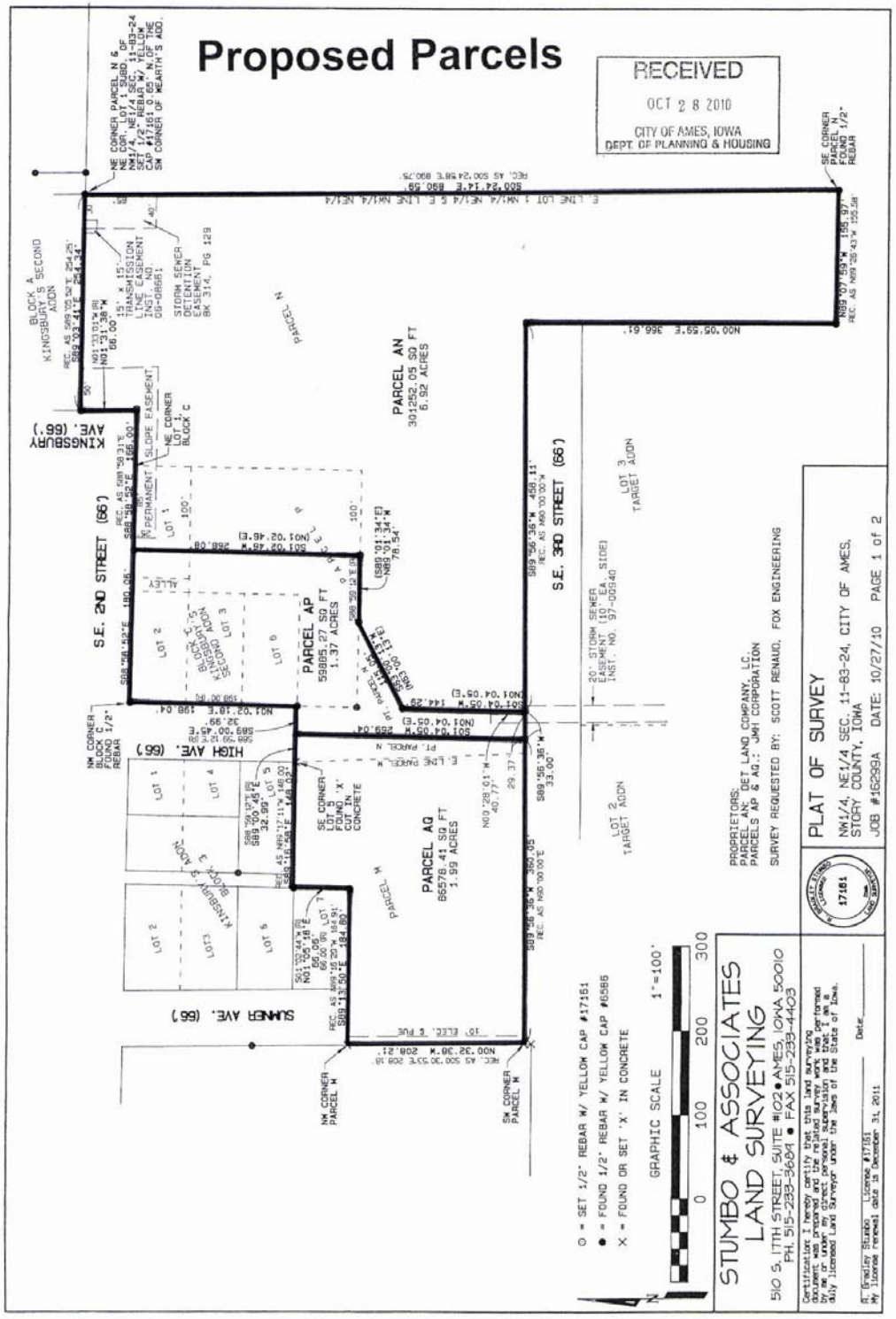
PROPRIETORS:
PARCEL N: DET LAND COMPANY, LC.
PARCELS M & P AND BLOCK C, KINGSBURY'S 2ND ADDN.: JMH CORPORATION

N

GRAPHIC SCALE 1"=150'

0 150 300 450

RECEIVED
OCT 28 2010
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING


Proposed Parcels
RECEIVED
OCT 2 8 2010
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING
PARCEL AN
301252.05 SQ FT
6.92 ACRES
PARCEL AP
59805.27 SQ FT
1.37 ACRES
PARCEL AQ
86578.41 SQ FT
1.99 ACRES
S.E. 2ND STREET (66')
S.E. 3RD STREET (66')
HIGH AVE. (66')
SUMNER AVE. (66')
KINGSBURY AVE. (66')
PLAT OF SURVEY
NW1/4, NE1/4 SEC. 11-83-24, CITY OF AMES, STORY COUNTY, IOWA
JOB #16299A DATE: 10/27/10 PAGE 1 of 2
PROPRIETORS:
PARCEL AN: DET LAND COMPANY, LC
PARCELS AP & AQ.: JMH CORPORATION
SURVEY REQUESTED BY: SCOTT RENAUD, FOX ENGINEERING
STUMBO & ASSOCIATES
LAND SURVEYING
510 S. 17TH STREET, SUITE #102 • AMES, IOWA 50010
PH. 515-233-3604 • FAX 515-233-4403
GRAPHIC SCALE 1"=100'
O = SET 1/2" REBAR W/ YELLOW CAP #17151
● = FOUND 1/2" REBAR W/ YELLOW CAP #6586
X = FOUND OR SET 'X' IN CONCRETE