

COUNCIL ACTION FORM

SUBJECT: HACH SUBDIVISION 3RD ADDITION FINAL PLAT

BACKGROUND:

Chuck Winkleblack of Hunziker and Associates is proposing Hach Subdivision 3rd Addition as a Minor Final Plat. See attached plat prepared by surveyor and engineer Ken Janssen, dated March 17, 2011. The plat is located at the northwest corner of the intersection of East Lincoln Way and Bell Avenue. The property is currently two platted parcels with a total area of 15.22 acres. Mr. Winkleblack is proposing to divide the existing two parcels into three. Lots 1 and 2 will be accessed by the existing driveway from Bell Avenue. Lot 3 remains the same with the exception of transferring 15 feet to Lot 2 to meet the 25 foot frontage requirement. The property is zoned General Industrial. The proposed plat would allow the two existing buildings on Lots 1 and 2 to be separately owned.

The following documents have been submitted with the Final Plat:

- Resolution Accepting the Plat of Hach Subdivision, Third Addition
- Consent to Platting
- Treasurer's Certificate
- Attorney's Title Opinion
- Easements (Ingress/Egress)
- Mortgagee's Consent to Platting (2)

The City Council is required to determine compliance with the applicable law found in Attachment A. Analysis of the proposed subdivision plat demonstrates compliance with zoning and subdivision standards.

Based upon the analysis of City staff, the City Council may conclude that the Final Plat conforms to relevant and applicable design and improvement standards of the Ames *Municipal Code* Chapter 23 (Subdivisions), to other City ordinances and standards, to the City's Land Use Policy Plan, and to the City's other duly adopted plans. Action by the City Council includes the consideration of a resolution to accept and approve the plat of Hach Subdivision, Third Addition.

ALTERNATIVES:

1. The City Council can approve the Minor Final Plat of Hach Subdivision, Third Addition.
2. The City Council can deny approval of the Minor Final Plat of Hach Subdivision, Third Addition.

3. The City Council can refer this back to staff for additional information.

MANAGER'S RECOMMENDED ACTION:

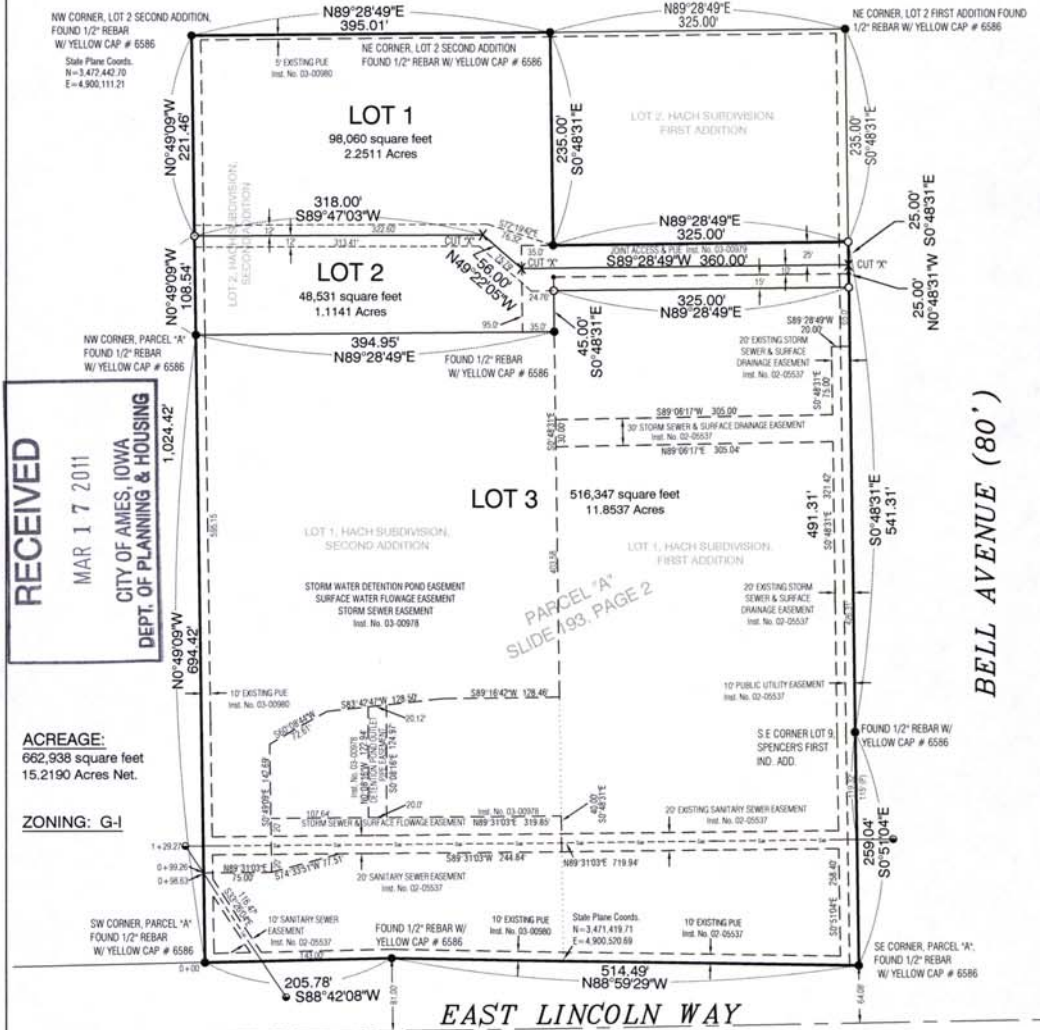
The proposed plat allows an existing industrial lot with two buildings to be split and transferred. The proposed plat conforms to City standards.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, thereby approving the resolution that will accept the Final Plat of Hach Subdivision, Third Addition. This will allow the Final Plat for Hach Subdivision, Third Addition and accompanying documents to be recorded in the office of the Story County Recorder.

PREPARED BY: CLAPSADDLE-GARBER ASSOCIATES, INC., 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

FINAL PLAT

HACH SUBDIVISION, THIRD ADDITION



RECEIVED
MAR 17 2011
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

ACREAGE:
662,938 square feet
15.2190 Acres Net.

ZONING: G-1

DESCRIPTION:

A Replat of Parcel "A", in the Plat of Survey, filed in the office of the Recorder of Story County, Iowa, on January 2, 2004 and recorded as Instrument No. 04-00066 on Slide 193 at Page 2; and a Replat of Lot Two (2), Hach Subdivision, Second Addition; all in the Southwest Quarter (SW-1) of the Southwest Quarter (SW-1) of Section 6, T63N - R23W of the 5th P.M., in the City of Ames, Story County, Iowa.

OWNER OF RECORD: R. & C. Investors, LLC (Lots 1, 2); Central Iowa Investors, L.C. (Lot 3)
SURVEY REQUESTED BY: Red Stenberg
FIELD WORK COMPLETED: December 16, 2010

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
- () RECORDED AS

	<p>HACH SUBDIVISION, THIRD ADDITION SW1/4-SW1/4 - SECTION 6-83-23 AMES, IOWA</p>					
	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.</p> <p style="text-align: right;"><i>Kenneth D. Janssen</i> 3-17-11 Kenneth D. Janssen, PLS date</p> <p>Iowa License Number 8136 My License Renewal Date is December 31, 2011. Pages or sheets covered by this seal: THIS SHEET</p>					
	<p>Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgsaonline.com</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN ADM & KDJ</td> <td>SHEET NO. 1</td> </tr> <tr> <td>DATE 3-17-11</td> <td>PROJECT NO. 75505.05</td> </tr> </table>		DRAWN ADM & KDJ	SHEET NO. 1	DATE 3-17-11	PROJECT NO. 75505.05
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Attachment A

Applicable Law

The laws applicable to this case file are as follows:

Code of Iowa Chapter 354.8 states in part:

“A proposed subdivision plat lying within the jurisdiction of a governing body shall be submitted to that governing body for review and approval prior to recording. Governing bodies shall apply reasonable standards and conditions in accordance with applicable statutes and ordinances for the review and approval of subdivisions. The governing body, within sixty days of application for final approval of the subdivision plat, shall determine whether the subdivision conforms to its comprehensive plan and shall give consideration to the possible burden on public improvements and to a balance of interests between the proprietor, future purchasers, and the public interest in the subdivision when reviewing the proposed subdivision and when requiring the installation of public improvements in conjunction with approval of a subdivision. The governing body shall not issue final approval of a subdivision plat unless the subdivision plat conforms to sections 354.6, 354.11, and 355.8.”

Ames Municipal Code Section 23.303(3) states:

(3) City Council Action on Final Plat for Minor Subdivision:

- (a) “All proposed subdivision plats shall be submitted to the City Council for review and approval in accordance with Section 354.8 of the *Iowa Code*, as amended or superseded. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.”

- (b) “Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans. If the City Council determines that the proposed subdivision will require the installation or upgrade of any public improvements to provide adequate facilities or services to any lot in the proposed subdivision or to maintain adequate facilities and services to any other lot, parcel or tract, the City Council shall deny the Application for Final Plat approval of a Minor Subdivision and require the Applicant to file a Preliminary Plat for Major Subdivision.”

Ames *Municipal Code* Section 23.303(4) states:

- (4) “Effect of City Council Action on Minor Subdivision: Following such examination, and within 60 days of the applicant’s filing of the complete Application for Final Plat approval of a Minor Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat approval of a Minor Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.”