

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 2200 HAMILTON DRIVE

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: 2200 Hamilton Drive
Assessor's Parcel #'s: 09-16-253-010 and 09-16-253-020
Legal Description: Attached on proposed plat of survey
Owner: Green Hills Community

Enclosed is a copy of the existing and proposed layouts. The proposed plat expands the health care center lot and merges the townhome lots. Changes in easement locations have also been reflected on this plat.

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

1. None

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:

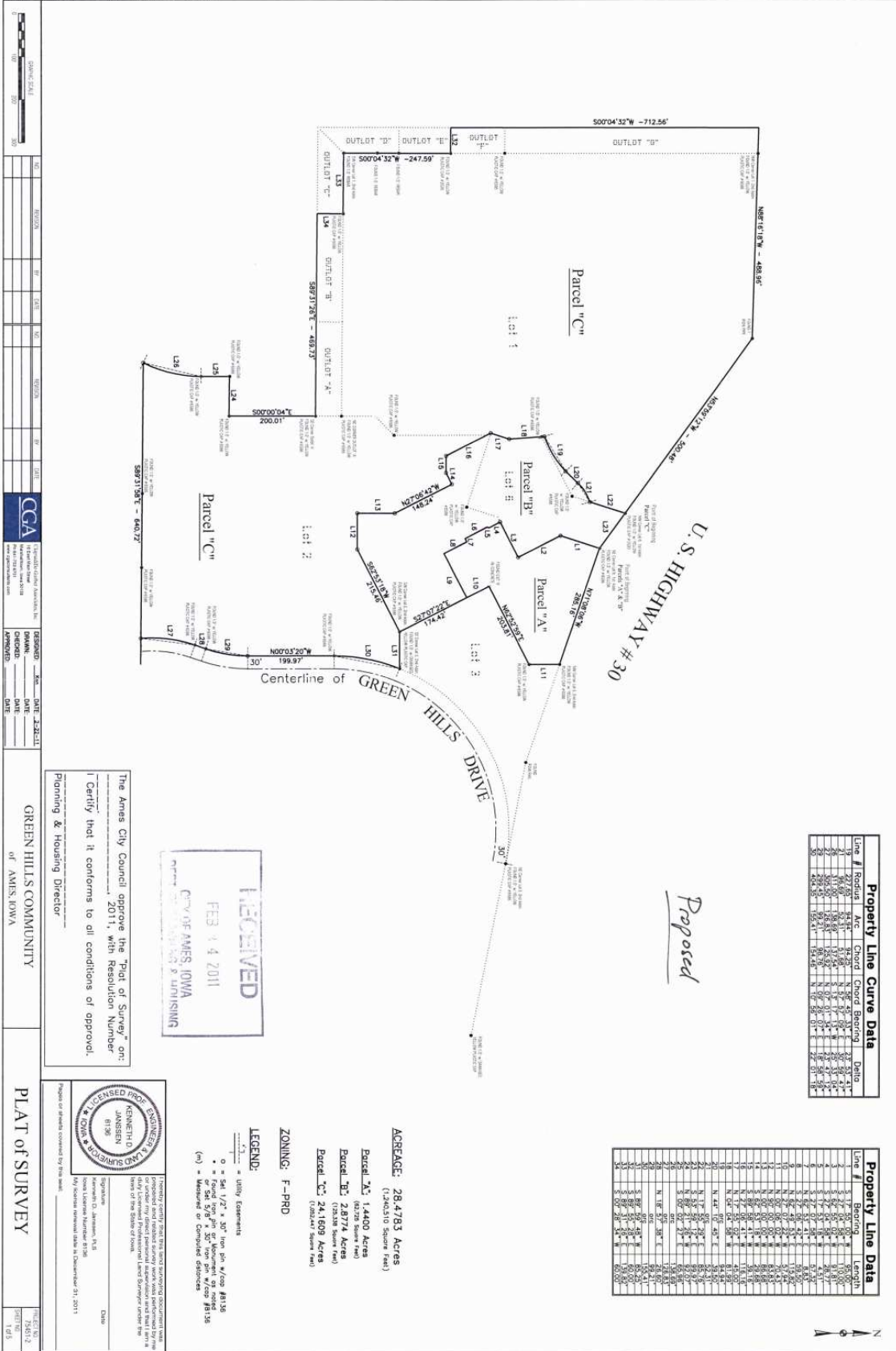
1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 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:

The Planning & Housing Director 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 by the Planning & Housing Director, 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.



Property Line Curve Data

Line #	Radius	Arc	Chord	Chord Bearing	Delta
1	248.50	10.00	19.90	N 89° 57' 51" E	10.00
2	248.50	10.00	19.90	N 89° 57' 51" E	10.00
3	248.50	10.00	19.90	N 89° 57' 51" E	10.00
4	248.50	10.00	19.90	N 89° 57' 51" E	10.00
5	248.50	10.00	19.90	N 89° 57' 51" E	10.00
6	248.50	10.00	19.90	N 89° 57' 51" E	10.00
7	248.50	10.00	19.90	N 89° 57' 51" E	10.00
8	248.50	10.00	19.90	N 89° 57' 51" E	10.00
9	248.50	10.00	19.90	N 89° 57' 51" E	10.00
10	248.50	10.00	19.90	N 89° 57' 51" E	10.00
11	248.50	10.00	19.90	N 89° 57' 51" E	10.00
12	248.50	10.00	19.90	N 89° 57' 51" E	10.00
13	248.50	10.00	19.90	N 89° 57' 51" E	10.00
14	248.50	10.00	19.90	N 89° 57' 51" E	10.00
15	248.50	10.00	19.90	N 89° 57' 51" E	10.00
16	248.50	10.00	19.90	N 89° 57' 51" E	10.00
17	248.50	10.00	19.90	N 89° 57' 51" E	10.00
18	248.50	10.00	19.90	N 89° 57' 51" E	10.00
19	248.50	10.00	19.90	N 89° 57' 51" E	10.00
20	248.50	10.00	19.90	N 89° 57' 51" E	10.00
21	248.50	10.00	19.90	N 89° 57' 51" E	10.00
22	248.50	10.00	19.90	N 89° 57' 51" E	10.00
23	248.50	10.00	19.90	N 89° 57' 51" E	10.00
24	248.50	10.00	19.90	N 89° 57' 51" E	10.00
25	248.50	10.00	19.90	N 89° 57' 51" E	10.00
26	248.50	10.00	19.90	N 89° 57' 51" E	10.00
27	248.50	10.00	19.90	N 89° 57' 51" E	10.00
28	248.50	10.00	19.90	N 89° 57' 51" E	10.00

Property Line Data

Line #	Bearing	Length
1	N 89° 57' 51" E	10.00
2	N 89° 57' 51" E	10.00
3	N 89° 57' 51" E	10.00
4	N 89° 57' 51" E	10.00
5	N 89° 57' 51" E	10.00
6	N 89° 57' 51" E	10.00
7	N 89° 57' 51" E	10.00
8	N 89° 57' 51" E	10.00
9	N 89° 57' 51" E	10.00
10	N 89° 57' 51" E	10.00
11	N 89° 57' 51" E	10.00
12	N 89° 57' 51" E	10.00
13	N 89° 57' 51" E	10.00
14	N 89° 57' 51" E	10.00
15	N 89° 57' 51" E	10.00
16	N 89° 57' 51" E	10.00
17	N 89° 57' 51" E	10.00
18	N 89° 57' 51" E	10.00
19	N 89° 57' 51" E	10.00
20	N 89° 57' 51" E	10.00
21	N 89° 57' 51" E	10.00
22	N 89° 57' 51" E	10.00
23	N 89° 57' 51" E	10.00
24	N 89° 57' 51" E	10.00
25	N 89° 57' 51" E	10.00
26	N 89° 57' 51" E	10.00
27	N 89° 57' 51" E	10.00
28	N 89° 57' 51" E	10.00

Proposed

RECEIVED
FEB 14 2011
CITY OF AMES, IOWA
PLANNING & HOUSING

The Ames City Council approve the "Plat of Survey" on
I Certify that it conforms to all conditions of approval.
Planning & Housing Director

GREEN HILLS COMMUNITY
OF AMES, IOWA

PLAT OF SURVEY

153

LEGEND:

- = Utility Easement
- = 5/4" 1/2" x 3/4" Iron pin w/100 #8115
- = Found Iron pin 5/4" Monument as noted
- (sh) = 5/4" 1/2" x 3/4" Iron pin w/100 #8115
- (sh) = Monument of Competitor or Other

ZONING: F-PRD

ACREAGE: 28.4783 Acres
(1,242,510 Square Feet)

Parcel "A": 1.4400 Acres
(62,726 Square Feet)

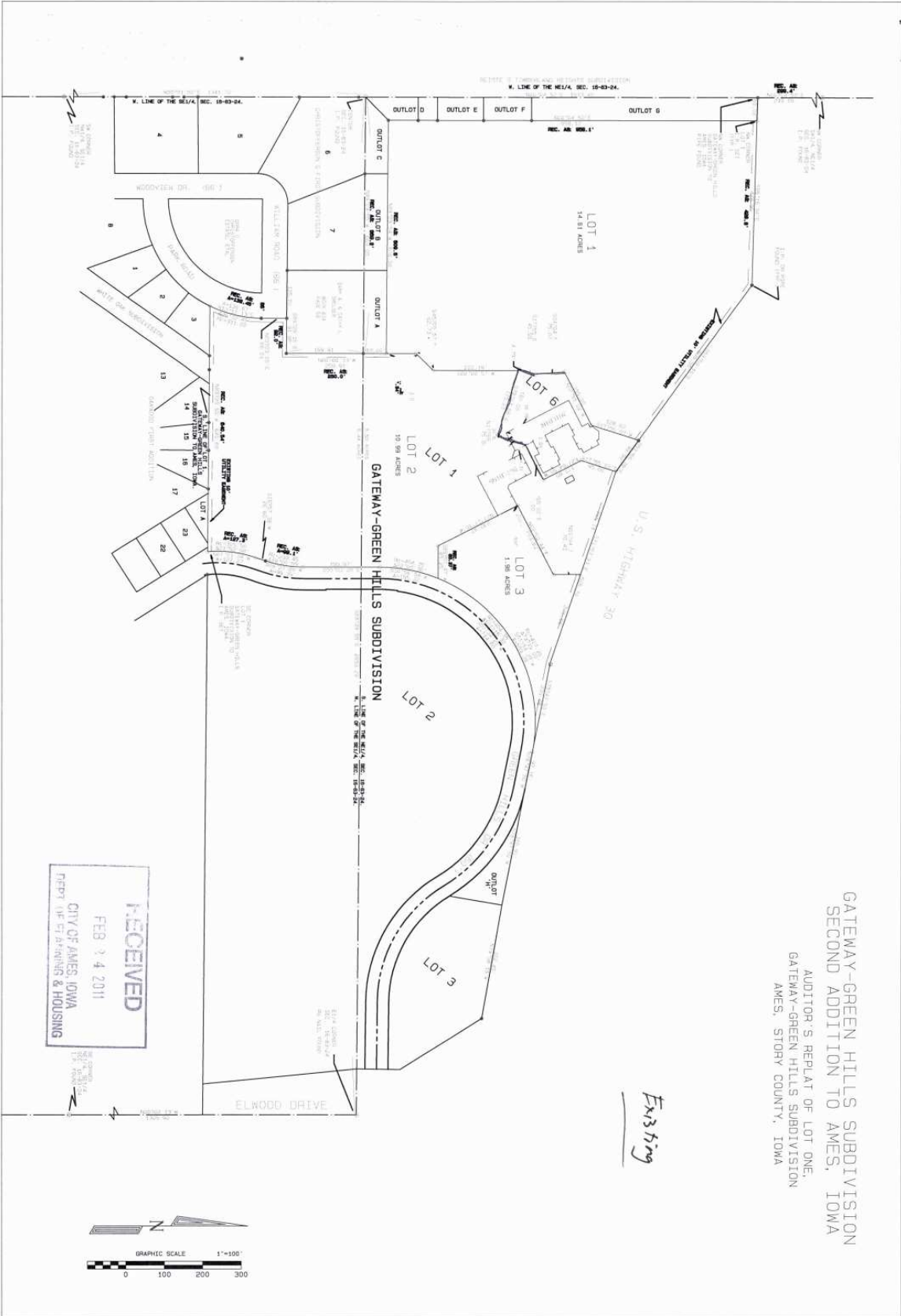
Parcel "B": 2.8774 Acres
(124,800 Square Feet)

Parcel "C": 24.1609 Acres
(1,052,984 Square Feet)

PLANNING & HOUSING

PLAT OF SURVEY

153



GATEWAY-GREEN HILLS SUBDIVISION
 SECOND ADDITION TO AMES, IOWA
 AUDITOR'S REPLAT OF LOT ONE,
 GATEWAY-GREEN HILLS SUBDIVISION
 AMES, STORY COUNTY, IOWA

Existing

RECEIVED
 FEB 24 2011
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

