

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 2810 & 2824 WAKEFIELD CIRCLE**

**BACKGROUND:**

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

**This particular Plat of Survey is for a proposed boundary line adjustment of two existing platted lots in Ames Community Industrial Park, 4th Addition, southeast of the intersection of Wakefield Circle and S. Bell Avenue.** (See Attachment A, Location Map) The properties are currently owned by Dayton Park, LLC. In this instance, the owner seeks to combine the two lots into a single parcel for future industrial development. The Plat of Survey eliminates the boundary line between existing Lots 8 and 13 of Ames Community Development Park, 4<sup>th</sup> Addition (See Attachment B, Existing Conditions, and Attachment C, Plat of Survey). A vacation of easements was approved by City Council at its last meeting.

Public improvement requirements were incorporated into the original final plat approval of the overall subdivision, which includes sidewalk along the boundaries of the new parcel that abut Wakefield Circle and S. Bell Avenue. **Staff also notes this site is within the South Bell TIF Developer's Agreement area. The site will be subject to large lot requirements of the agreement and its other development provisions.**

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and 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, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

**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 the City Council finds that the requirements for plats of survey 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 code requirements and has made a preliminary decision of approval.

**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 2810 & 2824 WAKEFIELD CIRCLE**

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)

The site is located at:

Owner: Dayton Park, LLC

Existing Street Addresses: 2810 and 2824 Wakefield Circle

Assessor's Parcel #: 1007325040 and 1007325030

Legal Description: Lots 8 and 13, Ames Community Development Park, 4th Addition to City of Ames, Story County, Iowa

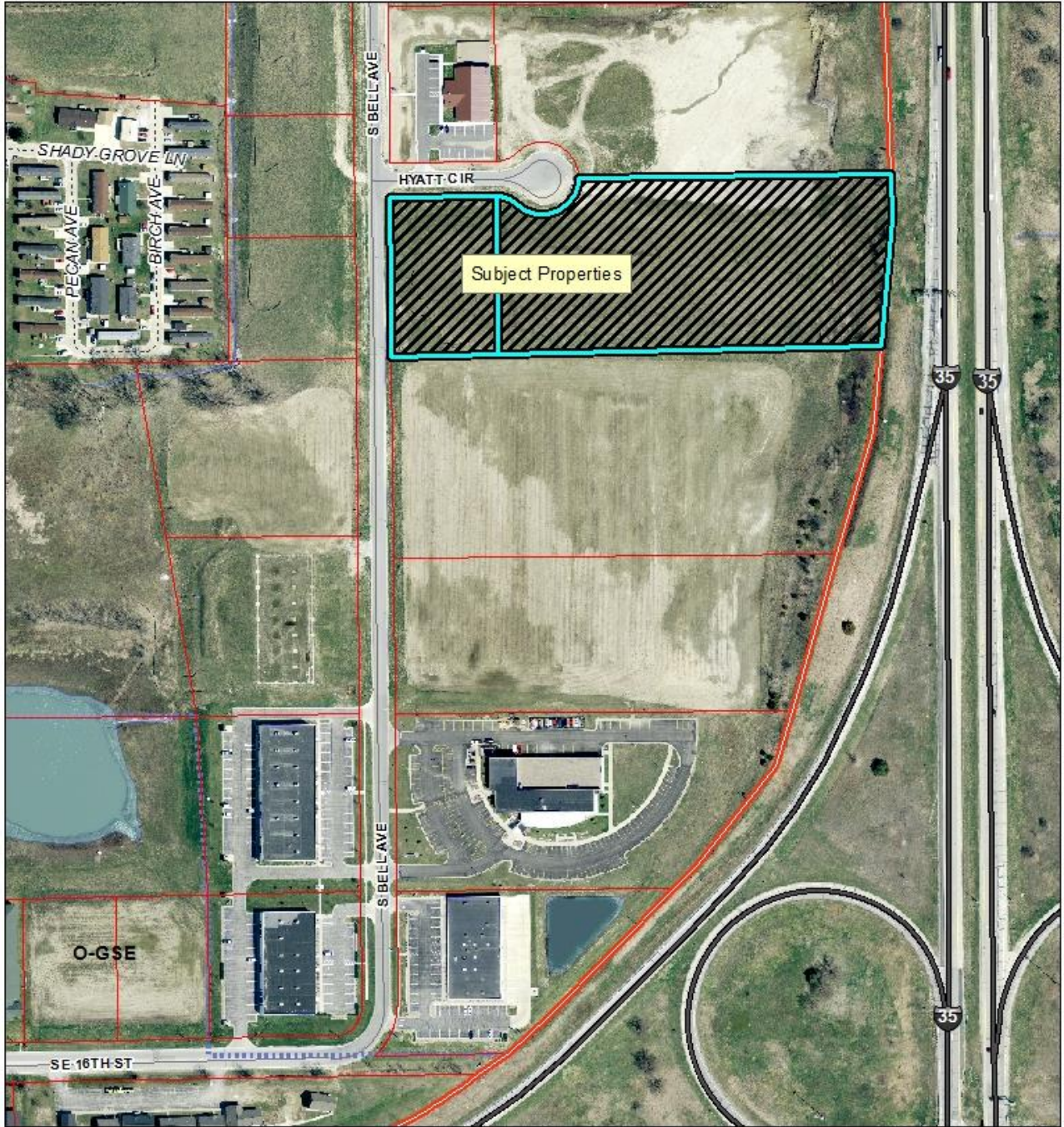
**Public Improvements:**

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.

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  
2810 & 2824 Wakefield Circle**

