

COUNCIL ACTION FORM

SUBJECT: TWO PLATS OF SURVEY FOR 2320 & 2338 LINCOLN WAY

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations 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 in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 as a boundary line adjustment for the purpose of consolidating parcels.

These two Plats of Survey are for an adjustment of the parcel lines separating the two parcels, for the purpose of adjusting property boundaries that cross through parking lot areas, and for the consolidation of parcels to form the new parcels "AD" and "AE". (See *Attachment A: Location & Zoning Map*). The sites include the property at 2320 Lincoln Way (proposed Parcel "AD"), including 53,241 square feet, 1.22 acres, and the property at 2338 Lincoln Way (proposed Parcel "AE", which includes 41,377 square feet, 0.95 acres (See *Attachments B & C: Plats of Survey*). Together, the two properties cover 2.17 acres. Parcel "AD" is occupied by a large multi-use facility, including commercial, and structured parking, on the street level, and multiple levels of apartments above, and surface parking on the remainder of the site. Parcel "AE" is occupied by St. John's by the Campus Episcopal Parish and Student Center, and associated surface parking lot. The two tracts are made up of two platted lots, and four platted parcels. Both properties are zoned as "CSC" (Campustown Service Center).

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. **The proposed parcel meets the requirements of having complete infrastructure along Lincoln Way and Stanton Avenue, as outlined in the Subdivision Code and does not trigger further extension of infrastructure.**

Approval of these two Plats of Survey will allow the applicant to prepare the official Plats of Survey and submit it to the Planning and Housing Director for review. The Director will sign the Plats of Survey confirming that they fully conform to all conditions of approval. The prepared Plats of Survey may then be signed by the surveyor, who will submit both Plats for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the two proposed Plats of Survey.
2. The City Council can deny the two proposed Plats 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.

MANAGER'S RECOMMENDED ACTION:

Staff has determined that the two proposed Plats of Survey satisfy all code requirements for the boundary line adjustment 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 two proposed Plats of Survey for Parcel "AD" at 2320 Lincoln Way, and Parcel "AE" at 2338 Lincoln Way.

**ADDENDUM
PLATS OF SURVEY FOR 2320 & 2338 LINCOLN WAY**

Application for two proposed Plats of Survey have 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 sites are located at:

Owners: GD Lincoln Way LLC & Episcopal Parish of Ames

Existing Street Addresses: 2320 & 2338 Lincoln Way

Assessor's Parcel #s: 0909200018 & 0909200300

New Legal Descriptions: See Attachment D: Legal Descriptions – Parcels “AD” & “AE”

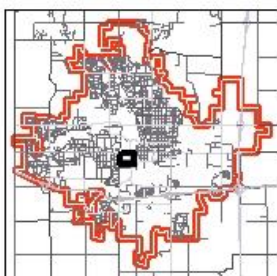
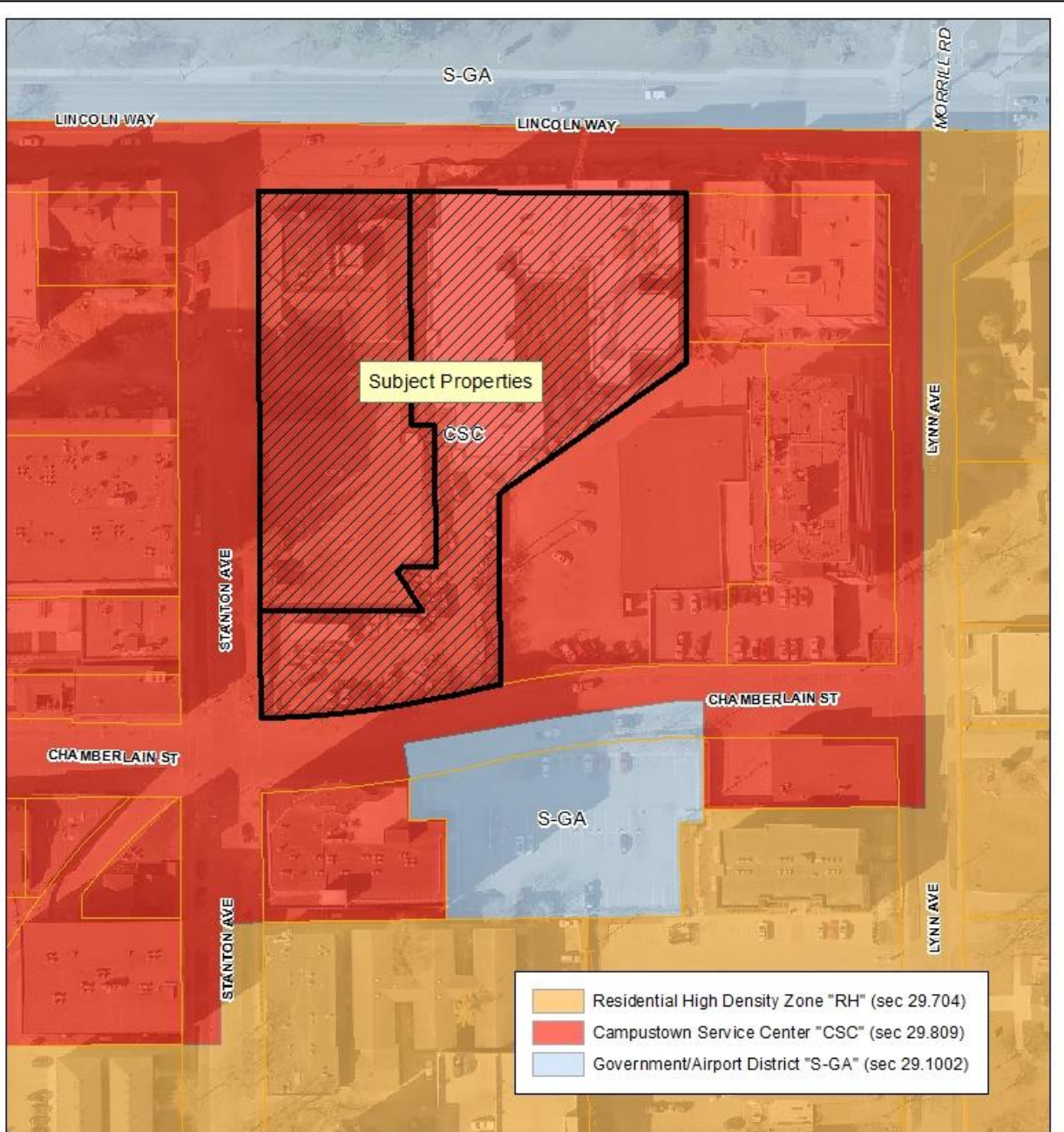
Public Improvements:

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:

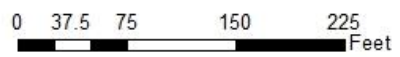
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: The official Plats of Survey are not recognized as a binding Plats of Survey for permitting purposes until copies of the signed and recorded Plats of Survey are filed with the Ames City Clerk's office and a digital image of each Plat, in Adobe PDF format, has been submitted to the Planning & Housing Department.

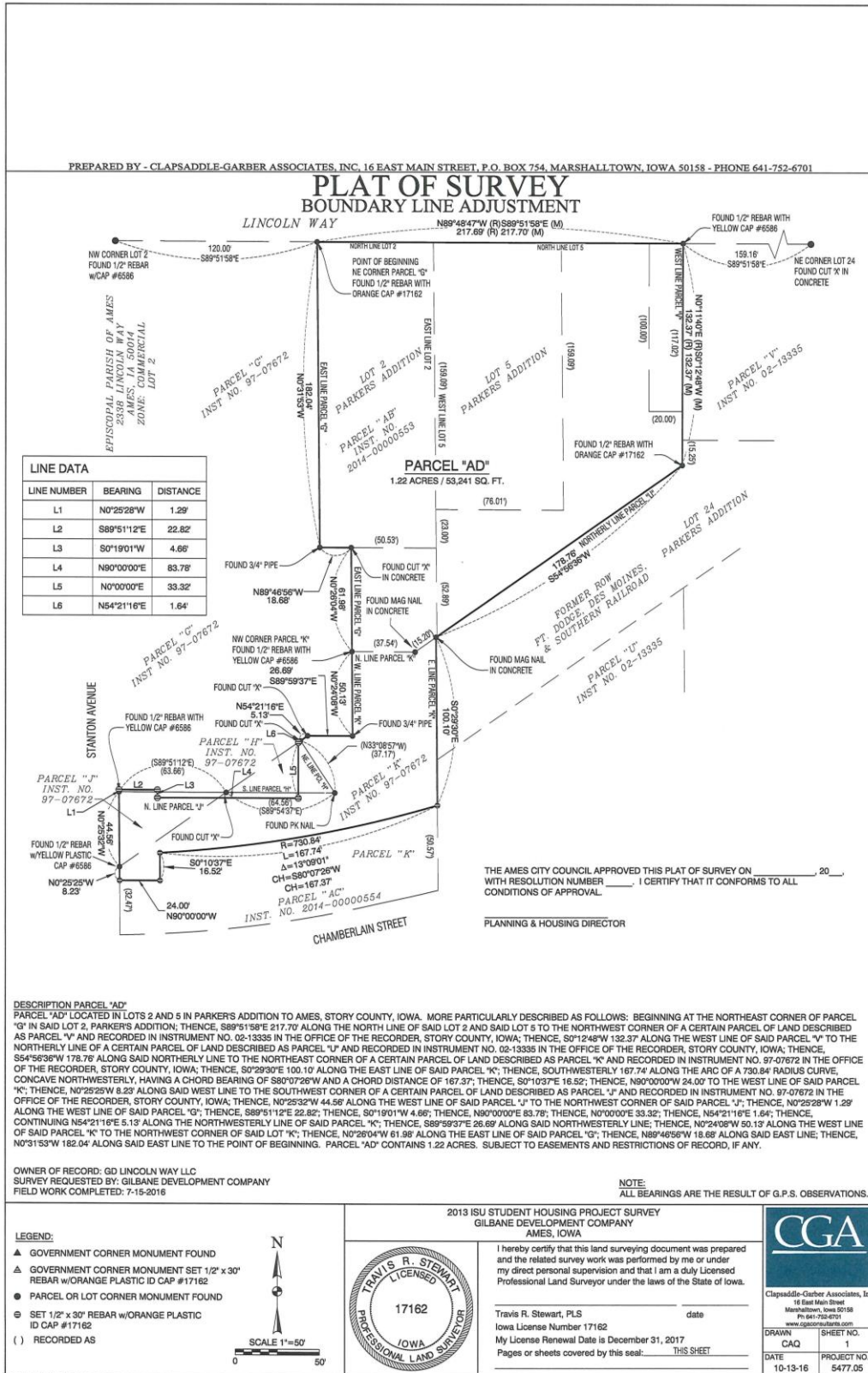
ATTACHMENT A: LOCATION & ZONING MAP



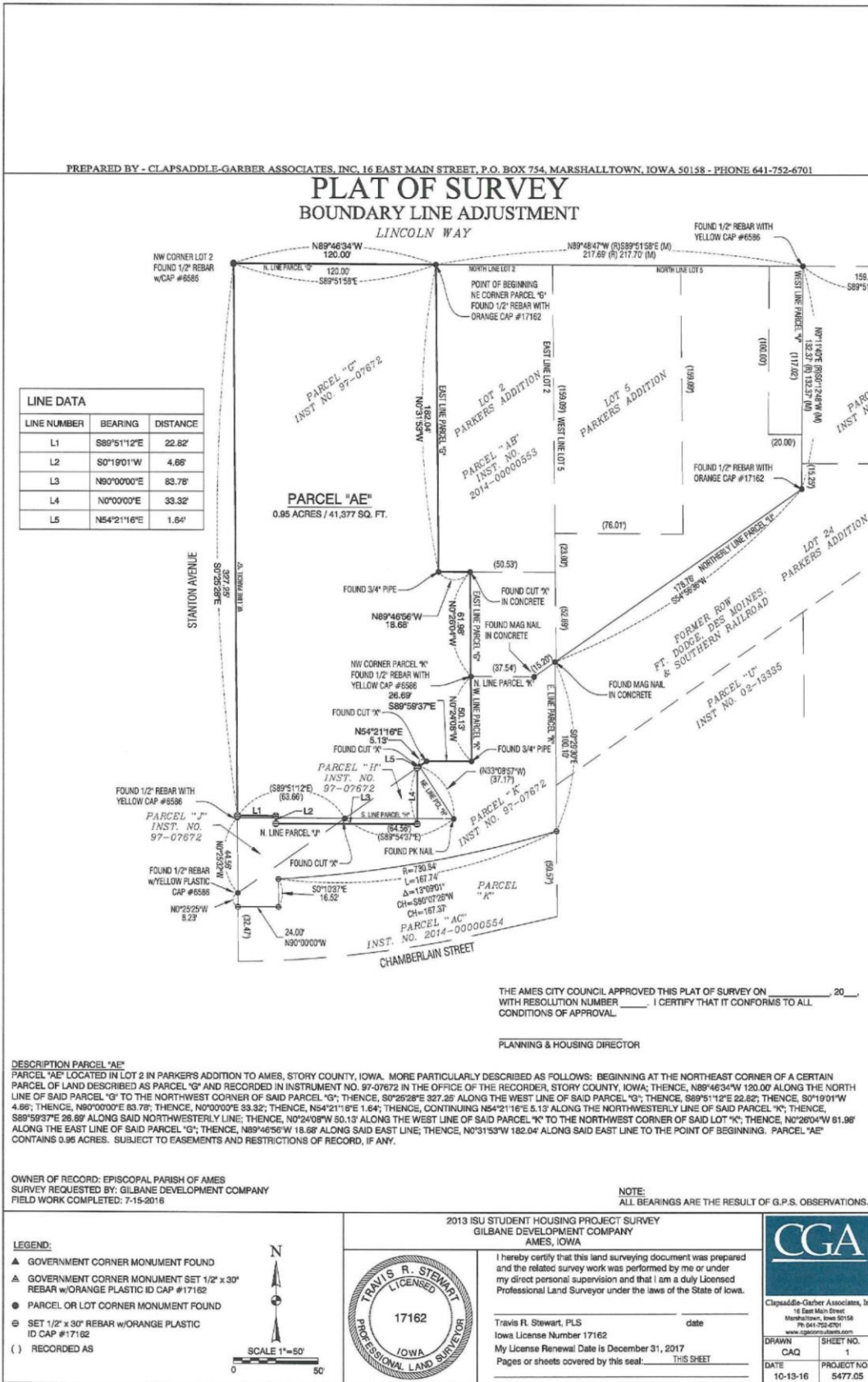
Location & Zoning Map 2320 & 2338 Lincolnway



ATTACHMENT B: PROPOSED PLAT OF SURVEY FOR 2320 LINCOLN WAY ("PARCEL AD")



ATTACHMENT C: PROPOSED PLAT OF SURVEY FOR 2338 LINCOLN WAY ("PARCEL AE")



ATTACHMENT D: LEGAL DESCRIPTIONS – PARCELS “AD” & “AE”

DESCRIPTION PARCEL "AD"

PARCEL "AD" LOCATED IN LOTS 2 AND 5 IN PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "G" IN SAID LOT 2, PARKER'S ADDITION; THENCE, S89°51'58"E 217.70' ALONG THE NORTH LINE OF SAID LOT 2 AND SAID LOT 5 TO THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "V" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°12'48"W 132.37' ALONG THE WEST LINE OF SAID PARCEL "V" TO THE NORTHERLY LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "U" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S54°56'36"W 178.76' ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "K" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°29'30"E 100.10' ALONG THE EAST LINE OF SAID PARCEL "K"; THENCE, SOUTHWESTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S80°07'26"W AND A CHORD DISTANCE OF 167.37'; THENCE, S0°10'37"E 16.52'; THENCE, N90°00'00"W 24.00' TO THE WEST LINE OF SAID PARCEL "K"; THENCE, N0°25'25"W 8.23' ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "J" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N0°25'32"W 44.56' ALONG THE WEST LINE OF SAID PARCEL "J" TO THE NORTHWEST CORNER OF SAID PARCEL "J"; THENCE, N0°25'28"W 1.29' ALONG THE WEST LINE OF SAID PARCEL "G"; THENCE, S89°51'12"E 22.82'; THENCE, S0°19'01"W 4.66'; THENCE, N90°00'00"E 83.78'; THENCE, N0°00'00"E 33.32'; THENCE, N54°21'16"E 1.64'; THENCE, CONTINUING N54°21'16"E 5.13' ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "K"; THENCE, S89°59'37"E 26.69' ALONG SAID NORTHWESTERLY LINE; THENCE, N0°24'08"W 50.13' ALONG THE WEST LINE OF SAID PARCEL "K" TO THE NORTHWEST CORNER OF SAID LOT "K"; THENCE, N0°28'04"W 61.98' ALONG THE EAST LINE OF SAID PARCEL "G"; THENCE, N89°46'56"W 18.68' ALONG SAID EAST LINE; THENCE, N0°31'53"W 182.04' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AD" CONTAINS 1.22 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

DESCRIPTION PARCEL "AE"

PARCEL "AE" LOCATED IN LOT 2 IN PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "G" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N89°46'34"W 120.00' ALONG THE NORTH LINE OF SAID PARCEL "G" TO THE NORTHWEST CORNER OF SAID PARCEL "G"; THENCE, S0°25'28"E 327.25' ALONG THE WEST LINE OF SAID PARCEL "G"; THENCE, S89°51'12"E 22.82'; THENCE, S0°19'01"W 4.66'; THENCE, N90°00'00"E 83.78'; THENCE, N0°00'00"E 33.32'; THENCE, N54°21'16"E 1.64'; THENCE, CONTINUING N54°21'16"E 5.13' ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "K"; THENCE, S89°59'37"E 26.69' ALONG SAID NORTHWESTERLY LINE; THENCE, N0°24'08"W 50.13' ALONG THE WEST LINE OF SAID PARCEL "K" TO THE NORTHWEST CORNER OF SAID LOT "K"; THENCE, N0°28'04"W 61.98' ALONG THE EAST LINE OF SAID PARCEL "G"; THENCE, N89°46'56"W 18.68' ALONG SAID EAST LINE; THENCE, N0°31'53"W 182.04' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AE" CONTAINS 0.95 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.