

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1428 AND 1506 BOSTON AVENUE

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 adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

This plat of survey combines two platted lots into a single parcel. The two platted lots (1428 and 1506 Boston Avenue) lie in the Eastgate subdivision, north of Plymouth Drive. The lots are currently vacant and were recently rezoned to Highway-Oriented Commercial (HOC). The owner of the two lots proposes to combine them into a single parcel for a proposed development. The decision on infrastructure requirements was part of the original subdivision approval and development agreement. The Plat of Survey does not trigger any new infrastructure beyond what was required with the prior approval.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will 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, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can approve the proposed plat of survey consistent with the boundary line adjustment standards of Chapter 23.
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 for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code. Any development on the site of a principle building, however, will require completion of the previously deferred improvements.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 to approve the plat of survey.

ADDENDUM
PLAT OF SURVEY FOR 1428 AND 1506 BOSTON AVENUE

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: 1428 and 1506 Boston Avenue

Owner: Tea Party Investment LLC
Parcel ID: 05-36-478-040 and 05-36-478-030

New Legal Descriptions: Parcel A, including Lots Eight (8) and Nine (9), Eastgate Subdivision, Ames, Story County, Iowa

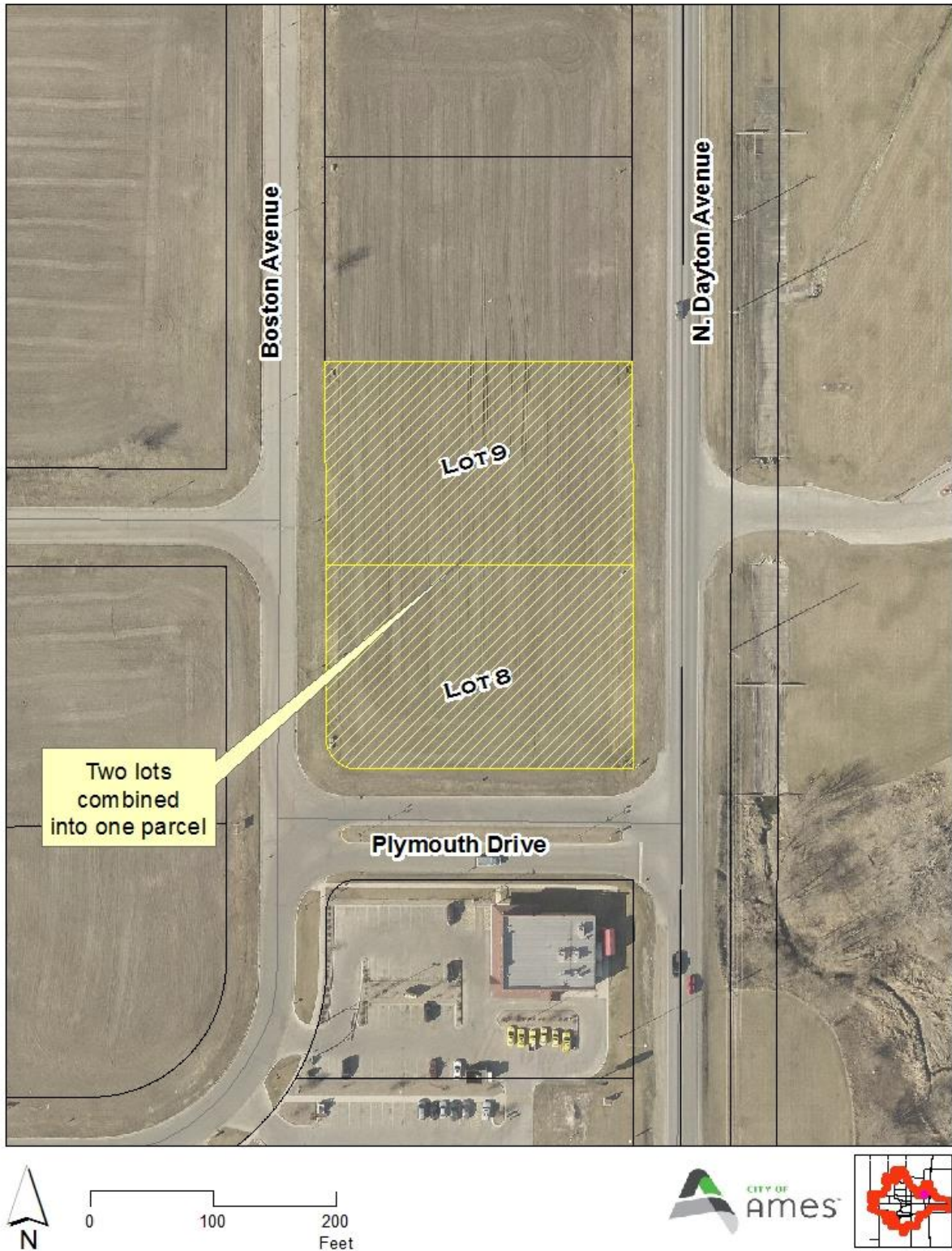
Public Improvements:

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.

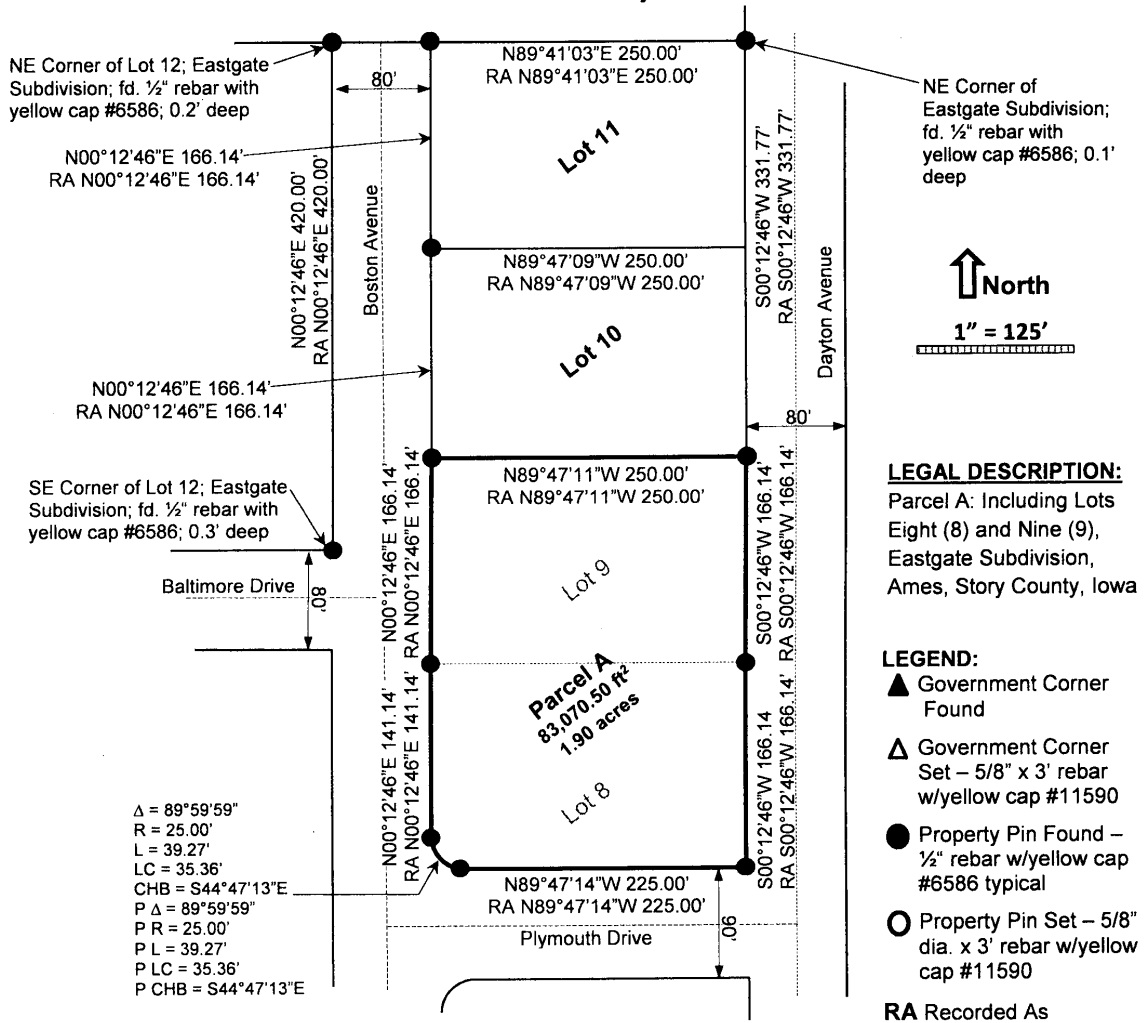
ATTACHMENT A: LOCATION MAP



ATTACHMENT B: PLAT OF SURVEY

Prepared By: Marlee Walton, PE, PLS #11590; M. J. Walton & Associates, Inc.; 456 Rookwood Dr.; Ames, IA 50010; 515-232-5768

Plat of Survey



I hereby further certify that this land survey document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Marlee A. Walton, PE, PLS
License Number #11590
My license renewal date is December 31, 2018

The Ames City Council approved this plat of survey on _____, 20____ with Resolution Number _____. I certify that it conforms to all conditions of approval.

Planning and Housing Director

M. J. Walton & Associates, Inc.
Surveying and Mapping
mwalton@mjwaltonsurvey.com
456 Rookwood Drive
Ames, IA 50010

Survey Requested By: **Biren Patel; Patriot Hospitality**

Owner of Record: **Tea Party Investment, LLC**

Field Work Completed: **04/03/2017**

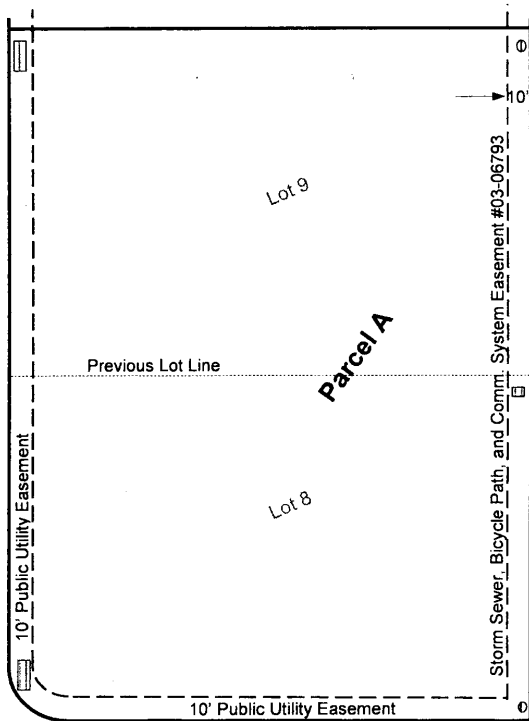
Drawn: **NS**

Sheet No.: **1/2**

Date: **05/18/2017**

Proj. No.: **8055**

Plat of Survey



1" = 75'

ADDRESS:

1500 Boston Avenue, Ames, Iowa

LEGAL DESCRIPTION:

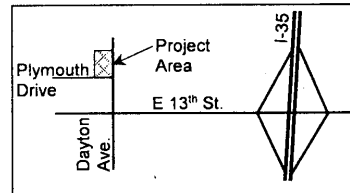
Parcel A – Including Lots Eight (8) and Nine (9), Eastgate Subdivision, Ames, Story County, Iowa

EASEMENTS:

Easements for public utilities, storm sewer, and public bicycle path; setbacks; and development notes set forth on the Plat of Eastgate Subdivision filed October 28, 1999 in Inst. No. 99-14584

Easement for communications systems filed March 10, 1964 in Book 96, Page 121, as affected by agreement filed April 9, 2003 in Inst. No. 03-06793

LOCATION MAP:



LEGEND:

- Property Boundary
- Easement Boundary
- Utility Box
- ⊙ Storm Sewer Inlet

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Marlee A. Walton, PE, PLS
License Number #11590
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M. J. Walton & Associates, Inc.
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mw Walton@mjwaltonsurvey.com
456 Rookwood Drive
Ames, IA 50010

Survey Requested By: **Biren Patel; Patriot Hospitality**

Owner of Record: **Tea Party Investment, LLC**

Field Work Completed: **04/03/2017**

Drawn: **NS**

Sheet No.: **2/2**

Date: **05/18/2017**

Proj. No.: **8055**