

COUNCIL ACTION FORM

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2021
AUDUBON DRIVE & 2104 LEOPOLD DRIVE**

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 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of existing lot 19 in the Hayden's Crossing Subdivision First Addition and Lot 2 in Hayden's Crossing Subdivision Second Addition. The parcels have been in their present configuration since Hayden's Crossing Subdivision First and Second Addition were platted. The sites are zoned FS-RL and are currently unbuilt lots proposed to have single-family detached homes. **The proposed change shifts the common rear property line at a maximum of approximately 18 feet at the rear of the two sites. The current common rear property line has a sharp right angle design. The proposed boundary line adjustment straightens the line to create a more uniform boundary between the lots. Approximately 210 square feet of land will be affected by the change. The easement along the rear property line is unaffected by the proposed boundary line change.**

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 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 23.309 have not been satisfied.

3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDATION:

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval. The resulting two lots are designed to be conforming to underlying design standards and building setbacks of RL zoning.

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 2021 AUDUBON DRIVE & 2104 LEOPOLD DRIVE

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:

Owners: Lot 2; Hunziker Christy Shirk Builders, Inc.
Lot 19; Hunziker Christy Shirk Builders, Inc.

Existing Street Address: 2021 Audubon Drive & 2104 Leopold Drive

Assessor's Parcel #: 0522150090 and 0522150110

Legal Description: PARCEL 'A' IN HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, COMPRISED OF ALL OF LOT 19 HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, AND PART OF LOT 2, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF LOT 1, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 54° 17' 44" W, 80.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF AUDUBON DRIVE TO THE NORTHEASTERLY CORNER OF LOT 18, HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, THENCE N 35° 42' 16" W, 107.31 FEET ALONG THE EASTERLY LINE OF SAID LOT 18; THENCE N 41° 21' 04" E, 34.35 FEET ALONG THE SOUTHERLY LINE OF PARCEL 'B' IN HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE N 54° 17' 44" E, 46.52 FEET ALONG THE SOUTHERLY LINE OF OUTLOT 'C', HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 35° 42' 16" E, 115.00 FEET ALONG THE WESTERLY LINE OF LOT 1, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION TO THE POINT OF BEGINNING.

PARCEL 'B' IN HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEOPOLD DRIVE AT THE NORTHWESTERLY CORNER OF OUTLOT 'C', HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 89° 56' 39" W, 110.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF LEOPOLD DRIVE TO THE NORTHEAST CORNER OF LOT 3, HAYDEN'S CROSSING SUBDIVISION, SECOND ADDITION; THENCE S 00° 03' 21" E, 115.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 3; THENCE N 89° 56' 39" E, 63.35 FEET; THENCE N 72° 07' 11" E, 25.14 FEET ALONG THE NORTHERLY LINE OF LOT 18, HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION; THENCE N

41° 21' 04" E, 34.35 FEET ALONG THE NORTHERLY LINE OF PARCEL 'A' OF HAYDEN'S CROSSING SUBDIVISION, FIRST ADDTION; THENCE N 00° 03' 21" W, 81.54 FEET ALONG THE WESTERLY LINE OF SAID OUTLOT 'C' TO THE POINT OF BEGINNING.

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. (no additional improvements required)

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.

