

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2329, 2415  
& 2505 UNIVERSITY BOULEVARD**

**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 3 in the Oakwood Subdivision Second Addition as well as existing Lot 4 and Lot 5 in the Gateway Green Hills Subdivision to form Parcels D, E and F.** The existing lots have been in their present configuration since both Oakwood Subdivision Second Addition and Gateway Green Hills Subdivision were platted. The sites are zoned HOC (Highway-Oriented Commercial). Lots 4 and 5 of the Gateway Green Hills Subdivision are unbuilt lots. Lot 3 of the Oakwood Second Addition Subdivision contains the ISU Foundation building. Lot 3 is owned by the ISU Foundation with Lots 4 and 5 owned by Friends of ISU Hotel Holdings LLC. **The proposed change shifts a portion of the common north property line between Lot 3 and Lot 5 north and eastward intersecting with Lot 4 and the right-of-way of University Boulevard. The proposed adjustment of existing Lot 3 will alter the south property boundaries of existing lots 4 and 5 in the Gateway Green Hills Subdivision thereby creating parcels D, F and E.**

**The proposed boundary line adjustment extends the proposed parcel D to University Boulevard in order that a driveway extending from University Boulevard connecting to the ISU Foundation building be moved on to the ISU Foundation's property. Approximately 42,000 square feet of land will be affected by the change. Upon approval of the proposed boundary line adjustment, all of the proposed parcels will meet dimensional requirements of the subdivision and zoning ordinances.**

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 the Highway-Oriented Commercial 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.**



THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 73.21 FEET AND WHOSE CHORD BEARS NORTH 77°58'54" EAST, 73.17 FEET; THENCE NORTH 81°21'53" EAST, 163.59 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 05°31'04" EAST ALONG SAID EASTERLY LINE, 110.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.17 ACRES (443,072 SQUARE FEET).

#### PARCEL 'E' DESCRIPTION

A PART OF LOT 5, GATEWAY GREEN HILLS SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°07'53" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 84.43 FEET TO THE NORTHERLY LINE OF SAID LOT 5; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 342.00 FEET, WHOSE ARC LENGTH IS 321.48 FEET AND WHOSE CHORD BEARS NORTH 61°22'19" EAST, 309.78 FEET; THENCE SOUTH 44°47'50" EAST ALONG SAID NORTHERLY LINE, 135.20 FEET; THENCE SOUTH 89°21'46" EAST ALONG SAID NORTHERLY LINE, 243.02 FEET; THENCE SOUTH 00°11'29" WEST ALONG SAID NORTHERLY LINE, 72.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 4.73 FEET AND WHOSE CHORD BEARS SOUTH 74°49'03" WEST, 4.73 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 630.00 FEET, WHOSE ARC LENGTH IS 229.59 FEET AND WHOSE CHORD BEARS SOUTH 85°02'20" WEST, 228.32 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 570.22 FEET, WHOSE ARC LENGTH IS 280.74 FEET AND WHOSE CHORD BEARS SOUTH 81°22'07" WEST, 277.92 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89°22'02" WEST ALONG SAID SOUTH LINE, 103.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.54 ACRES (67,214 SQUARE FEET).

#### PARCEL 'F' DESCRIPTION

A PART OF LOT 4, GATEWAY GREEN HILLS SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 05°31'04" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81°21'53" WEST, 163.59 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 68.48 FEET AND WHOSE CHORD BEARS SOUTH 78°12'01" WEST, 68.45 FEET TO THE WESTERLY LINE OF SAID LOT 4; THENCE NORTH 00°11'29" EAST ALONG SAID WESTERLY LINE, 72.66 FEET; THENCE NORTH 89°21'46" WEST ALONG SAID WESTERLY LINE, 243.02 FEET; THENCE NORTH 44°47'50" WEST ALONG SAID WESTERLY LINE, 135.20 FEET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 342.00 FEET, WHOSE ARC LENGTH IS 46.03 FEET AND WHOSE CHORD BEARS NORTH 30°35'13" EAST, 45.99 FEET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 190.00 FEET, WHOSE ARC LENGTH IS 190.72 FEET AND WHOSE CHORD BEARS NORTH 61°18'52" EAST, 182.81 FEET; THENCE NORTH 32°36'18" EAST ALONG SAID WESTERLY LINE, 56.82 FEET; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A

CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 110.00 FEET, WHOSE ARC LENGTH IS 38.16 FEET AND WHOSE CHORD BEARS NORTH 41°49'35" EAST, 37.97 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 387.27FEET, WHOSE ARC LENGTH IS 122.86 FEET AND WHOSE CHORD BEARS SOUTH 80°00'39" EAST, 122.34 FEET; THENCE SOUTH 89°05'57" EAST, 178.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°58'28" WEST ALONG SAID EAST LINE, 21.11 FEET; THENCE SOUTH 05°30'19" EAST ALONG SAID EAST LINE, 292.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.18 ACRES (138,496 SQUARE FEET

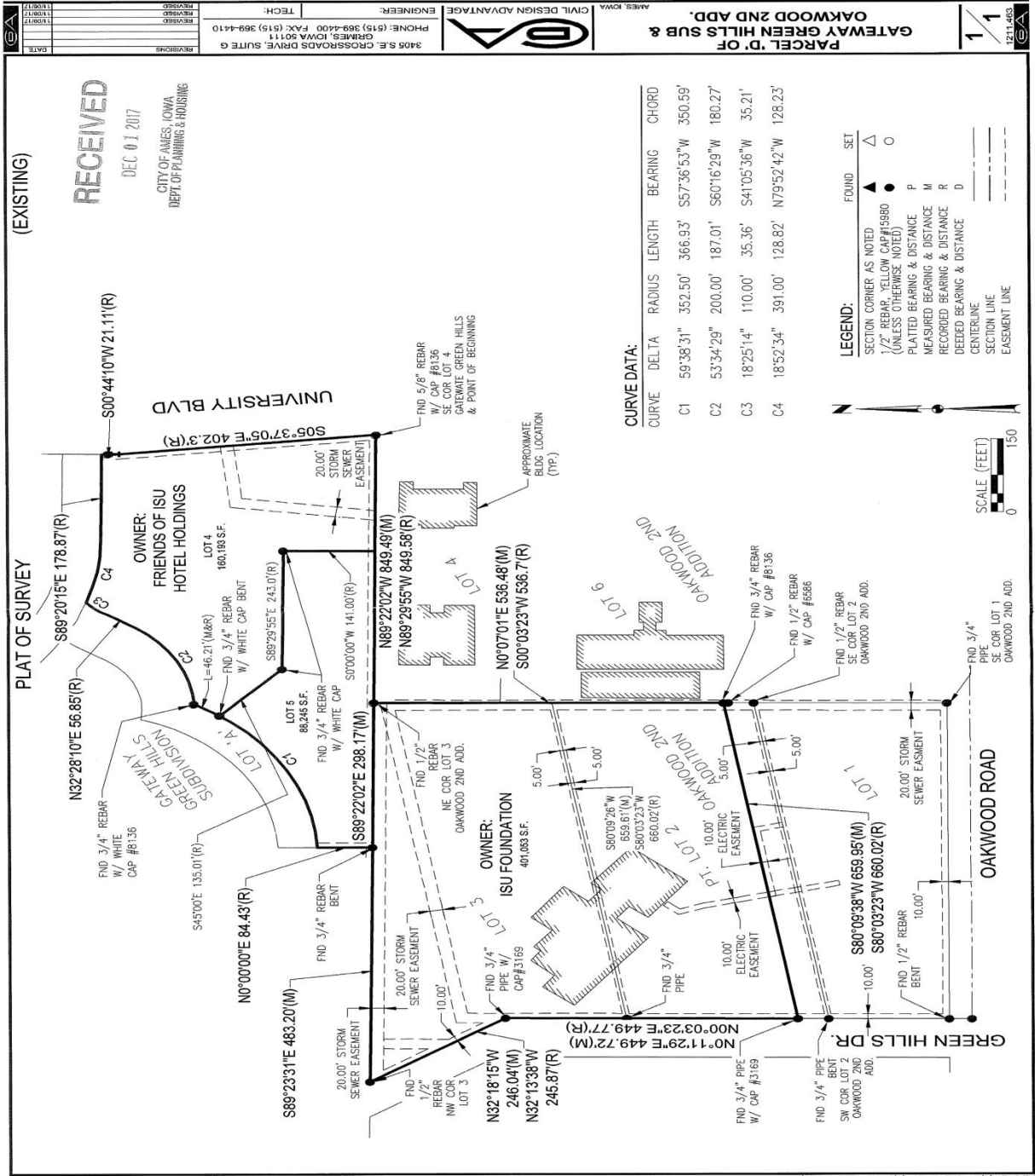
**Public Improvements:**

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.

# Attachment A- Existing Conditions



DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

TECH: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_  
CIVIL DESIGN ADVANTAGE  
AMES, IOWA  
PHONE: (515) 598-4400 FAX: (515) 399-4410  
GREEN HILLS, IOWA 50114  
3405 S.E. CROSSROADS DRIVE, SUITE G

PARCEL D' OF GATEWAY GREEN HILLS SUB & OAKWOOD 2ND ADD.  
1/1  
1211-483

# Attachment B- Proposed Plat of Survey

