

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2107 & 2113 ISAAC NEWTON DRIVE**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code 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 parcels addressed as 2107 & 2113 Isaac Newton Drive to create one parcel. These parcels are currently unoccupied. The parcels are zoned Highway Oriented Commercial (HOC) and are located in the Southeast Gateway Overlay District (O-GSE). The existing lots known as Lots 4 and 5 were platted in 2003 as part of the South Gateway Subdivision First Addition. The proposed change results in one new parcel, labeled as Parcel C.**

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Highway Oriented Commercial District (HOC) and the Southeast Gateway Overlay District (O-GSE). Staff also reviewed the prior subdivision conditions and development agreement as it applies the site and found it to conform. A condition was noted to the applicant that all access to the parcel must be from Isaac Newton Drive.

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 RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. The resulting parcel is designed to be conforming to underlying design standards and building setbacks of HOC zoning and the Southeast Gateway Overlay District (O-GSE). The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. Sidewalks are required to be constructed along all frontages at the time of development and not as part of the Plat of Survey 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 2107 & 2113 ISAAC NEWTON 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:

Owner: South Dayton Development LC  
Existing Street Address: 2107 & 2113 Isaac Newton Drive  
Assessor's Parcel #: 0912476010 and 0912476020

Legal Description: LEGAL DESCRIPTION - PARCEL C  
Lots 4 and 5 in the South Gateway Development, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence N00 °15 ' 03 " W, 165.33 feet to the beginning of a curve; thence northerly, 190.54 feet along said curve having a radius of 905.00 feet, concave to the east, a central angle of 12 °03 ' 47" and being subtended by a chord which bears N06 °02 ' 10 "E, 190.19 feet to the Northwest Corner of said Lot 4; thence N89 °45 ' 23 " E, 359.16 feet to the Northwest Corner of said Lot 5; thence S00 °15 ' 03" E, 357.24 feet to the Southeast Corner thereof; thence N89 °48 ' 46 " W, 380.00 feet to the point of beginning, containing 3.07 acres.

**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:

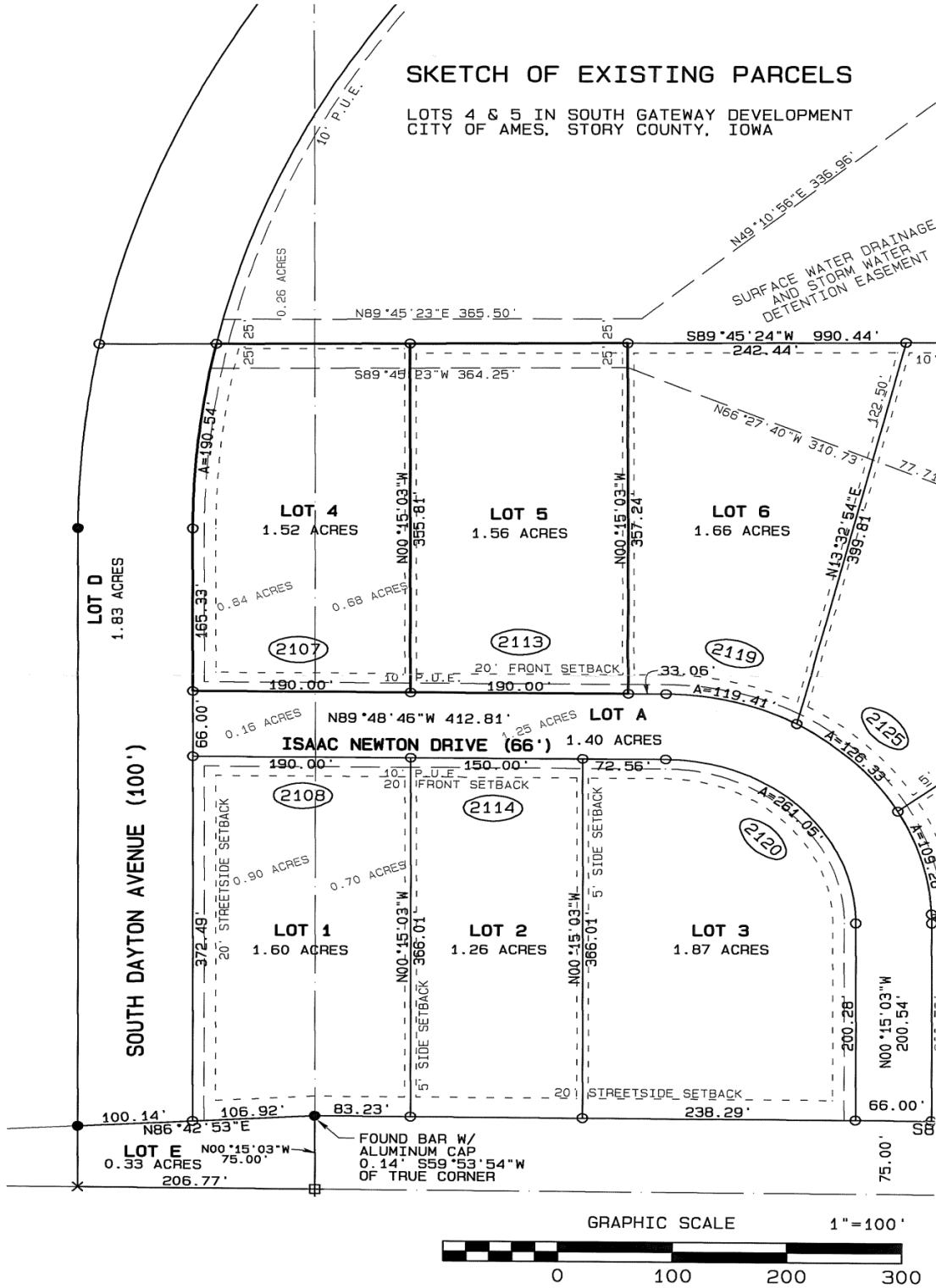
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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

## SKETCH OF EXISTING PARCELS

LOTS 4 & 5 IN SOUTH GATEWAY DEVELOPMENT  
CITY OF AMES, STORY COUNTY, IOWA



# Attachment B- Plat of Survey

PLAT OF SURVEY	
<p><b>LOCATION:</b> LOTS 4 &amp; 5 IN SOUTH GATEWAY DEVELOPMENT, CITY OF AMES, STORY COUNTY, IOWA</p> <p><b>PROPRIETOR:</b> SOUTH DAYTON DEVELOPMENT LC</p> <p><b>REQUESTED BY:</b> SCOTT RENAUD, FOX ENGINEERING</p> <p><b>SURVEYOR:</b> R. BRADLEY STUMBO, PLS #17161 STUMBO &amp; ASSOCIATES LAND SURVEYING P.O. BOX 1664 AMES, IA 50010 515-233-3689</p>	
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. Parcels or lots lie within the Special Flood Hazard Area as shown on FIRM Map Panel 9169C0164E, dated 2/20/2008.</li> <li>2. Access to existing Lots 4 &amp; 5 (Parcel C) is allowed only from Isaac Newton Drive per the Preliminary Plat approval.</li> </ol>	
<p><b>Survey Description-Parcel 'C':</b> Lots 4 and 5 in South Gateway Development, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence N00°15'03"W, 165.33 feet to the beginning of a curve; thence northerly, 190.54 feet along said curve having a radius of 905.00 feet, concave to the east, a central angle of 12°03'47" and being subtended by a chord which bears N06°02'10"E, 190.19 feet to the Northwest Corner of said Lot 4; thence N89°45'23"E, 359.16 feet to the Northeast Corner of said Lot 5; thence S00°15'03"E, 357.24 feet to the Southeast Corner thereof; thence N89°48'46"W, 380.00 feet to the point of beginning, containing 3.07 acres.</p>	
<p>The Ames City Council approved this Plat of Survey on _____, 2018, with Resolution No. _____. I certify that it conforms to all conditions for approval.</p>	
<p>_____ Planning and Housing Director</p>	<p>GRAPHIC SCALE 1"=80'</p>
<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.</p>	
<p>R. Bradley Stumbo License #17161 My license renewal date is December 31, 2019 Job #17099 Date: 1/08/18 Fieldwork Completed: 1/17/18 Page 1 of 1</p>	<p>Date: _____</p>
<p><b>STUMBO &amp; ASSOCIATES LAND SURVEYING</b></p>	