

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1404 BOSTON AVENUE AND 2230 PHILADELPHIA STREET

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. 1404 Boston Avenue (Lot 7, Eastgate Subdivision) is the Pizza Ranch restaurant and 2230 Philadelphia Street (Lot 6, Eastgate Subdivision) is the adjacent parking lot (see Attachment A). The two lots are being combined to meet a zoning requirement that all the required parking for a particular use be accommodated on that same lot. Pizza Ranch recently completed an addition necessitating this additional parking.

The plat of survey does not trigger any new infrastructure or frontage improvements as there are no missing gaps in required infrastructure along the site's frontage.

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 satisfies all Code requirements for the consolidation of the properties for the boundary line adjustment and has made a preliminary decision of approval. Staff has also determined that the proposed plat of

survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code.

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 1404 BOSTON AVENUE AND 2230 PHILADELPHIA STREET

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)

Owner: R and J Weis Holding Company, LLC.
Parcel ID: 05-36-484-040 and 05-36-484-060

New Legal Descriptions: Parcel B of Lots 6 and 7, Eastgate Subdivision, Ames, Story County, Iowa.

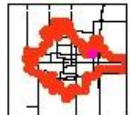
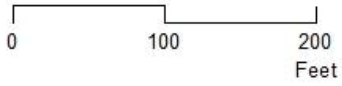
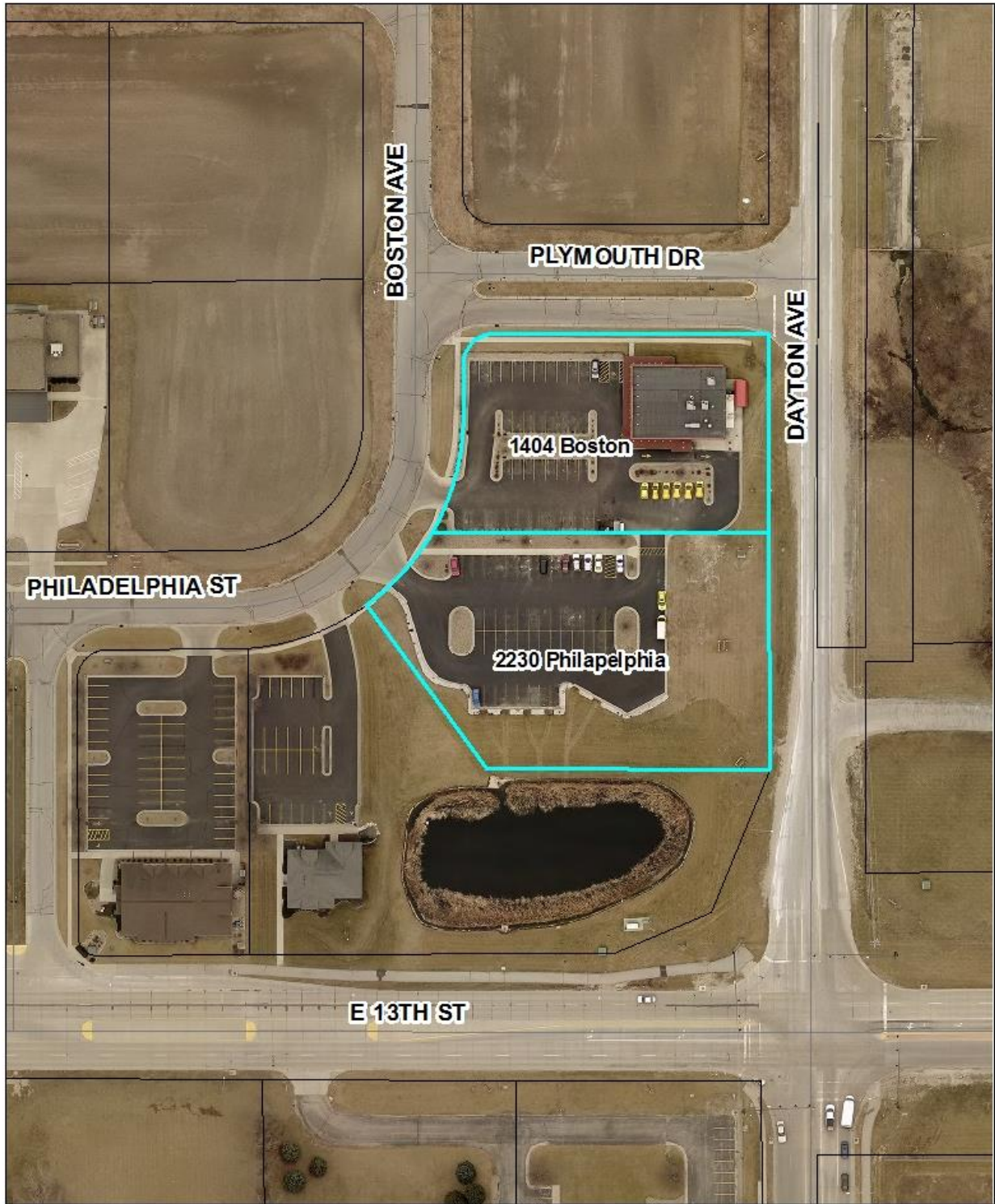
Public Improvements:

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.

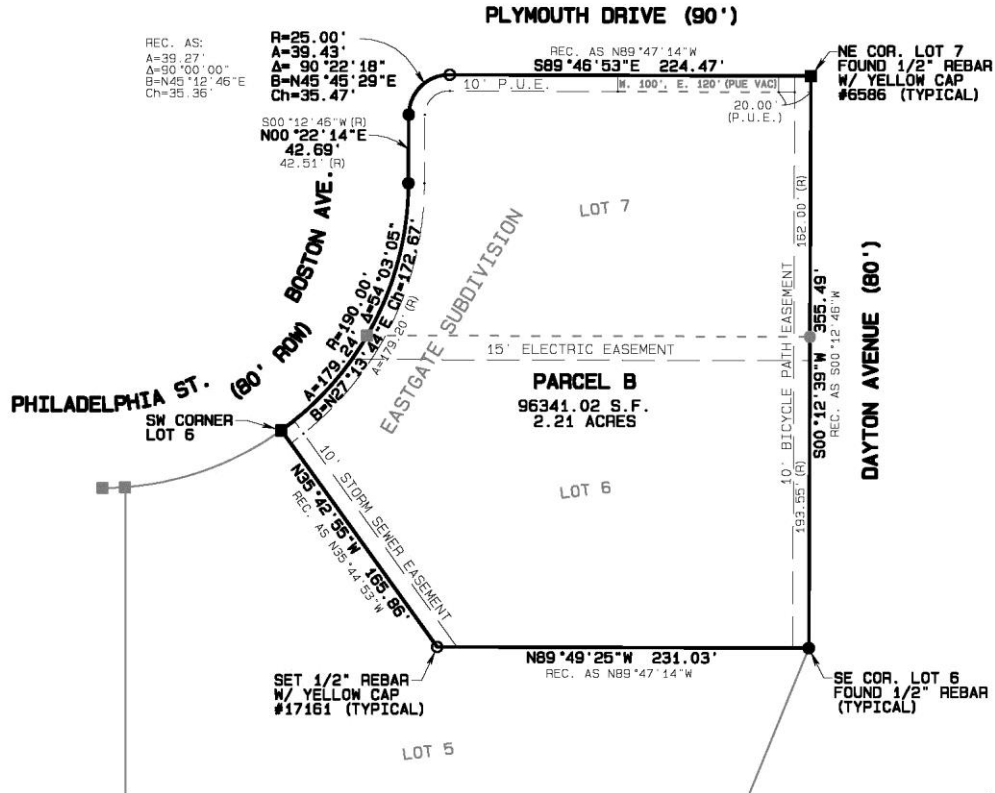
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



ATTACHMENT B: PLAT OF SURVEY

PLAT OF SURVEY	
LOCATION:	LOTS 6 & 7 IN EASTGATE SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA
PROPRIETOR:	R AND J WEIS HOLDING COMPANY LLC
REQUESTED BY:	RUSS WEIS
SURVEYOR:	R. BRADLEY STUMBO, PLS #17161 STUMBO & ASSOCIATES LAND SURVEYING P.O. BOX 1664 AMES, IA 50010 515-233-3689



Survey Description-Parcel 'B':
Lots 6 and 7 in Eastgate Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 6; thence N89°49'25"W, 231.03 feet; thence N35°42'55"W, 165.86 feet to the Southwest Corner of said Lot 6 and the beginning of a curve; thence northeasterly, 179.24 feet along said curve having a radius of 190.00 feet, concave to the northwest, a central angle of 54°03'05" and being subtended by a chord which bears N27°13'44"E, 172.67 feet; thence N00°22'14"E, 42.69 feet to the beginning of a curve; thence northeasterly, 39.43 feet along said curve having a radius of 25.00 feet, concave to the southeast, a central angle of 90°22'18" and being subtended by a chord which bears N45°45'29"E, 35.47 feet; thence S89°46'53"E, 224.47 feet to the Northeast Corner of said Lot 7; thence S00°12'39"W, 355.49 feet along the east line of said Lots 7 and 6 to the point of beginning, containing 2.21 acres.

The Ames City Council approved this Plat of Survey on _____, 2018, with Res. No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director

GRAPHIC SCALE 1"=80'



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.

R. Bradley Stumbo License #17161
My license renewal date is December 31, 2019
Job #17094 Date: 3/19/18 Fieldwork Completed: 1/25/18 Page 1 of 1



STUMBO & ASSOCIATES LAND SURVEYING