

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 447 WESTWOOD DRIVE**

**BACKGROUND:**

The City's subdivision regulations are found in Chapter 23 of the *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 as a boundary line adjustment for the purpose of consolidating parcels.

**This Plat of Survey combines two parcels owned by Michael C. Satterwhite, each previously platted through a Plat of Survey (See *Attachment A – Location/Zoning Map*). The proposed “Parcel U” includes “Parcel F”, which is the location of the existing single-family dwelling and includes 27,350.03 square feet (0.63 acres), and “Parcel G”, which presently has no frontage on a public street and includes 241,025 square feet (5.53 acres). The new “Parcel U”, will have frontage on Westwood Drive. Both parcels are currently zoned as “RL” (Residential Low Density). A portion of the land in “Parcel G” is located in the Clear Creek floodplain, and is designated by the “O-E” (Environmentally Sensitive Area Overlay) zone.**

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. No public sidewalk exists on the subject properties and no improvements are required. Recordation of a storm sewer easement is included along with the Plat of Survey for the area shown on the Plat.

Approval of this plat of survey 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. Adopt the resolution approving the proposed Plat of Survey subject to finalizing the 20' storm sewer easement.
2. 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. 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 because there is no change in street frontage improvements of the lot. **Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, as noted above.**

**ADDENDUM  
PLAT OF SURVEY FOR 447 Westwood 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: Michael C. Satterwhite

Existing Street Address: 447 Westwood Drive

Assessor's Parcel #s: 09-05-400-040 and 09-05-400-025

New Legal Description: See attached Plat of Survey

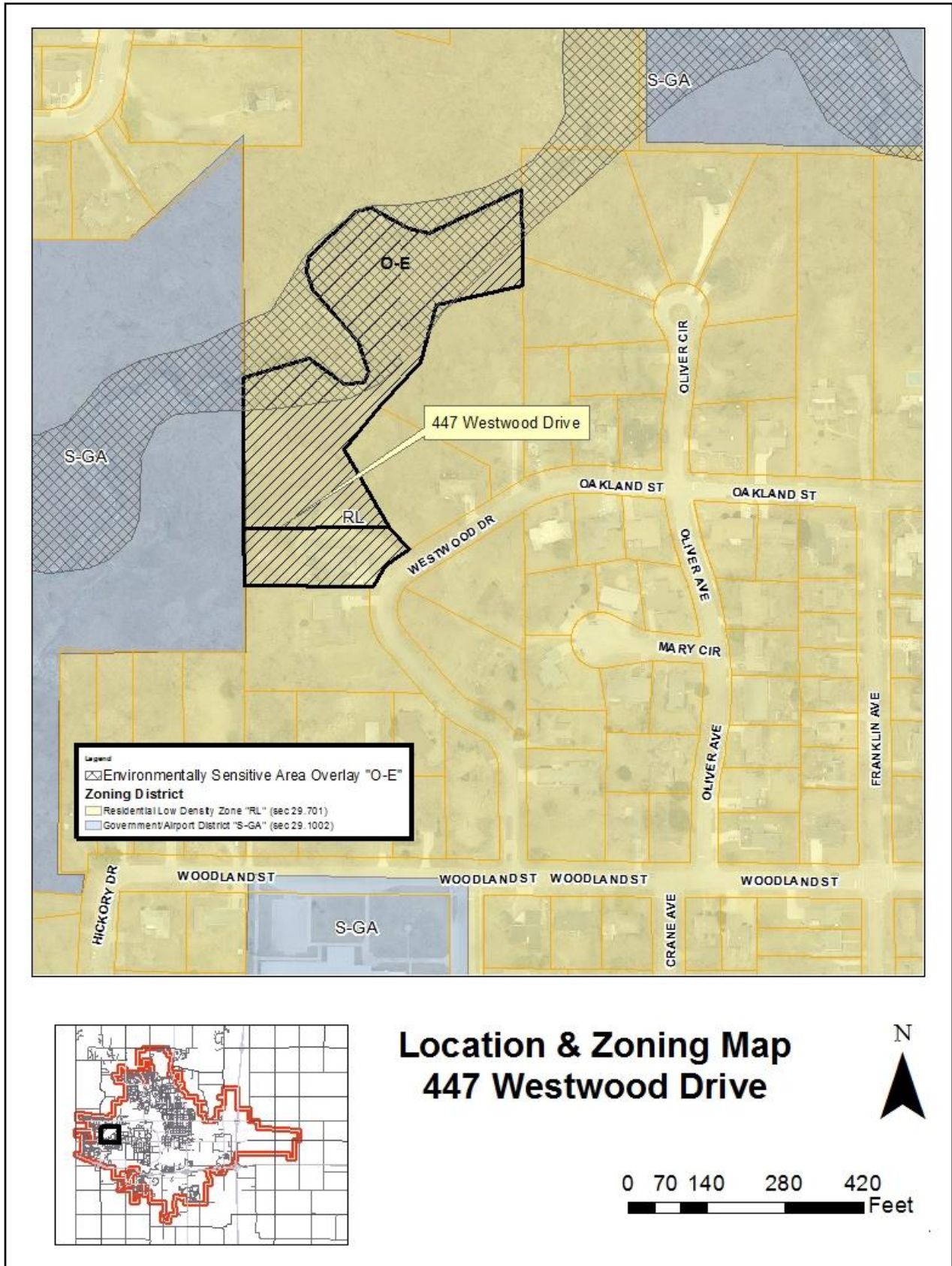
**Public Improvements:**

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:

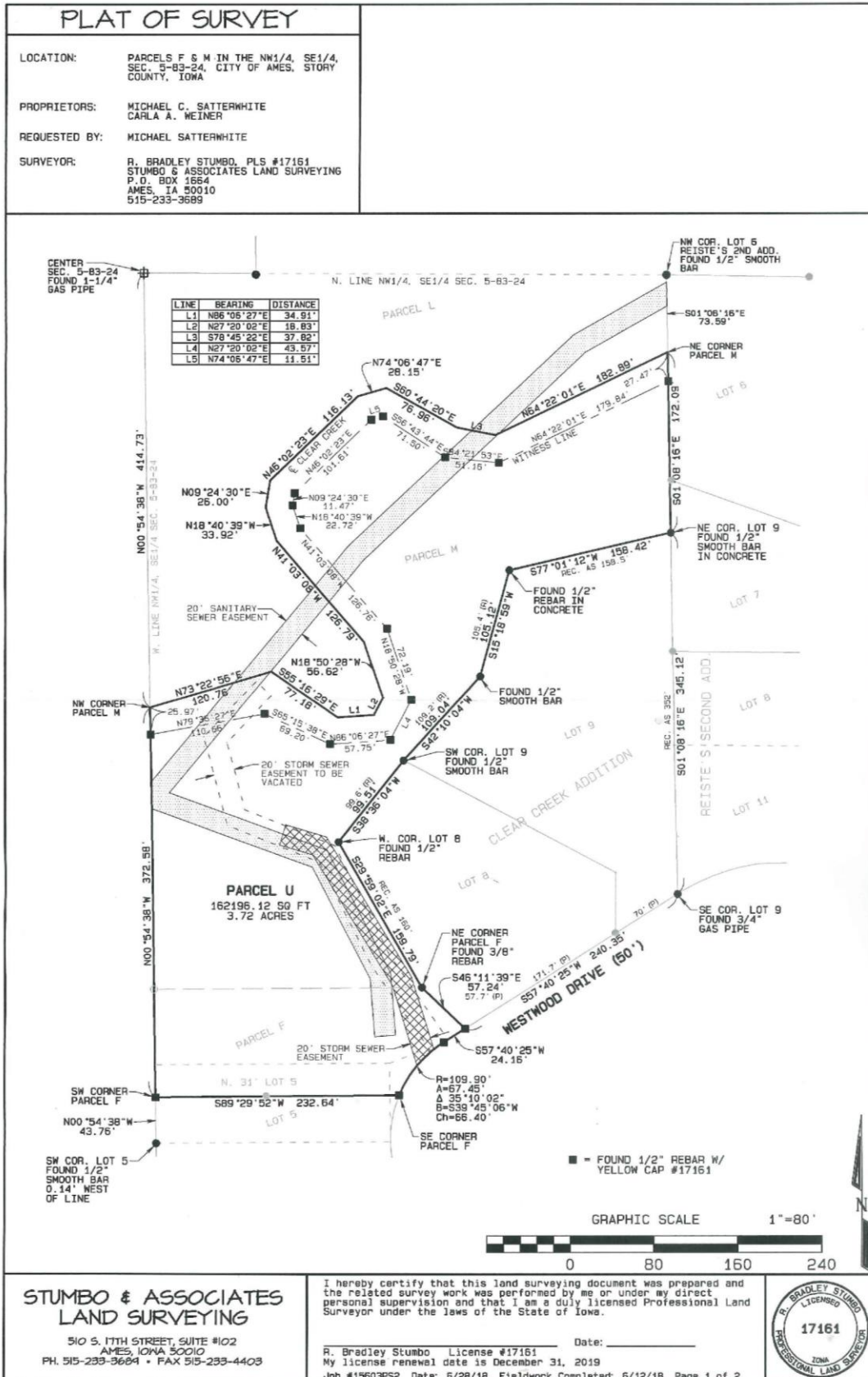
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

**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 & ZONING MAP**



# ATTACHMENT B: PROPOSED PLAT OF SURVEY (SHEET 1 OF 2)





## ATTACHMENT B: PROPOSED PLAT OF SURVEY (SHEET 2 OF 2)

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### Survey Description-Parcel 'U':

Parcel F, as shown on the Plat of Survey filed in Slide 248, Page 1, and Parcel M, as shown on the Plat of Survey filed in Slide 461, Page 4, all being situated in the Northwest Quarter of the Southeast Quarter of Section 5, Township 83 North, Range 24 West of the 5<sup>th</sup> P.M., City of Ames, Story County, Iowa, and all together being more particularly described as follows: Beginning at the Southwest Corner of said Parcel F; thence N00°54'38"W, 372.58 feet along the west line of said Parcels F and M to the centerline of Clear Creek; thence following said centerline N73°22'56"E, 120.76 feet; thence S55°16'29"E, 77.18 feet; thence N86°06'27"E, 34.91 feet; thence N27°20'02"E, 18.83 feet; thence N18°50'28"W, 56.62 feet; thence N41°03'08"W, 126.79 feet; thence N18°40'39"W, 33.92 feet; thence N09°24'30"E, 26.00 feet; thence N46°02'23"E, 116.13 feet; thence N74°06'47"E, 28.15 feet; thence S60°44'20"E, 76.96 feet; thence S78°45'22"E, 37.82 feet; thence N64°22'01"E, 182.89 feet to the Northeast Corner of said Parcel M; thence following the easterly boundary thereof S01°08'16"E, 172.09 feet; thence S77°01'12"W, 158.42 feet; thence S15°18'59"W, 105.12 feet; thence S42°10'04"W, 109.04 feet; thence S38°36'04"W, 99.51 feet; thence S29°59'02"E, 159.79 feet to the Northeast Corner of said Parcel F; thence S46°11'39"E, 57.24 feet to the northwesterly right of way line of Westwood Drive; thence following said line S57°40'25"W, 24.16 feet to the beginning of a curve; thence southwesterly, 67.45 feet along said curve having a radius of 109.90 feet, concave to the southeast, a central angle of 35°10'02" and being subtended by a chord which bears S39°45'06"W, 66.40 feet to the Southeast Corner of said Parcel F; thence S89°29'52"W, 232.64 feet to the point of beginning, containing 3.72 acres.

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

\_\_\_\_\_  
Planning and Housing Director