

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1311 & 1405 BUCKEYE AVENUE

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 adjusts the boundary line between two existing lots addressed as 1311 1405 Buckeye Avenue. **Both lots are developed with commercial uses and one lot (Parcel C) is being enlarged to accommodate an expected redevelopment of the current former K-Mart site.** Both lots were originally platted as part of the Southwood Subdivision 3rd Addition, a 3-lot commercial subdivision (Attachment B). A location map is found in Attachment A. Lot 1 of said subdivision is the site of former Kmart store and Lot 2 contains the movie theater and other retail buildings. No improvements are needed as all infrastructure was installed at the time of the development.

The boundary line adjustment is intended to create a larger lot for a pending development on 1405 Buckeye Avenue. The applicant intends to acquire the additional land from Lot 1 to meet a minimum landscape percentage requirement upon redevelopment of Lot 2 (proposed Parcel C). The applicant has submitted an Integrated Site Development Plan for the redevelopment that corresponds to the area identified as Parcel C within the proposed Plat of Survey.

Approval of this plat of survey (Attachment C) 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 standards of Chapter 23 for approval of a boundary line adjustment.
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 a boundary line adjustment between two platted parcels. 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 and has made a preliminary decision of approval. The boundary line adjustment will create two parcels, Parcel B (10.39 acres) and Parcel C (13.08 acres) in anticipation of future development.

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 A BOUNDARY LINE ADJUSTMENT OF
1311 AND 1405 BUCKEYE AVENUE

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: FHS Ames 1 LP and FHS Ames 2 LP
Parcel ID: 0911375150 and 0911375100

New Legal Descriptions: Parcel B: Part of Lot 2 in the Third Addition to Southwood Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 2; thence following the southerly line thereof N89°48'46"W, 565.50 feet; thence S00°18'28"E, 28.27 feet; thence S89°41'32"W, 250.34 feet; thence N00°18'28"W, 169.81 feet; thence S89°41'32"W, 85.00 feet; thence departing said southerly line N00°18'42"W, 38.16 feet; thence N37°50'18"E, 210.34 feet, thence N25°09'09"E, 122.60 feet; thence S89°41'32"W, 212.64 feet to the west line of said Lot 2; thence N00°18'42"W, 271.24 feet to the Northwest Corner thereof; thence following the boundary of said Lot 2 S89°31'26"E, 433.80 feet; thence S29°42'45"E, 323.56 feet; thence N60°17'15"E, 16.47 feet; thence S29°42'45"E, 313.96 feet; thence N60°18'33"E, 194.55 feet; thence S00°21'15"E, 274.15 feet to the point of beginning, containing 10.39 acres.

Parcel C: Lot 1 and Part of Lot 2 in the Third Addition to Southwood Subdivision, City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence N00°18'42"W, 1015.20 feet along the west line of said Lots 1 and 2; thence N89°41'32"E, 212.64 feet; thence S25°09'09"W, 122.60 feet; thence S37°50'18"W, 210.34 feet; thence S00°18'42"E, 38.16 feet to the north line of said Lot 1; thence following the boundary thereof N89°41'32"E, 85.00; thence S00°18'28"E, 169.81 feet; thence N89°41'32"E, 250.34 feet; thence N00°18'28"W, 28.27 feet; thence S89°48'46"E, 565.50 feet to the Northeast corner of said Lot 1; thence S00°21'15"E, 562.41 feet to the Southeast Corner thereof; thence N89°49'18"W, 931.26 feet to the point of beginning, containing 13.08 acres.

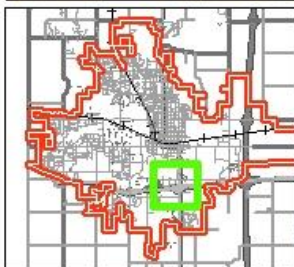
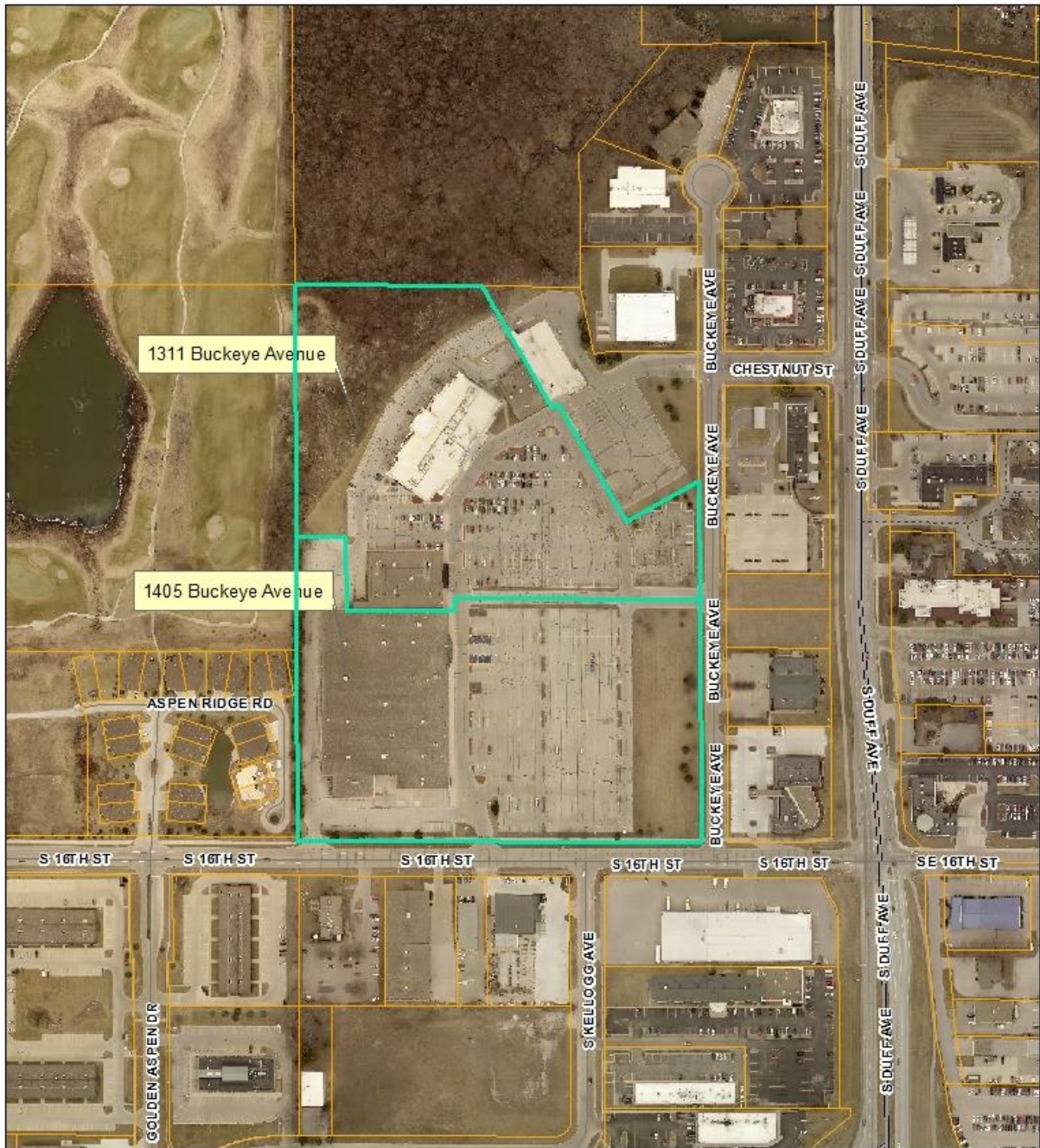
Public Improvements:

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.

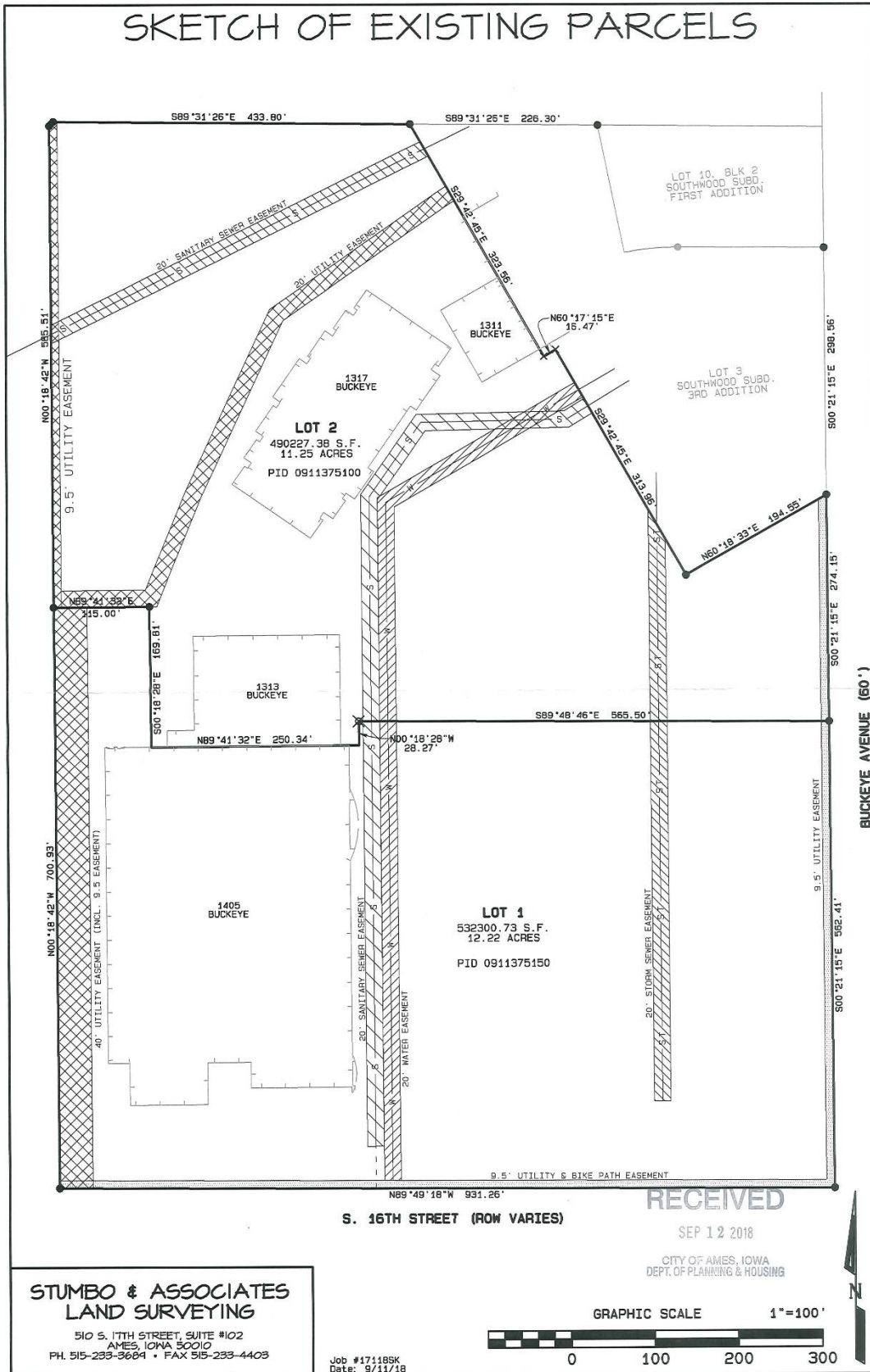
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



**Plat of Survey
1311 and 1405 Buckeye Avenue**

ATTACHMENT B: EXISTING CONDITIONS



ATTACHMENT C: PLAT OF SURVEY

