

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1608 CRESTWOOD CIRCLE & 609 CARR 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 a boundary line adjustment.

This Plat of Survey is a boundary line adjustment between two lots addressed as 1608 Crestwood Circle & 609 Carr Drive that are Lots 12 & 13 in the First Subdivision of Gunderland Heights Addition (See Attachment B – Existing Conditions). The new parcels will be identified as Parcel 'A' & 'B'. (See Attachment C – Proposed Plat of Survey.)

The proposed Parcel 'A' will include 11,166.51 square feet or .26 acres of lot area. The proposed Parcel 'B' will include 9037.76 square feet or .21 acres of lot area. The proposed change addresses issues with the location of a driveway on Lot 13.

Each parcel has an existing single-family home located on it. Both parcels are zoned Residential Low Density (RL). Approval of a Plat of Survey requires conformance to all standards of the Zoning Ordinance and the Subdivision Code.

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Residential Low Density (RL). Although no sidewalk exists along the Carr frontage, the boundary line adjustment procedure does not trigger installation of infrastructure unless it alters a boundary line with partial improvements.

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. The City Council can adopt the resolution approving the 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 for design and improvements 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 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 Residential Low Density (RL) zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure.

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 1608 CRESTWOOD CIRCLE & 609 CARR 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)

Parcel 'A':

Owners: Jesse P. & Tara A Berstler
Parcel ID: 05-35-426-160

New Legal Description:

A part of Lot 12 in the First Subdivision of Gunderland Heights Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Lot 12; thence following the boundary of said Lot 12 N34°56'57"W, 22.08 feet; thence northwesterly, 92.34 feet along a curve having a radius of 113.20 feet, concave to the east, a central angle of 46°44'13" and being subtended by a chord which bears N14°25'13"W, 89.80 feet; thence N08°52'39"E, 31.01 feet to the Northwest Corner of said Lot 12; thence S80°02'43"E, 79.36 feet to the Northeast Corner thereof; thence S22°29'32"E, 69.21 feet along the east line thereof; thence S70°33'56"W, 0.34 feet; thence S14°51'19"E, 28.47 feet to the southerly line of said Lot 12; thence S69°30'58"W, 86.89 feet to the point of beginning, containing 0.26 acres.

Parcel 'B':

Owners: Jacob DeVries
Parcel ID: 05-35-426-150

New Legal Description:

Lot 13 and part of Lot 12 in the First Subdivision of Gunderland Heights Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 13; thence S69°30'58"W, 84.05 feet along the south line of said Lots 13 and 12; thence N14°51'19"W, 28.47 feet; thence N70°33'56"E, 0.34 feet to the west line of said Lot 13; thence N22°29'32"W, 69.21 feet to the Northwest Corner thereof; thence N54°26'29"E, 87.70 feet to the Northeast Corner of said Lot 13; thence S19°50'30"E, 120.31 feet to the point of beginning, containing 0.21 acres.

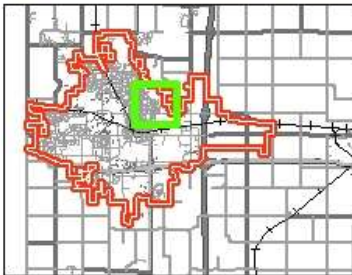
Public Improvements:

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- Location Map

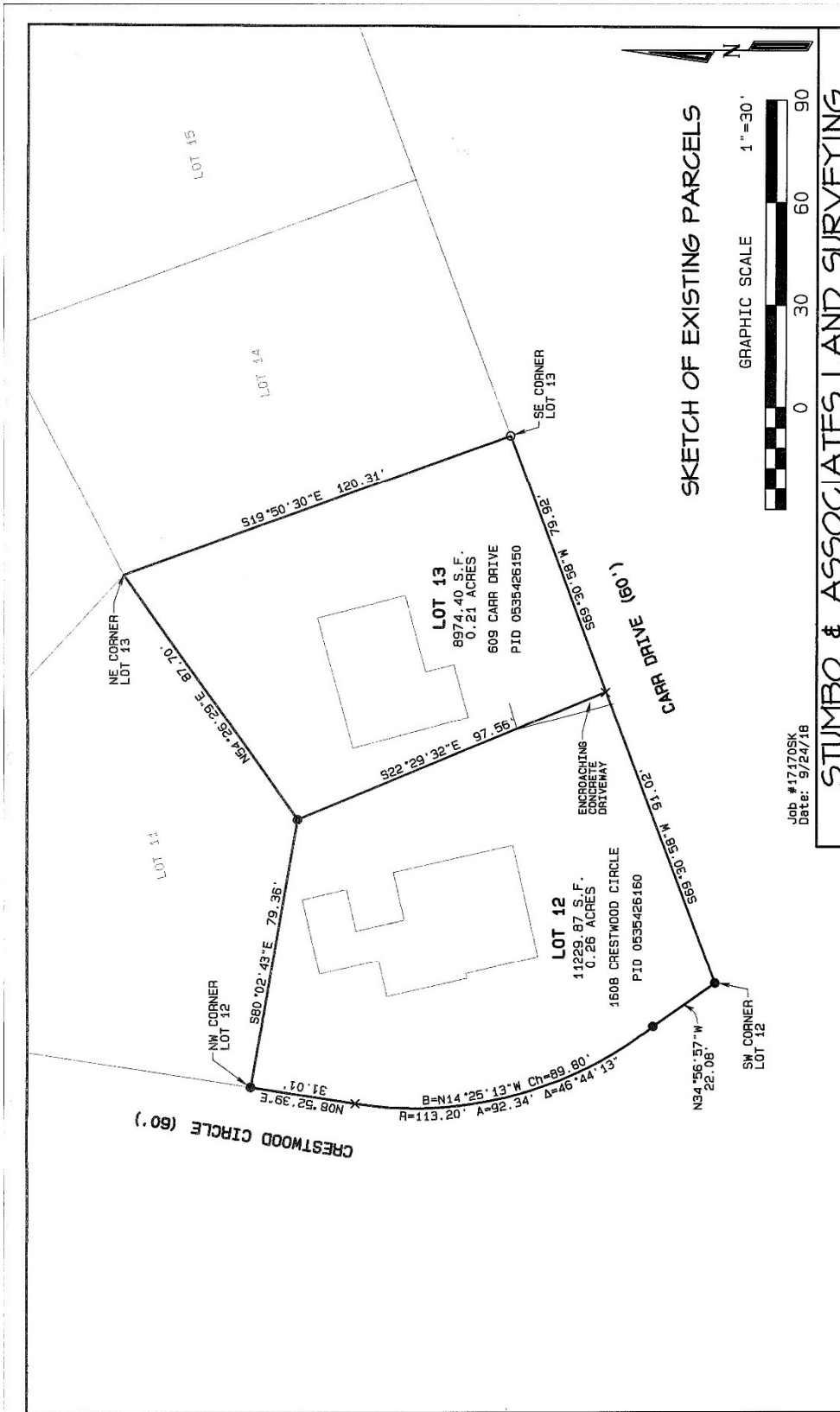


LOCATION MAP
1608 Crestwood Cir & 609 Carr Dr

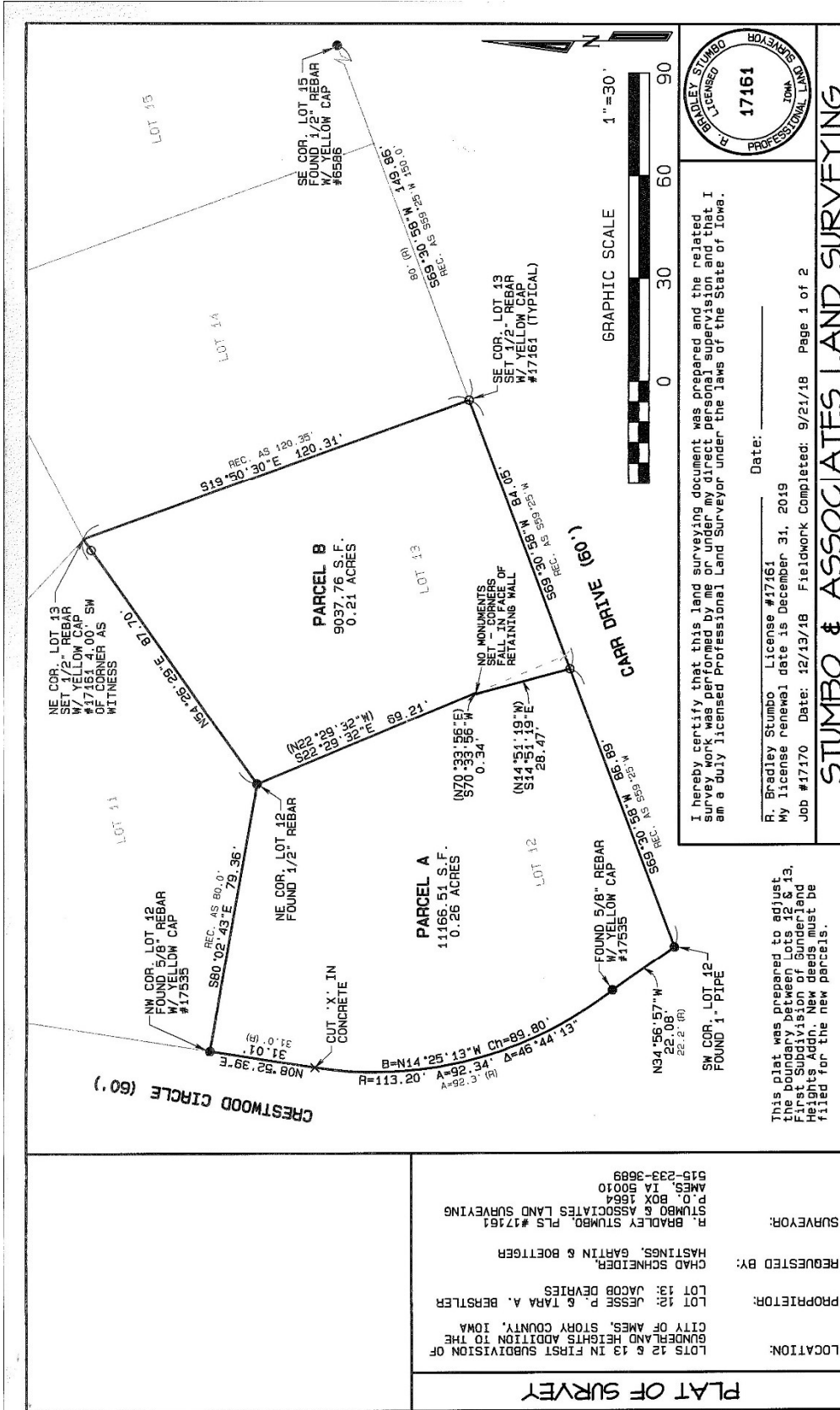
0 62.5 125 250 Feet



Attachment B- Existing Conditions



Attachment C- Proposed Plat of Survey



PLAT OF SURVEY

LOCATION: LOTS 12 & 13 IN FIRST SUBDIVISION OF GUNDERLAND HEIGHTS ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA

PROPRIETOR: LOT 12: JESSE P. & TARA A. BERTSLER
LOT 13: JACOB DEVAIES

REQUESTED BY: CHAD SCHNEIDER
HASTINGS, GARTIN & BOETTGER

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
STUMBO & ASSOCIATES LAND SURVEYING
P.O. BOX 1664
AMES, IA 50010
515-233-3689

This plat was prepared to adjust the boundary between Lots 12 & 13, First Subdivision of Gunderland Heights Addn. New deeds must be filed for the new parcels.

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.

Date: _____
R. Bradley Stumbo License #17161
My license renewal date is December 31, 2019
Job #17170 Date: 12/13/18 Fieldwork Completed: 9/21/18 Page 1 of 2

STUMBO & ASSOCIATES LAND SURVEYING