

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 3840, 3855, 4025, 4720 199TH STREET, 4513 513TH AVENUE, AND UNADDRESSED OUTLOT 'E.'

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 for six parcels located within the Ames Urban Fringe Plan (AUFPP) and which are currently addressed as 3840, 3855, 4025, 4720 199th Street, 4513 513th Avenue, and one unaddressed outlot. The area is designated as Rural Transitional Residential within the AUFPP, thereby requiring joint review by the City and Story County.

The parcels are currently zoned by Story County as R-1 Transitional Residential District. The new parcels will be described as Parcel 'H', 'J', 'K', 'L', 'M', & 'N'. (See Attachment C – Proposed Plat of Survey.) The project includes the County vacating a portion of 199th Street right-of-way on the north side and acquiring additional right-of-way on the south side of 199th Street. The resulting parcels are designed to be conforming to minimum lot size (25,000 sq.ft.) of the R-1 Transitional Residential District.

Approval of a Plat of Survey requires conformance to all standards of the Subdivision Code. Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. In this instance the abutting infrastructure meets County standards and is not proposed to be improved to City standards with the adjustment. Because no existing City infrastructure exists, no improvements are required in conjunction with the boundary line adjustment. Staff has no concerns about the vacation of right-of-way precluding future road improvements to urban standards.

Because the project is located within the Rural Transitional area, the formal process will start with the Ames City Council action on the request. The partial acquisition and vacation of the 199th Street right-of-way will likely be addressed by the Story County Planning and Zoning Commission at their February meeting followed by action by the Story County Board of Supervisors.

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 once the County has approved the Plat. 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 proposed vacation of right-of-way is a Story County process that does not require approval by the City. The resulting parcels of the vacation and boundary line adjustments are designed to be conforming to minimum lot size (25,000 sq.ft.) of the R-1 Transitional Residential District. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. No waiver of City standards accompanies the requested boundary line adjustment and no covenants for rural subdivisions are required with the proposal.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.

ADDENDUM
PLAT OF SURVEY FOR 3855, 4025, 4720 199TH STREET & 4513 513TH 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)

Parcel 'H'

OWNERS: David Byron & Mary K Cory
PARCEL ID: 0520350090

NEW LEGAL DESCRIPTION: Parcel C and part of Parcel D, as shown on the Plat of Survey filed in Slide 199, Page 1, in Lots 2 and 3 of Northwood Heights 2nd Addition to Story County, Iowa, all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 2; thence N18°05'18"E, 217.00 feet to the Northwest Corner thereof; thence N70°46'24"E, 109.89 feet to the easterly line of said Lot 2; thence S21°16'32"E, 135.90 feet; thence S12°41'37"E, 181.99 feet to the Southeast Corner of said Lot 2; thence N86°41'43"W, 57.33 feet to the southerly line of said Parcel C; thence N76°39'56"W, 85.80 feet along said line; thence N72°07'09"W, 125.80 feet to the point of beginning, containing 1.15 acres, which includes 0.03 acres of existing public right of way.

Parcel 'J'

OWNERS: Robert Byron Stern
PARCEL ID: 0520350080

NEW LEGAL DESCRIPTION: Part of Parcel D, as shown on the Plat of Survey filed in Slide 199, Page 1, in Lots 2 and 3 of Northwood Heights 2nd Addition, part of Outlot A in Northwood Heights 3rd Addition and part of Outlots B and E in Northwood Heights 4th Addition, all in Story County, Iowa, and all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 3; thence S72°07'09"E, 125.80 feet to the northerly line of said Parcel D; thence S76°39'56"E, 85.80 feet along said line; thence S86°41'43"E, 57.33 feet to the Northeast Corner of said Lot 3; thence S05°25'06"E, 239.78 feet along the east line thereof, and said line extended southerly to the centerline of 199th Street as physically located; thence following said centerline S89°00'37"W, 18.80 feet; thence northwesterly, 114.93 feet along a curve concave to the northeast, having a radius of 115.00 feet, a central angle of 57°15'41" and being subtended by a chord which bears N62°21'33"W, 110.21 feet; thence N33°43'43"W, 300.14 feet to the point of beginning, containing 0.93 acres, which includes 0.30 acres of existing public right of way.

Parcel 'K':

OWNERS: Allen L & Jan M Denner

PARCEL ID: 0520350115

NEW LEGAL DESCRIPTION: Lot 4 in Northwood Heights 2nd Addition and part of Outlot A in Northwood Heights 3rd Addition, all in Story County, Iowa, and all together being more particularly described as follows: Beginning at the Southeast corner of said Lot 4; thence following the centerline of 199th Street as physically located S77°07'44"W, 68.42 feet; thence S89°00'37"W, 61.35 feet to the southerly extension of the west line of said Lot 4; thence N05°25'06"W, 239.78 feet along said line to the Northwest Corner of said Lot 4; thence S89°12'31"E, 154.51 feet to the Northeast Corner thereof; thence S00°59'37"W, 220.31 feet to the point of beginning, containing 0.76 acres, which includes 0.23 acres of existing public right of way.

Parcel 'L':

OWNERS: Northwood Heights II HOA

PARCEL ID: 0520330000

NEW LEGAL DESCRIPTION: Part of Outlot A in Northwood Heights 3rd Addition to Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Outlot A; thence following the boundary thereof S39°40'40"E, 275.81 feet; thence southwesterly, 107.27 feet along a curve having a radius of 50.00 feet, concave to the west, a central angle of 122°55'04" and being subtended by a chord which bears S21°42'12"W, 87.85 feet; thence S83°12'36"W, 381.39 feet to the Southwest Corner thereof; thence N00°35'01"W, 326.90 feet along the west line of said Outlot A to the centerline of 199th Street as physically located; thence following said centerline easterly, 6.84 feet along a curve concave to the north, having a radius of 115.00 feet, a central angle of 3°24'25" and being subtended by a chord which bears S89°17'11"E, 6.84 feet; thence N89°00'37"E, 80.15 feet; thence N77°07'44"E, 68.42 feet to a point on the north line of said Outlot A; thence S87°00'12"E, 84.88 feet to the point of beginning, containing 2.54 acres, which includes 0.83 acres of existing public right of way.

Parcel 'M':

OWNERS: Northwood Heights II HOA

PARCEL ID: 0520325003

NEW LEGAL DESCRIPTION: Part of Outlot E in Northwood Heights 4th Addition to Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Outlot E; thence N00°23'15"W, 244.28 feet along the west line thereof to the centerline of 199th Street as physically located; thence following said centerline S33°43'43"E, 113.32 feet; thence southeasterly, 108.09 feet along a curve concave to the northeast, having a radius of 115.00 feet, a central angle of 53°51'16" and being subtended by a chord which bears S60°39'21"E, 104.16 feet to the east line of said Outlot E; thence S00°35'01"E, 97.45 feet to the Southeast Corner thereof; thence S89°25'20"W, 153.06 feet to the point of beginning, containing 0.52 acres, which contains 0.24 acres of existing public right of way.

Parcel 'N':

OWNERS: Patrick T & Christina A Murphy

PARCEL ID: 0520325002

NEW LEGAL DESCRIPTION: Part of Outlot B in Northwood Heights 4th Addition to Story County, Iowa, being more particularly described as follows: Beginning at the Northwest Corner of said Outlot B; thence following the boundary thereof S89°53'05"E, 143.46 feet; thence S00°19'32"W, 242.03 feet; thence S89°52'23"E, 208.03 feet; thence N00°18'54"E, 242.07 feet; thence S89°53'05"E, 82.66 feet to a corner of said Outlot B; thence S33°43'43"E, 186.83 feet along the centerline of 199th Street as physically located to the east line of said Outlot B; thence S00°23'15"E, 162.87 feet to the Southeast Corner thereof; thence N89°53'11"W, 539.53 feet to the Southwest Corner thereof; thence N00°06'12"E, 318.05 feet to the point of beginning, containing 2.59 acres, which includes 0.41 acres of existing public right of way.

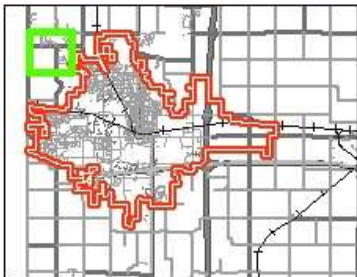
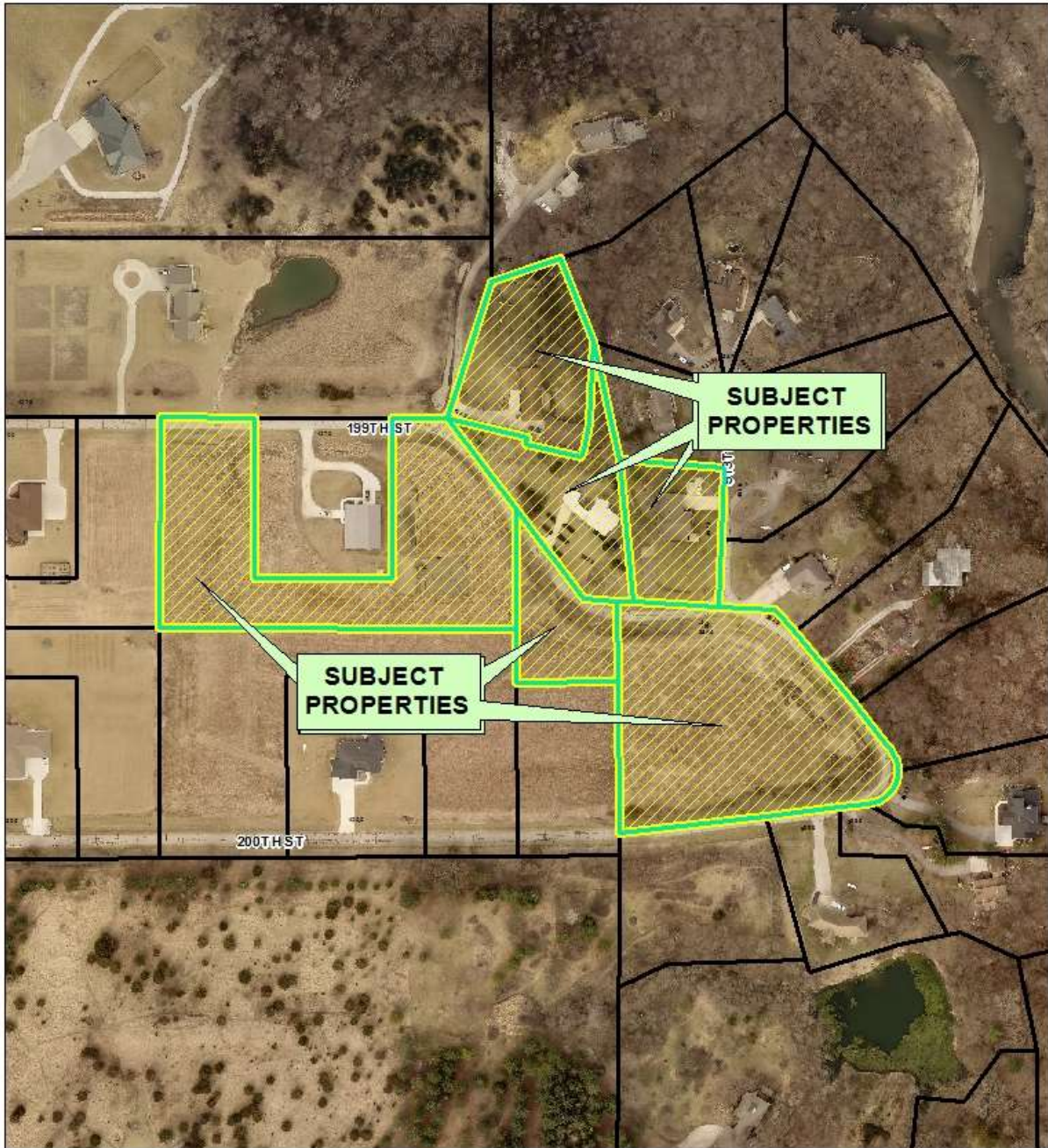
Public Improvements:

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

**3840, 3855, 4025, 4720 199th St,
unaddressed Outlot E, & 4513 513th Av**

0 120 240 480 Feet



Attachment B- Existing Conditions

Parcel M

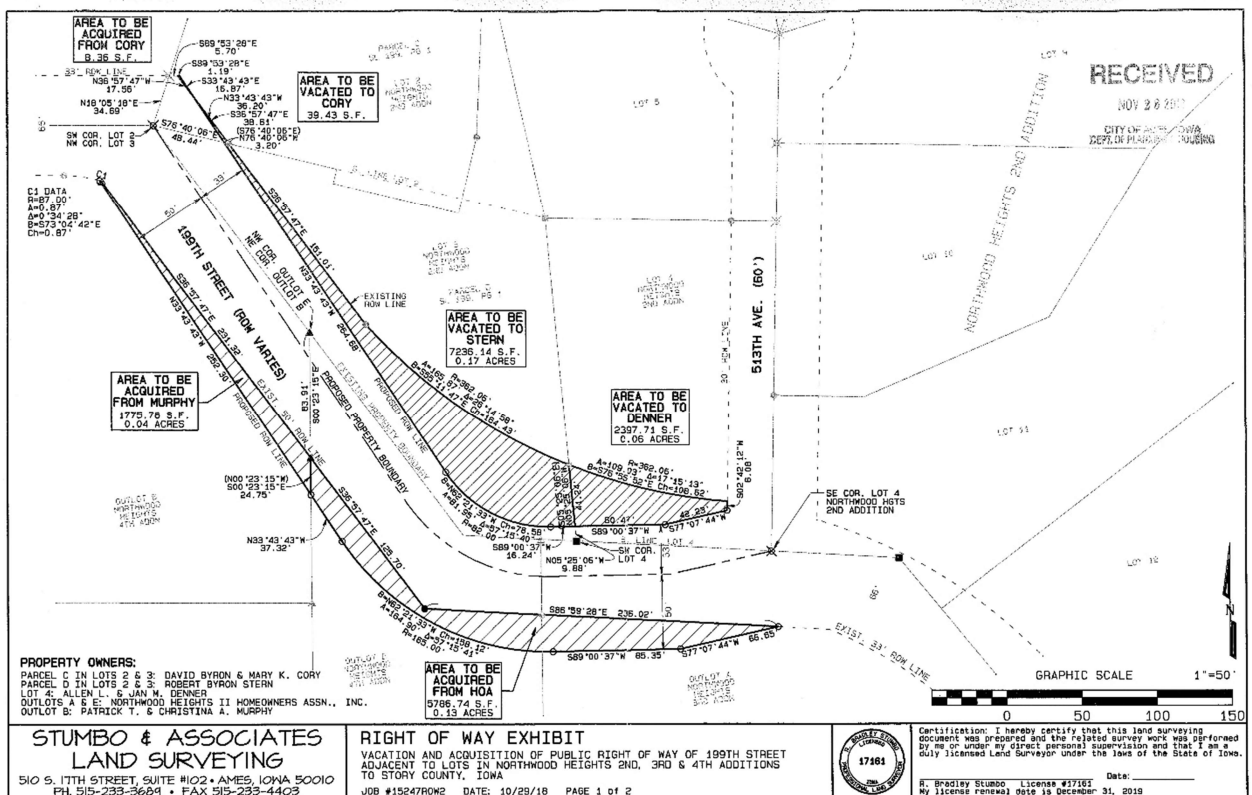
Parcel N



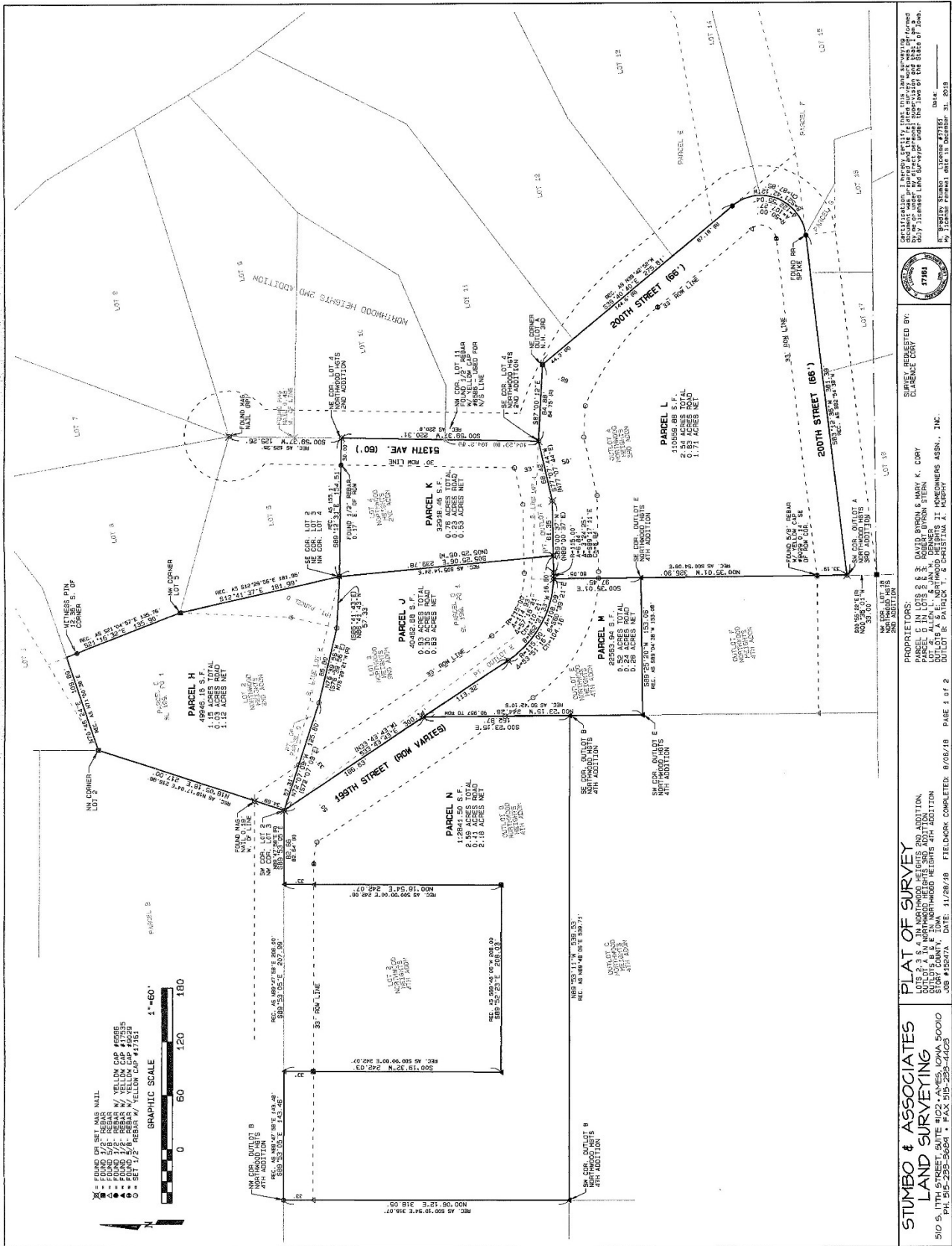
Parcel ID 0520325003 Alternate ID 0520325003 Owner Address NORTHWOOD HGHTS II HOMEOWNER ASSOC. INC.
 Sec/Twp/Rng 20-84-24 Class R - Residential 4539 513TH AVE
 Property Address AMES IA 50014-9035 Acreage 0.35



Parcel ID 0520325002 Alternate ID 0520325002 Owner Address MURPHY, PATRICK T & CHRISTINA A
 Sec/Twp/Rng 20-84-24 Class R - Residential 4720 199TH ST
 Property Address AMES IA 50014 Acreage 2.22



Attachment C- Proposed Plat of Survey, p. 1



Attachment C- Proposed Plat of Survey, p. 2

Job #15247A
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Survey Description-Parcel 'H':

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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