

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2119, 2125, & 2131 ISAAC NEWTON 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 boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of existing parcels addressed as 2119, 2125, & 2131 Isaac Newton Drive to create one parcel. The proposed change results in one new parcel, labeled as Parcel D. No use for the property has been identified at this time. These parcels are currently unoccupied and lie within the Special Flood Hazard Area as shown on the FIRM Panel 9169C0164E, effective 02/20/2008. The parcels are zoned Highway Oriented Commercial (HOC) and are located in the Southeast Gateway Overlay District (O-GSE).

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Highway Oriented Commercial District (HOC) and the Southeast Gateway Overlay District (O-GSE). Staff also reviewed the prior subdivision conditions and development agreement as it applies the site and found it to conform.

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 adopt the resolution approving the proposed plat of survey.
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 23.309 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 HOC zoning and the Southeast Gateway Overlay District (O-GSE). The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. Sidewalks are required to be constructed along all frontages at the time of development and not as part of the Plat of Survey approval.

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 2119, 2125, & 2131 ISAAC NEWTON 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: Biren Patel, Apple Investments, LLC (c/o Patriot hospitality)

Existing Street Address: 2119, 2125, & 2131 Isaac Newton Drive

Assessor's Parcel #: 0912476030, 0912476040, and 0912476055

Legal Description: Parcel D

Lots 6 and 7 in South Gateway Development and Lot 2 in South Gateway Development, Plat 2, all in the City of Ames, Story County, Iowa, and all together being described as follows: Beginning at the Southwest Corner of Said Lot 6; thence N 00°15' 14" W, 357.29 feet to the Northwest Corner thereof; thence N 89° 44' 48" E, 631.39 feet to the Northeast Corner of said Lot 7; thence S 00°14' 43" E. 572..22 feet to the Southeast Corner of said Lot 2; thence N 89° 49' 04" W, 368.00 feet to the Southwest Corner thereof; thence following the boundary of said Lots 2, 7 and 6 northwesterly, 343.07 feet along a curve having a radius of 233.00 feet concave to the southwest, a central angle of 84° 21' 41" and being subtended by a chord which bears N 47° 38' 01" W, 312.91 feet; thence N 89° 49' 16" W, 33.06 feet to the point of beginning, containing 7.25 acres.

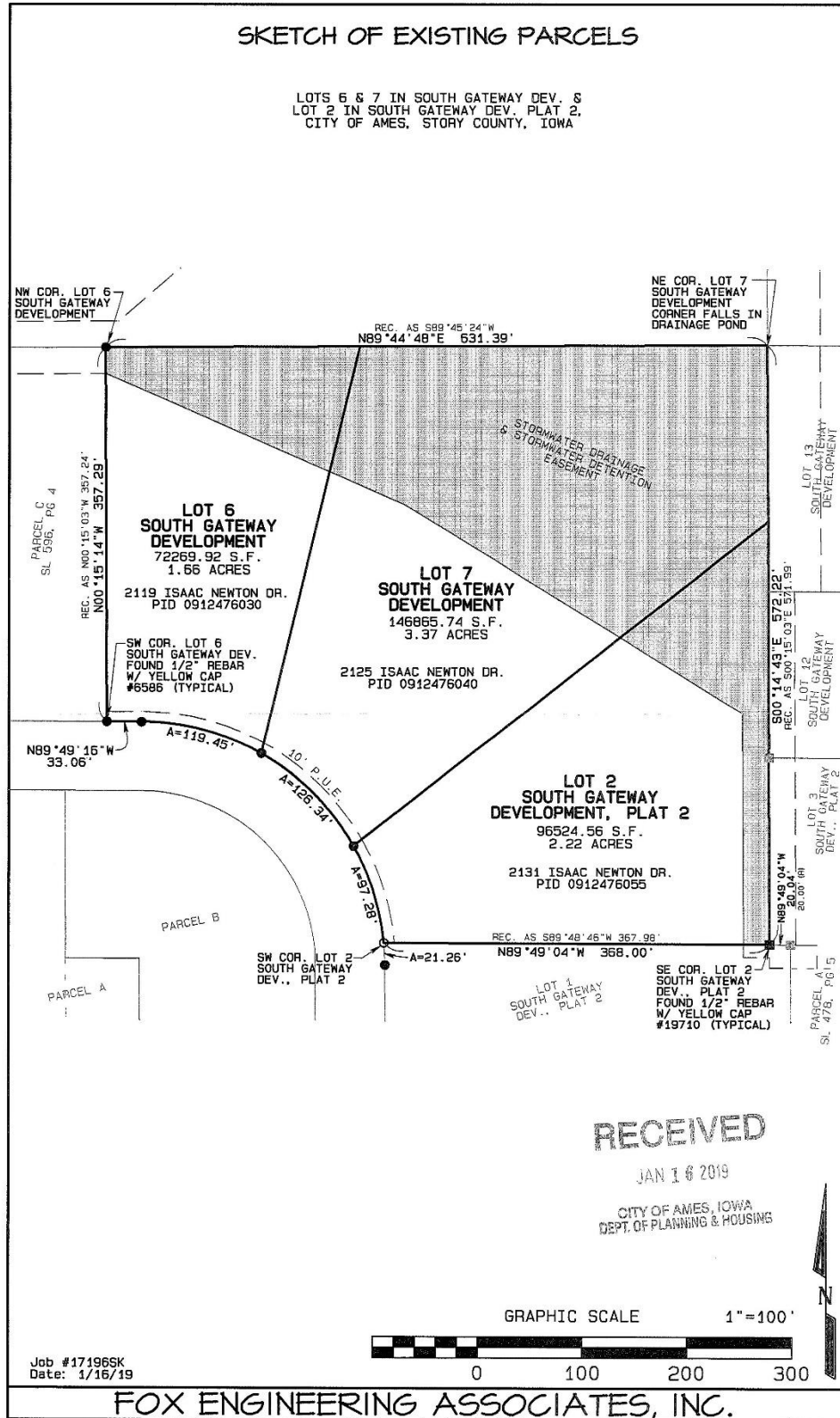
Public Improvements:

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- Existing Conditions



Attachment B- Proposed Plat of Survey

