

COUNCIL ACTION FORM

SUBJECT: SUNSET RIDGE PROPERTY OWNERS ASSOCIATION DONATION OF PROPERTY

BACKGROUND:

The Sunset Ridge Property Owners Association (POA) has agreed to transfer 1.34 acres of an outlot to the City of Ames for the primary use as a neighborhood park. During the 2017/18 Budget hearings, the City Council committed \$80,000 in the 2018/19 Capital Improvement Program for developing this site as a neighborhood park.

The entire outlot is 1.90 acres, however, 0.56 acres to the north and to the west is a drainage way and the City was not interested in taking on the maintenance of that area. Thus the outlot was divided into two parcels (Parcel A – 1.34 acres and Parcel B – 0.56 acres) and City Council approved the Plat of Survey for this area at its July 9, 2019 meeting. City staff has confirmed that Parcel A is “clean and green” which is the standard the Council has required of previous land donations accepted by the City.

Sunset Ridge residents have been strong advocates for the addition of a park in this growing neighborhood. Parks and Recreation staff has met with residents and created a plan to develop Parcel A into a park. The POA has also been fundraising and securing in-kind contributions to supplement the City’s funding.

All legal documents have been finalized with the POA for the transfer of the property. The POA members have approved the transfer of this property to the City for the primary use as a neighborhood park.

ALTERNATIVES:

1. Accept the donation of 1.34 acres of land on Wilder Avenue from the Sunset Ridge Property Owners Association for the primary use as a neighborhood Park.
2. Do not accept the donation of this land for the primary use as a neighborhood park.

CITY MANAGER’S RECOMMENDED ACTION:

Sunset Ridge is a growing development and will have close to 300 homes when finished. The Property Owner’s Association approached the Parks and Recreation Commission regarding developing a park in the neighborhood and indicated it was interested in deeding land to the City for this purpose. The Parks and Recreation Master Plan identifies neighborhood park service areas to cover a ¼

to ½ mile radius. Using the ½ mile radius, a portion of Sunset Ridge is covered by Daley Park; however, residents would need to cross Lincoln Way without a controlled intersection to get there. For this reason, the Commission could justify adding a neighborhood park in Sunset Ridge.

The City is appreciative of the Sunset Ridge Property Owners Association donating this land to the City for use as a neighborhood park. Likewise, the POA welcomes the addition of a City park to the neighborhood. The property is “clean and green” and ready for development. **Therefore, it is the City Manager’s recommendation that the City Council approve Alternative No.1, as stated above.**

ATTACHMENT A



ArcGIS Web Map



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Date: 6/28/2019

1 inch = 94 feet

ATTACHMENT B PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 'H' SUNSET RIDGE SUBDIVISION
THIRD ADDITION, CITY OF AMES, STORY COUNTY IOWA

REQUESTOR: CITY OF AMES

PROPRIETOR: SUNSET RIDGE PROPERTY OWNERS
ASSOCIATION

SURVEYOR: MYRON G. DARINGER

SURVEYOR COMPANY: CITY OF AMES

RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
515 CLARK AVE., AMES, IA 50010



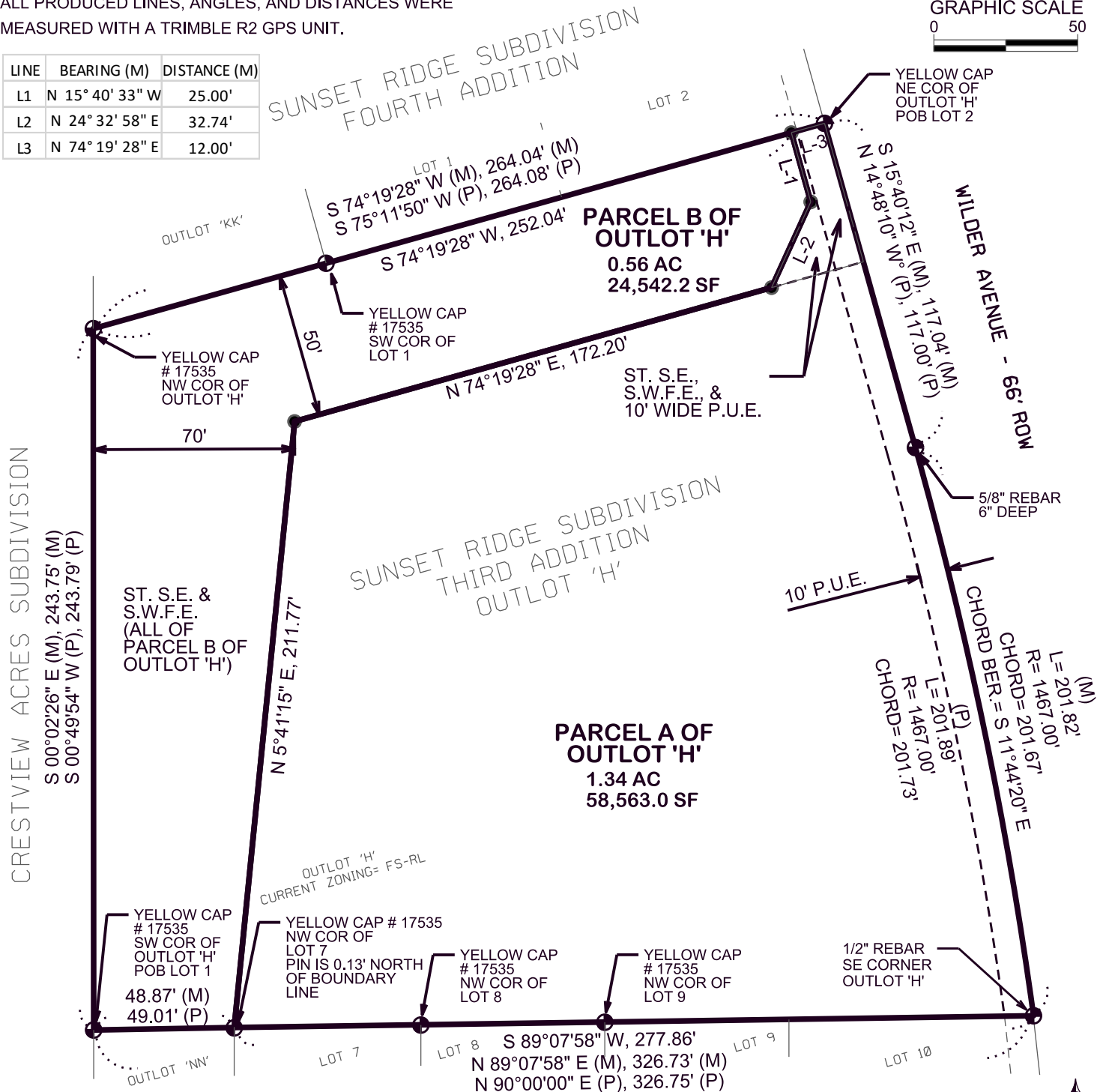
515-239-5276

SURVEYOR'S REPORT

ALL PRODUCED LINES, ANGLES, AND DISTANCES WERE
MEASURED WITH A TRIMBLE R2 GPS UNIT.



LINE	BEARING (M)	DISTANCE (M)
L1	N 15° 40' 33" W	25.00'
L2	N 24° 32' 58" E	32.74'
L3	N 74° 19' 28" E	12.00'



NOTE: ALL BEARINGS ARE ASSUMED.

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.

MYRON G DARINGER

DATE

PRINTED OR TYPED NAME

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

PAGES OR SHEETS COVERED BY THIS SEAL: SHEET 1 AND 2

The Ames City Council approved this plat of
survey on _____, 20____,
with Resolution Number _____.

I certify that it conforms to all conditions of
approval.

Planning and Housing Director

DATE	05/18/19
SCALE	1" = 50'
DRAWN	MD
FIELD BOOK	1
SHEET 1 OF 2	

PLAT OF SURVEY

INDEX LEGEND

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RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
515 CLARK AVE., AMES, IA 50010

BOUNDARY DESCRIPTION PARCEL A

PARCEL A OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE S 15°40'12" E ON THE EAST LINE OF SAID OUTLOT 'H' BEING THE WEST RIGHT-OF-WAY OF WILDER AVENUE, A DISTANCE 117.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST WITH A LENGTH OF 201.82 FEET, A RADUIS OF 1467.00 FEET, A CHORD DISTANCE OF 201.67 FEET, AND A CHORD BEARING OF S 11°44'20" E, ENDING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'H'; THENCE S 89°07'58" W, ON THE SOUTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 277.86 FEET; THENCE N 05°41'15" E, A DISTANCE OF 211.77 FEET; THENCE N 74°19'28" E, A DISTANCE OF 172.20 FEET; THENCE N 24°32'58" E, A DISTANCE OF 32.74 FEET; THENCE N 15°40'33" W TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 25.00 FEET; THENCE N 74°19'28" E ON SAID NORTH LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 1.34 ACRES (58,563.0 S.F.), MORE OR LESS.

OWNER: SUNSET RIDGE PROPERTY OWNERS

BOUNDARY DESCRIPTION PARCEL B

PARCEL B OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'H', SUNSET RIDGE SUBDIVISION, THIRD ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE N 89°07'58" E ON THE SOUTH LINE OF SAID OUTLOT 'H', A DISTANCE 48.87 FEET; THENCE N 05°41'15" E, A DISTANCE OF 211.77 FEET; THENCE N 74°19'28" E, A DISTANCE OF 172.20 FEET; THENCE N 24°32'58" E, A DISTANCE OF 32.74 FEET; THENCE N 15°40'33" W TO A POINT ON THE NORTH LINE OF SAID OUTLOT 'H', A DISTANCE OF 25.00 FEET; THENCE S 74°19'28" W ON SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID OUTLOT 'H', A DISTANCE OF 252.04 FEET; THENCE S 00°02'26" E ON THE WEST LINE OF SAID OUTLOT 'H', A DISTANCE OF 243.75 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 0.56 ACRES (24,542.2 S.F.), MORE OR LESS.

OWNER: SUNSET RIDGE PROPERTY OWNERS

LEGEND

● MONUMENT FOUND
● MONUMENT SET
5/8" REBAR W/ ORANGE CAP
19758

(M) MEASURED
(P) PLATTED
(R) RECORDED
POB POINT OF BEGINNING

S.W.F.E. = SURFACE WATER FLOWAGE EASEMENT
ST. S.E. = STORM SEWER EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

NOTE: THE CITY OF AMES, IOWA HAS THE PERPETUAL RIGHT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, REPAIR AND USE UTILITY SERVICES AND APPARATUS UPON, UNDERGROUND, OVER AND ACROSS THE EASEMENT LANDS SHOWN ON THIS PLAT.

DATE
05/18/19
SCALE
1" = 50'
DRAWN
MD
FIELD BOOK
1
SHEET 2 OF 2