

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 3310 CEDAR LANE (PARCEL "A") AND PARCEL "F"

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.

The two parcels included in this proposed plat of survey were approved for annexation at the City Development Board meeting in Des Moines on August 14, 2019. The two parcels are part of a larger voluntary annexation of eighteen parcels owned by eleven property owners. The final recording of the annexation is in process with the state and Story County. The properties within the annexation, including these two properties, are also subject to a pre-annexation agreement concerning future development and water and sewer connection charges.

This Plat of Survey is a boundary line adjustment between existing Parcel A (3310 Cedar Lane) and Parcel F. The owners of Parcel A propose to retain 3.110 acres and transfer ownership of 13.68 acres to the owner of Parcel F. The addition of 13.68 acres to Parcel F increases its size from 8.02 acres to 21.742 acres. Proposed parcels are Parcel T (3.110 acres) and Parcel U (21.742 acres). The single-family residence on Parcel A will be retained on proposed Parcel T. Proposed Parcel U is agricultural land that is planned for future development. (See Attachment B: Existing Conditions and Attachment C: Proposed Plat of Survey.)

Approval of a Plat of Survey requires conformance to all standards of the Subdivision Code, and does not consider zoning as the sites are not yet within the City. However, staff believes the sites will comply with lot dimensions the zone development standards of the Agricultural (A) zone. Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property.

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. No waivers or other covenants are needed for the rural subdivision as the properties are in the process of being annexed to the City and are subject to a pre-annexation agreement. The resulting parcel is designed to be conforming to underlying standards of the Agricultural (A) zoning district, as found in Chapter 29 of the Municipal Code. 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 PARCEL 'A' (3310 CEDAR LANE) AND PARCEL 'F'

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)

Owners: David P. & Jeanne P. Skarshaug (Parcel 'A')
Parcel ID: 0921200120

Owners: Burgason Enterprises LLC (Parcel 'F')
Parcel ID: 0921200165

New Legal Description: See attached plat of survey

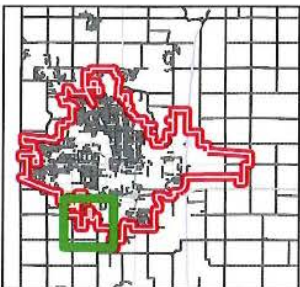
Public Improvements:

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:

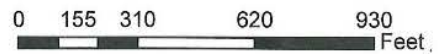
- Installed prior to creation and recordation of the official Plat of Survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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.

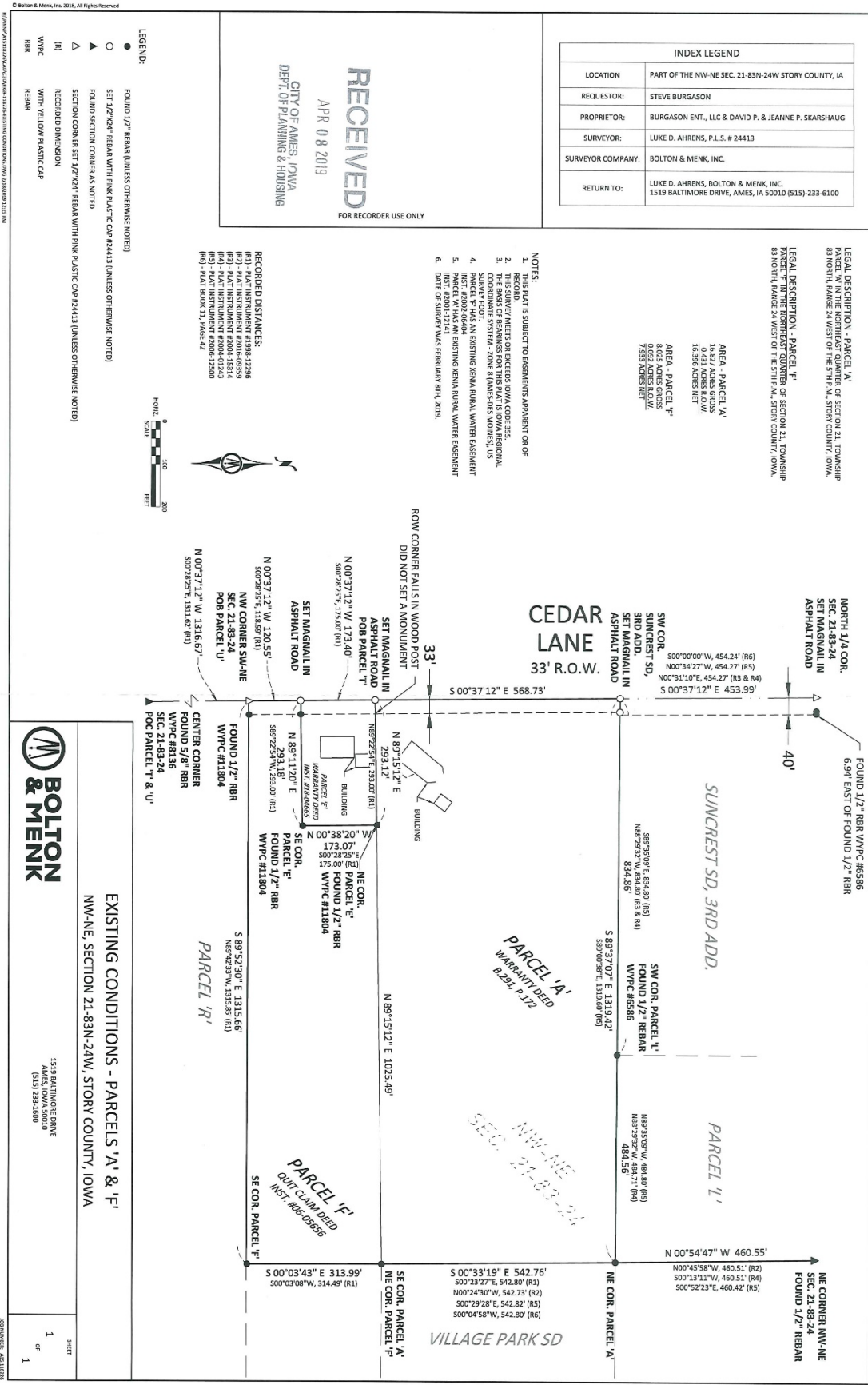
Attachment A: Location Map



**Location Map
Parcel A & Parcel F**



Attachment B: Existing Conditions



Attachment C: Proposed Plat of Survey

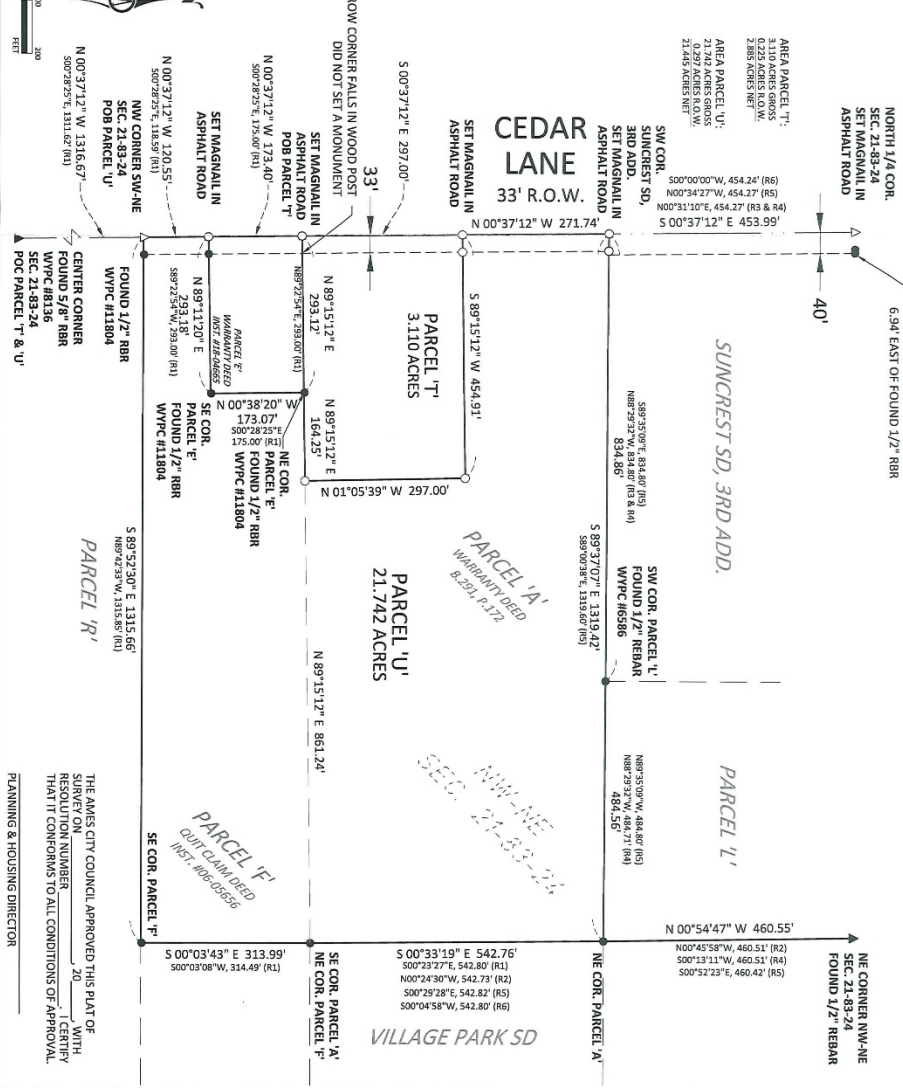
RECEIVED
APR 08 2019
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

INDEX LEGEND	
LOCATION	PART OF THE NW-NE SEC. 21-83N-24W STORY COUNTY, IA
REQUESTOR:	STEVE BURGASON
PROPRIETOR:	BURGASON ENT., LLC & DAVID P. & JEANNE P. SKARSHALUG
SURVEYOR:	LUKE D. AHRENS, P.L.S. # 24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100

- LEGEND:
- FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
 - SET 1/2" X 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNERS AS NOTED
 - △ SECTION CORNER SET 1/2" X 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
 - (R) RECORDED DIMENSION
 - (W)C WITH YELLOW PLASTIC CAP
 - RRR REBAR

LEGAL DESCRIPTION - PARCEL 'U'
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 3TH P.M., STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER CORNER OF SAID SECTION 21; THENCE NORTH 1/4 COR. SEC. 21-83-24 SET MAGNALL IN ASPHALT ROAD
NORTH 1/4 COR. SEC. 21-83-24 SET MAGNALL IN ASPHALT ROAD
N 00°37'12" W 454.91'
S 00°37'12" E 453.99'
S 00°31'10" E 454.27' (R3 & R4)
S 00°37'12" E 453.99'
S 00°00'00" W, 454.24' (R6)
N 00°34'27" W, 454.27' (R5)
N 00°31'10" E, 454.27' (R3 & R4)
S 00°37'12" E 453.99'

LEGAL DESCRIPTION - PARCEL 'U'
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N 00°31'10" E, 454.27' (R3 & R4)
S 00°37'12" E 453.99'



I hereby certify that this land surveying document was prepared by me and that I am a duly licensed and sworn surveyor in the State of Iowa. I am duly licensed and sworn under the laws of the State of Iowa. My license expires on 12/31/2020.

LUKE D. AHRENS, L.S.
NO. 24413
DATE: 04/08/2019
MAGNALL ASPHALT ROAD
MAGNALL ASPHALT ROAD
MAGNALL ASPHALT ROAD



PLAT OF SURVEY - BOUNDARY LINE ADJUSTMENT PARCELS 'T' & 'U'
NW-NE, SECTION 21-83N-24W, STORY COUNTY, IOWA

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON MAY 14, 2019, WITH THE FOLLOWING COMMENTS TO ALL CONDITIONS OF APPROVAL:
PLANNING & HOUSING DIRECTOR

1 of 1 SHEET

1519 BALTIMORE DRIVE
AMES, IA 50010
(515) 233-6100