

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 635 AGG AVENUE

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 that consolidates one lot addressed as 635 Agg Avenue and one conveyed former public walkway into a new Parcel 'L'. (See Attachment B – Proposed Plat of Survey.) The walkway land was recently acquired by the property owner from the City.

The proposed "Parcel L" will include 11,646 square feet of lot area. The parcel includes an existing single-family residence and is 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). The addition of the conveyed public walkway area does not increase any existing non-conformities. Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. There is no existing sidewalk along the frontage of the site.

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 standards of the Residential Low Density (RL) zoning district as found in the Zoning Ordinance. The addition of the conveyed public walkway area does not increase any existing non-conformities. The boundary line adjustment does not trigger infrastructure requirements.

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 635 AGG 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)

Owners: Steven and Sarah Walter
Parcel ID: 0909280050 and portion of public walkway

New Legal Description:

Parcel 'L': Lot 6 in Block 12, College Heights Addition to Ames, Story County, Iowa and also the Public Walkway adjoining Lot 5, Block 12, College Heights Addition to Ames, Iowa. Containing 11,646 square feet.

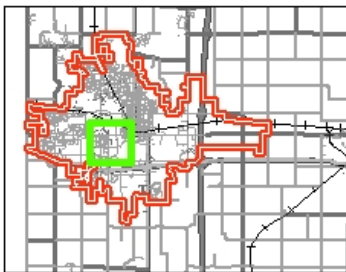
Public Improvements:

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 635 Agg Avenue

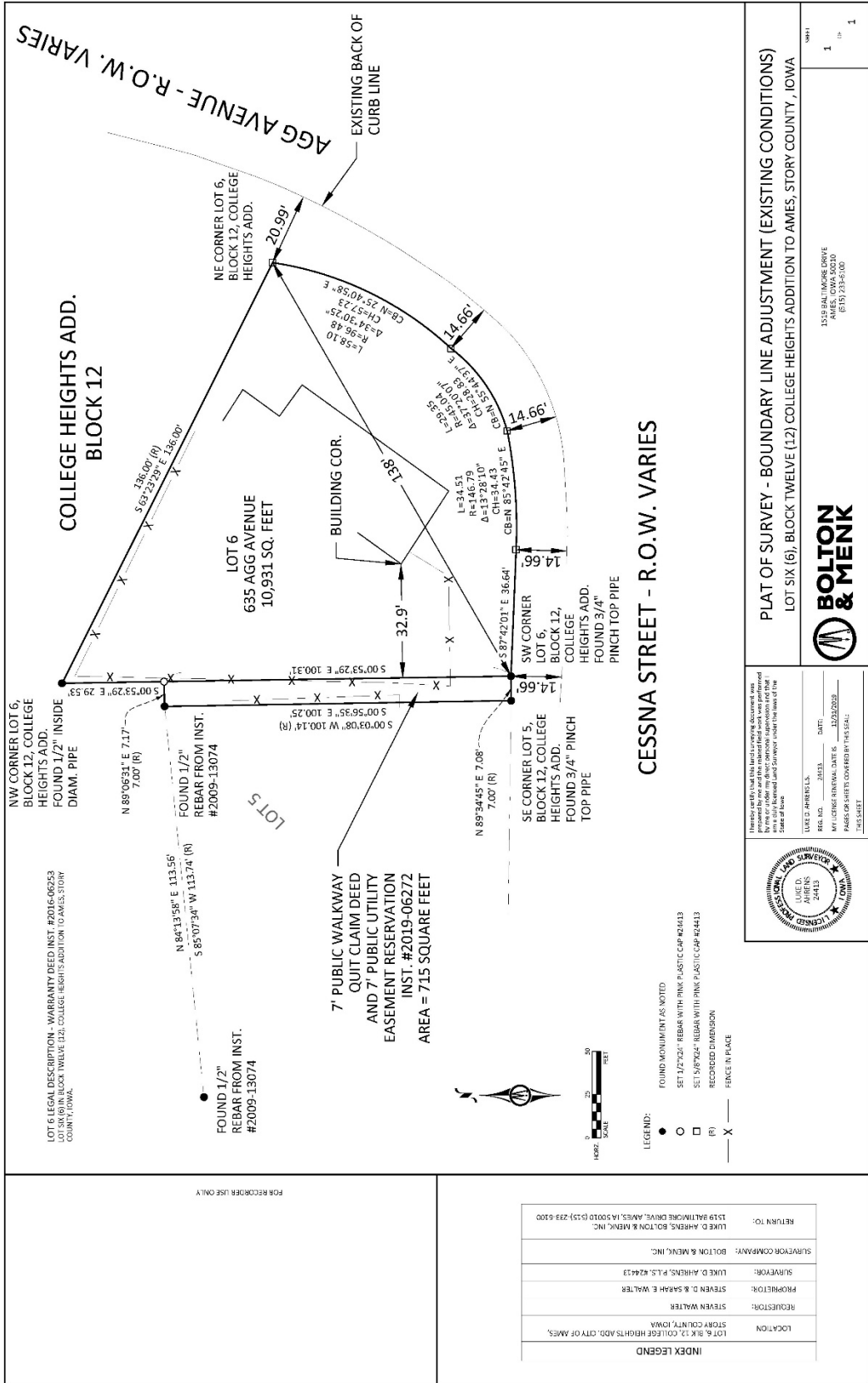
0 30 60 120 Feet

Legend

▭ PARCELS



Attachment B- Existing Conditions



INDEX LEGEND

●	FOUND MONUMENT AS NOTED
○	SET 1/2" DIA. REBAR WITH PINK PLASTIC CAP #2413
□	SET 1/8" DIA. REBAR WITH PINK PLASTIC CAP #2413
(R)	RECORDED DIMENSION
X	FENCE IN PLACE

RETURN TO:
LUKE D. AHHENS, BOLTON & MENK, INC.
1319 BALTHAMORE DRIVE, AMES, IA 50010 (515) 233-6100

SURVEYOR COMPANY: BOLTON & MENK, INC.

SURVEYOR: LUKE D. AHHENS, P.L.S. #24413

PROPRIETOR: STEVEN D. & SARAH E. WALTER

REQUESTOR: STEVEN WALTER

LOCATION: LOT 6, BLOCK 12, COLLEGE HEIGHTS ADD., CITY OF AMES, STORY COUNTY, IOWA

PLAT OF SURVEY - BOUNDARY LINE ADJUSTMENT (EXISTING CONDITIONS)
LOT SIX (6), BLOCK TWELVE (12) COLLEGE HEIGHTS ADDITION TO AMES, STORY COUNTY, IOWA

BOLTON & MENK
1319 BALTHAMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

DATE: 11/20/2019
MY LICENSE EXPIRES: 12/31/2020
PAGES AND SHEETS COVERED BY THIS SEAL: 1 / 1
THIS SHEET

