

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 509 & 511 LINCOLN WAY

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 two existing parcels addressed as 509 & 511 Lincoln Way to create one 0.67 acre parcel. These parcels are currently occupied by vacant commercial retail buildings that formerly contained KFC and Taco Time. The parcels are zoned Downtown Gateway Commercial (DGC). The existing parcels have been in their current configuration since the mid 1960's. The proposed change results in one new parcel, labeled as Parcel B.

The proposed new parcel is being created in anticipation of future redevelopment.

The consolidation of the two existing parcels must be done in order to create a legal lot for approval of a Site Development Plan and other permitting purposes. The site is not larger enough to qualify as a Redevelopment Intensification Site under DGC zoning, but may still be redeveloped with commercial uses.

The site has a number of easements across the property, including for traffic signal placement near the southeast corner of the site, and these are all maintained through the Plat of Survey process. No public improvements are necessitated with the plat of survey, street improvements and changes to driveways will occur with future redevelopment.

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. No conflict exists with the existing DGC zoning standards as a result of the boundary line adjustment. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. Any future construction on the site will be reviewed by staff for compliance.

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 1921 AMES HIGH 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: W-S Properties LLC

Existing Street Address: 509 Lincoln Way
511 Lincoln Way

Assessor's Parcel #: 09-02-357-020 and 09-02-357-010

Legal Description:

Survey Description-Parcel B:
Lot 1, except that part conveyed to the City of Ames by Deed of Dedication filed in Book 113, Page 76, and the East 60 feet of Lot 2, except that part deeded to the City of Ames by Warranty Deed filed in Book 119, Page 463, all in Block 48, Fourth Addition to Ames, Story County, Iowa, and all together being more particularly described as follows: Beginning at the Northeast Corner of said Lot 1; thence S00°39'30"E, 134.61 feet along the east line thereof; thence following the west right of way line of Clark Avenue S04°07'30"W, 47.97 feet; thence southwesterly, 37.07 feet along a curve concave to the northwest, having a radius of 25.50 feet, a central angle of 83°17'25" and being subtended by a chord which bears S47°35'11"W, 33.89 feet to the south line of said Lot 1; thence N89°48'56"W, 130.59 feet along said line; thence N00°35'44"E, 153.39 feet along the west line of the East 60 feet of said Lot 2; thence N89°27'17"E, 30.00 feet; thence N00°35'44 E, 33.87 feet to the north line of said Lot 2; thence N82°07'57"E, 126.76 feet to the point of beginning, containing 0.67 acres.

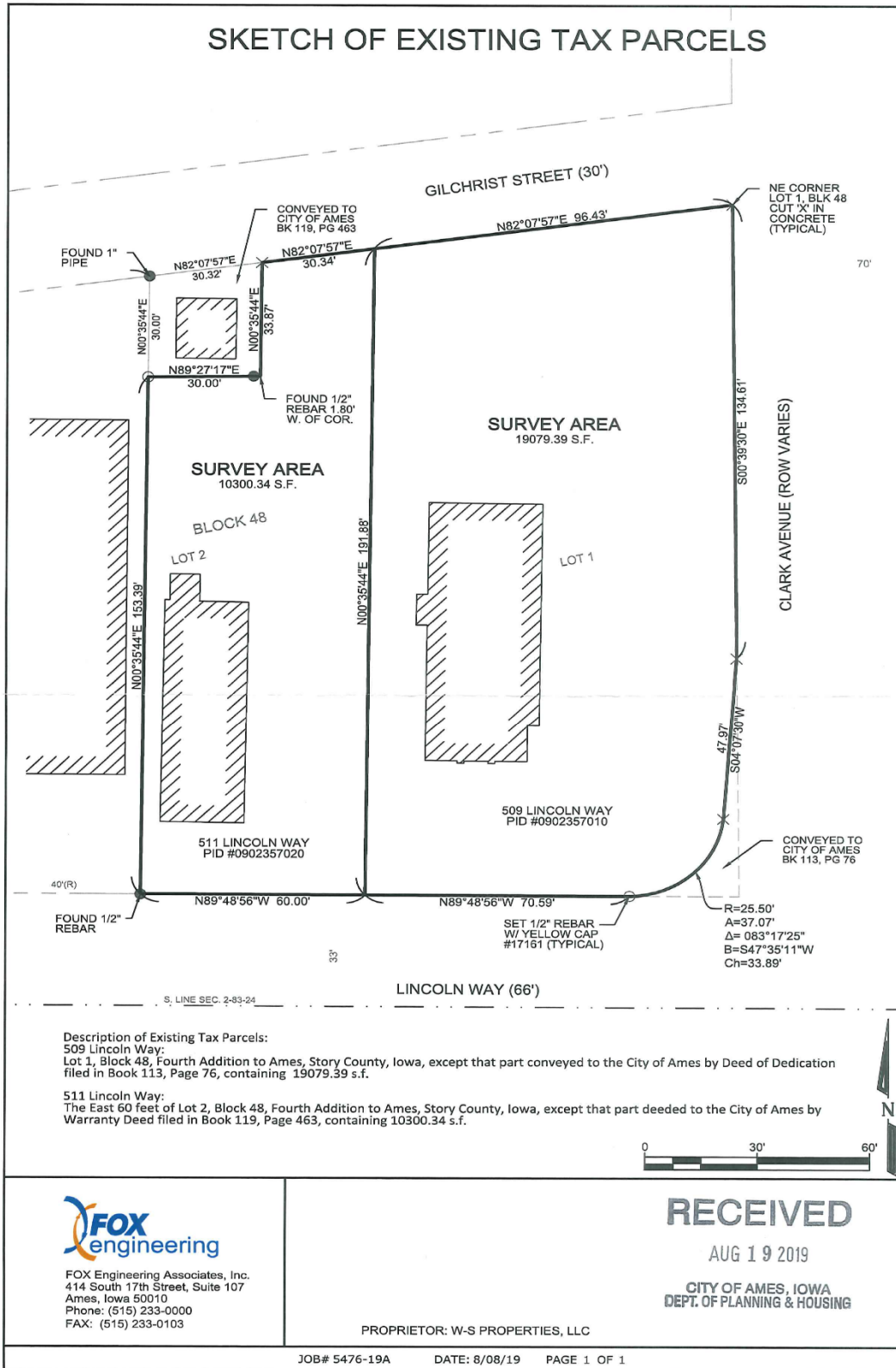
Public Improvements:

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- Plat of Survey

