

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1505 BUCKEYE AVENUE, 301 AND 315 S 16TH STREET.

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations 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 adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

This plat of survey adjusts the boundary line between existing lots addressed as 1505 Buckeye Avenue and 315 S 16th Street and also between 301 and 315 S 16th Street (Attachment A). All three lots were approved as part of the Southwood Subdivision, 4th Addition and Major Site Development Plan for the redevelopment of the former Kmart site as an Integrated Site Plan. The existing lots have been in their current configuration since 2019. A portion of the existing building sits on each of the three lots. The Integrated Site Plan process established unique lotting patterns for the overall site to address common development interests, including changes to setback for individual lots.

This boundary line adjustment is intended to transfer a small area on the northwest corner and south façade of the building to the adjacent lot in order to allow necessary equipment and meters to connect with City of Ames electric utility (Attachment B). Electric easements will need to be recorded prior to occupancy of the building. No other public improvements are needed. The Boundary Line change does not affect the layout of the approved Site Plan Development Plan with the Integrated Site Plan.

Quit Claim Deeds are typically not required as part of a plat of survey review or approval based on Section 23.308. Upon review of the plat of survey by the City's Legal Department, it was determined that deeds showing the transfer of properties between owner's should be required to be recorded as a condition of approval. Therefore, the developer will need to provide Quit Claim Deed's with original signatures to be submitted prior to the Planning Director signing the plat of survey confirming that it fully conforms to all conditions of approval and releasing it to be recorded.

ALTERNATIVES:

1. The City Council can approve the proposed plat of survey consistent with the standards of Chapter 23 for approval of a boundary line adjustment subject to the City receiving Quit Claim Deeds for all affected properties to be recorded with the 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 23.308 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 Code requirements for a Boundary Line Adjustment between the platted parcels. Staff has also determined that electric easements will be needed, but can be recorded prior to occupancy of the building.

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 A BOUNDARY LINE ADJUSTMENT OF
1505 BUCKEYE AVENUE, 301 and 315 S 16th STREET**

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)

Owner: NLA DUFF LLC
Parcel ID: 0911378020 (1505 Buckeye Avenue) and 0911378030 (301 S 16th Street)

Owner: NLA AMES SS LLC
Parcel ID: 0911378010 (315 S 16th Street)

New Legal Descriptions:

Parcel A:

Part of Lot 1 in Fourth Addition to Southwood Subdivision, City of Ames, Story County, Iowa, being described as follows: Beginning at the Southwest Corner of said Lot 1; thence following the boundary thereof N00°18'42"W, 1015.20 feet to the Northwest Corner thereof; thence N89°41'32"E, 212.64 feet; thence S25°09'09"W, 122.60 feet; thence S37°50'18"W, 210.34 feet; thence S00°18'42"E, 38.16 feet; thence N89°41'32"E, 85.00 feet; thence S00°18'28"E, 169.81 feet; thence S89°41'32"W, 58.07 feet along the boundary of said Lot 1 and westerly extension of said line; thence S00°18'36"E, 40.00 feet; thence N89°41'24"E, 3.00 feet; thence N00°18'36"W, 11.55 feet; thence N89°41'32"E, 109.96 feet along the westerly extension of the boundary of said Lot 1 and the boundary of said Lot 1; thence continuing along the boundary of said Lot 1 S00°18'28"E, 110.34 feet; thence N89°41'32"E, 50.02 feet; thence S00°18'28"E, 63.08 feet; thence S89°41'32"W, 22.16 feet; thence S00°18'28"E, 47.05 feet; thence S89°41'32"W, 14.74 feet; thence S00°18'28"E, 132.27 feet; thence N89°42'13"E, 47.71 feet; thence S00°18'06"E, 34.48 feet along the boundary of said Lot 1 and the southerly extension of said line; thence N89°41'18"E, 32.00 feet; thence N00°18'06"W, 3.00 feet to the boundary line of said Lot 1; thence following said line N89°41'18"E, 106.56 feet; thence N00°01'20"W, 181.33 feet; thence N89°58'40"E, 127.58 feet; thence S00°00'35"E, 168.84 feet; thence N89°58'07"W, 77.50 feet; thence S00°00'35"E, 84.30 feet; thence N89°49'31"W, 100.00 feet; thence S00°07'16"W, 50.00 feet to the Southeast Corner of said Lot 1; thence N89°49'18"W, 318.55 feet to the point of beginning, containing 4.58 acres.

Parcel B:

Lot 3 and part of Lot 1 in Fourth Addition to Southwood Subdivision, City of Ames, Story County, Iowa, being described as follows: Beginning at the Southeast Corner of said Lot 3; thence following the boundary thereof N89°49'18"W, 150.00 feet; thence N00°07'16"E, 50.00 feet; thence S89°49'31"E, 100.00 feet; thence N00°00'35"W, 84.30 feet; thence S89°58'07"E, 77.50 feet; thence N00°00'35"W, 168.84 feet; thence S89°58'40"W, 127.58 feet; thence S00°01'20"E, 181.33 feet; thence S89°41'18"W, 106.56 feet; thence departing said boundary S00°18'06"E, 3.00 feet; thence S89°41'18"W, 32.00 feet; thence N00°18'06"W, 34.48 feet along the southerly extension of the boundary of said Lot 3 and the boundary of said Lot 3; thence following said boundary S89°42'13"W, 47.71 feet; thence N00°18'28"W, 132.27 feet; thence N89°41'32"E, 14.74 feet; thence N00°18'28"W, 47.05 feet; thence N89°41'32"E, 22.16 feet; thence S00°18'28"E, 0.67 feet; thence N89°45'05"E, 347.68 feet; thence S00°02'14"W, 233.30 feet; thence N89°59'35"W, 97.00 feet; thence

S00°03'03"W, 99.44 feet to the point of beginning, containing 1.60 acres.

Parcel C:

Lot 2 and part of Lot 1 in Fourth Addition to Southwood Subdivision, City of Ames, Story County, Iowa, being described as follows: Beginning at the Northeast Corner of said Lot 2; thence following the boundary thereof S00°00'06"E, 404.12 feet; thence N89°38'45"E, 279.32 feet; 3; thence S00°21'23"E, 34.99 feet; thence N89°59'31"E, 35.05 feet; thence S00°21'15"E, 126.04 feet to the Southeast Corner of said Lot 2; thence N89°49'18"W, 35.00 feet; thence N00°21'15"W, 90.51 feet; thence N89°49'18"W, 35.05 feet; thence N00°21'23"W, 4.50 feet; thence N89°49'18"W, 119.48 feet; thence N00°10'42"E, 18.84 feet; thence S89°55'31"W, 175.57 feet; thence N00°02'14"E, 219.96 feet; thence S89°45'05"W, 347.68 feet; thence N00°18'28"W, 0.67 feet; thence N00°18'28"W, 63.08 feet; thence S89°41'32"W, 50.02 feet; thence N00°18'28"W, 110.34 feet; thence S89°41'32"W, 109.96 feet along the boundary of said Lot 2 and the westerly extension of said line; thence S00°18'36"E, 11.55 feet; thence S89°41'24"W, 3.00 feet; thence N00°18'36"W, 40.00 feet; thence N89°41'32"E, 58.07 along the westerly extension of the boundary of said Lot 2 and the boundary of said Lot 2; thence N89°41'32"E, 250.34 feet; thence N00°18'28"W, 28.27 feet; thence S89°48'46"E, 253.60 feet to the point of beginning, containing 2.97 acres.

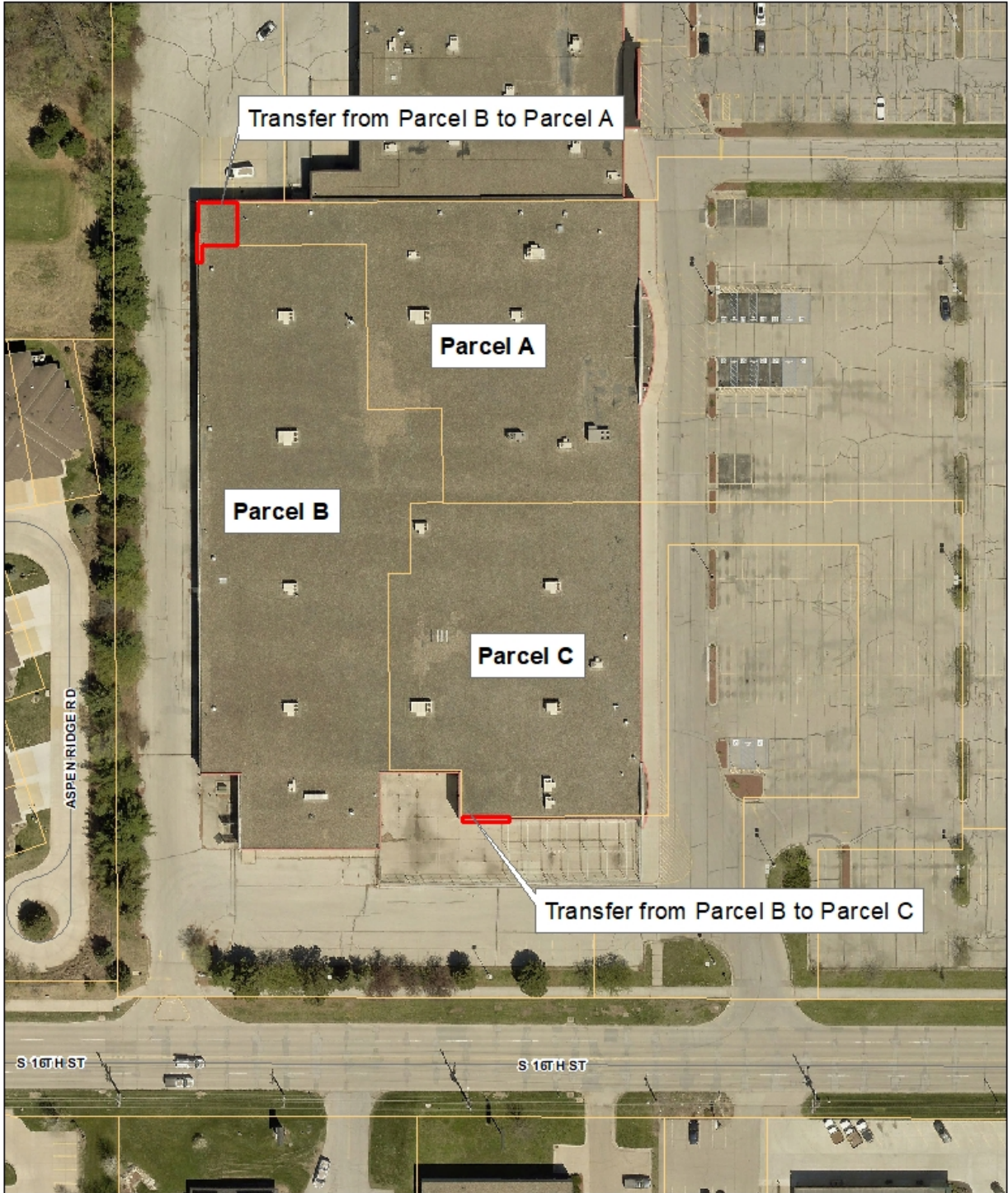
Public Improvements:

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.

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



**1505 Buckeye Ave (Parcel A), 1301 S 16th Street (Parcel B),
and 1315 S 16th Street (Parcel C).**

