

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2200 & 2212 OAKWOOD ROAD AND 3210 CEDAR LANE

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.

The proposed Plat of Survey is for a boundary line adjustment of four parcels in the south part of the City. Parcel 'G' (3.705 acres) is located at 2212 Oakwood Road. Parcel 'H' (10.951 acres) is a flag lot to the east and south of Parcel 'G.' Christofferson Park abuts Parcel 'H' to the east. Parcel 'L' (5.096 acres) is immediately south of Parcel 'H.' Parcel 'U' (21.742 acres) lies to the south of Parcel 'L' and extends west to Cedar Lane where it wraps around two parcels to take in the road twice. (*See Attachment A: Location Map; Attachment B: Plat of Survey for Existing Parcels.*) Annexation of these parcels into the City was effective as of September 18, 2019, as part of a voluntary annexation that included 18 parcels on 156 acres. The four properties are zoned as "A" (Agricultural), as a result of the recent annexation.

The proposed Plat of Survey establishes the existing farmstead as Parcel 'M' (2.877 acres). Proposed Parcels 'W' (23.784 acres) and 'X' (14.883 acres) will be owned by different entities. The current Parcel 'U' is jointly owned by the two parties, who are dividing their interest. *Right-of-way is not be dedicated for Cedar Lane at this time; when Parcel 'X' is subdivided, 40 feet of right-of-way will be required.* The proposed configuration complies with "A" (Agricultural) zoning standards, including setbacks for outbuildings.

Approval of this Plat of Survey (*See Attachment C*) 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 Subdivision Code requirements for a Boundary Line Adjustment of existing parcels. No improvements are required with the Plat of Survey per the standard of Chapter 23. Any future land division, or construction on the site, will be reviewed by staff for compliance with subdivision and zoning standards, including providing right-of-way dedication and infrastructure improvements.

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 2200 & 2212 OAKWOOD ROAD AND 3210 CEDAR LANE

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:

Property Owner: Pinnacle Properties Ames LLC
 Burgason Enterprises LLC
 Nicholas G. Cheney

Existing Street Address: 2200 & 2212 Oakwood Road and 3210 Cedar Lane

Assessor's Parcel #s: 09-16-480-155, 09-16-480-160, 09-21-200-125, 09-21-200-125

Legal Descriptions:

See Attachment D: Legal Descriptions of Proposed Parcels.

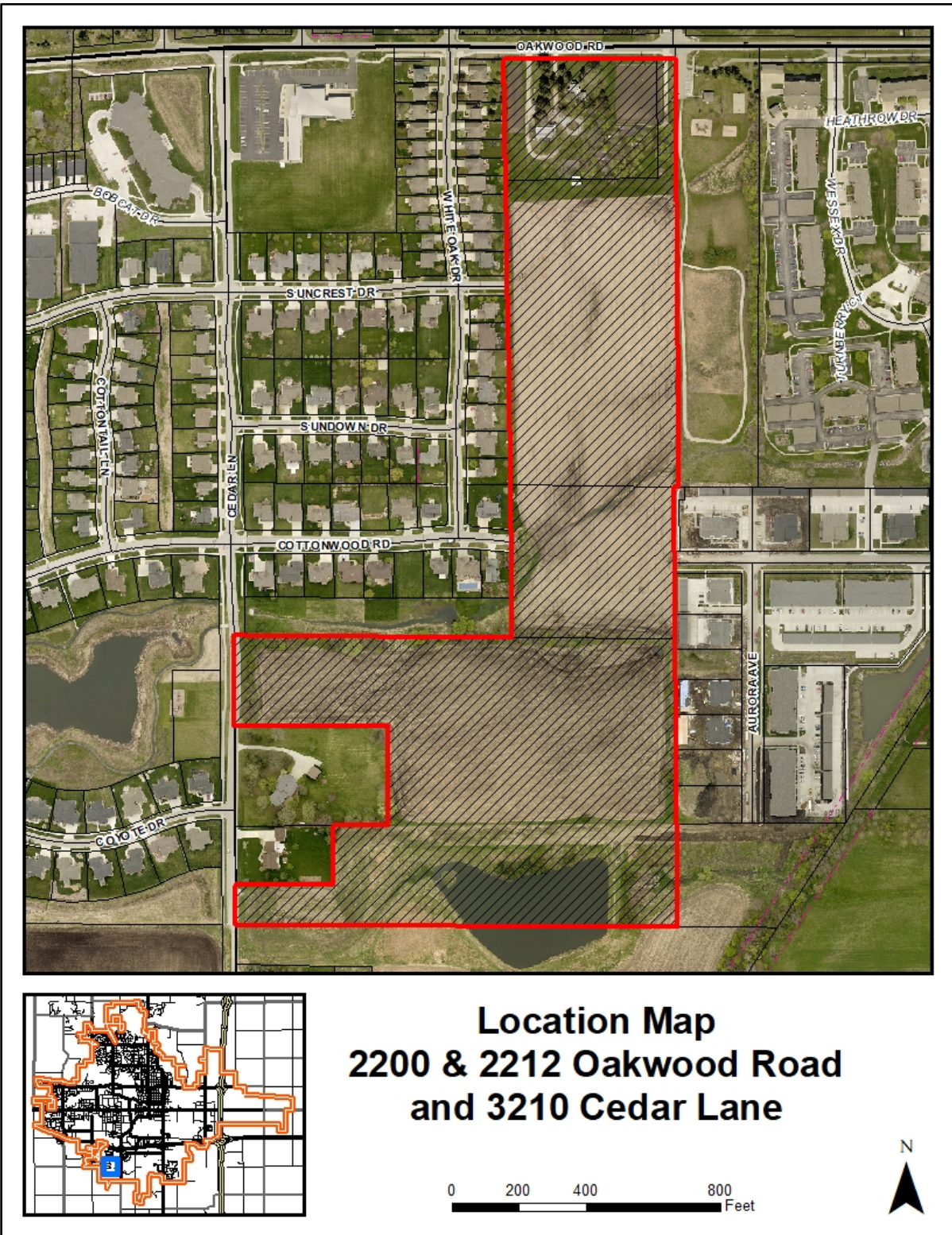
Public Improvements:

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

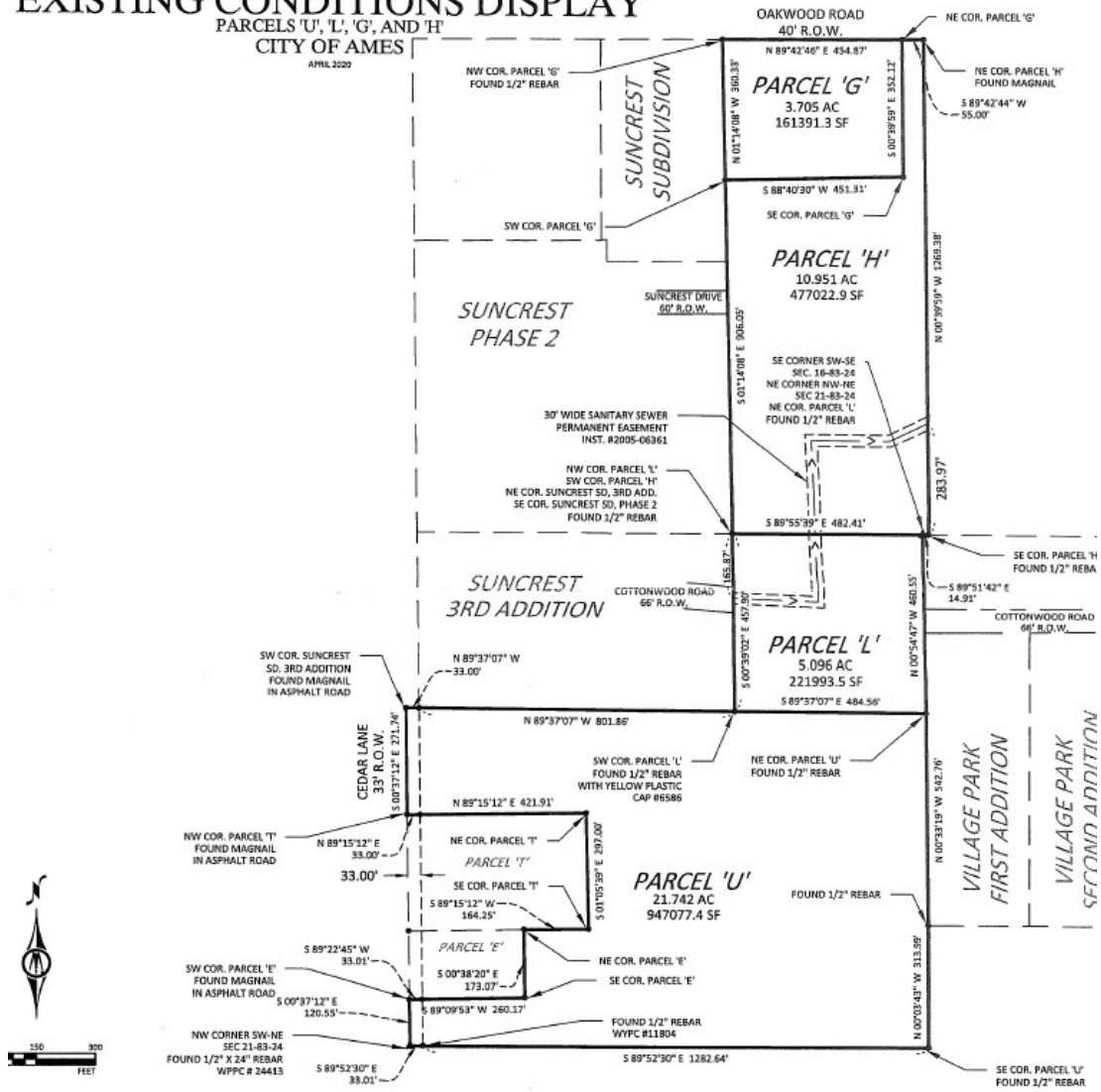


Attachment B: Plat of Survey for Existing Parcels

EXISTING CONDITIONS DISPLAY

PARCELS 'U', 'L', 'G', AND 'H'
CITY OF AMES

APRIL 2020



Attachment C: Proposed Plat of Survey

PLAT OF SURVEY BOUNDARY LINE ADJUSTMENT

PARCELS 'U', 'L', 'G', AND 'H'
CITY OF AMES

APRIL 2020

LEGEND:

- FOUND 1/2" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- SET 1/2" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- SET 3/8" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER AS NOTED
- (R) RECORDED DIMENSION

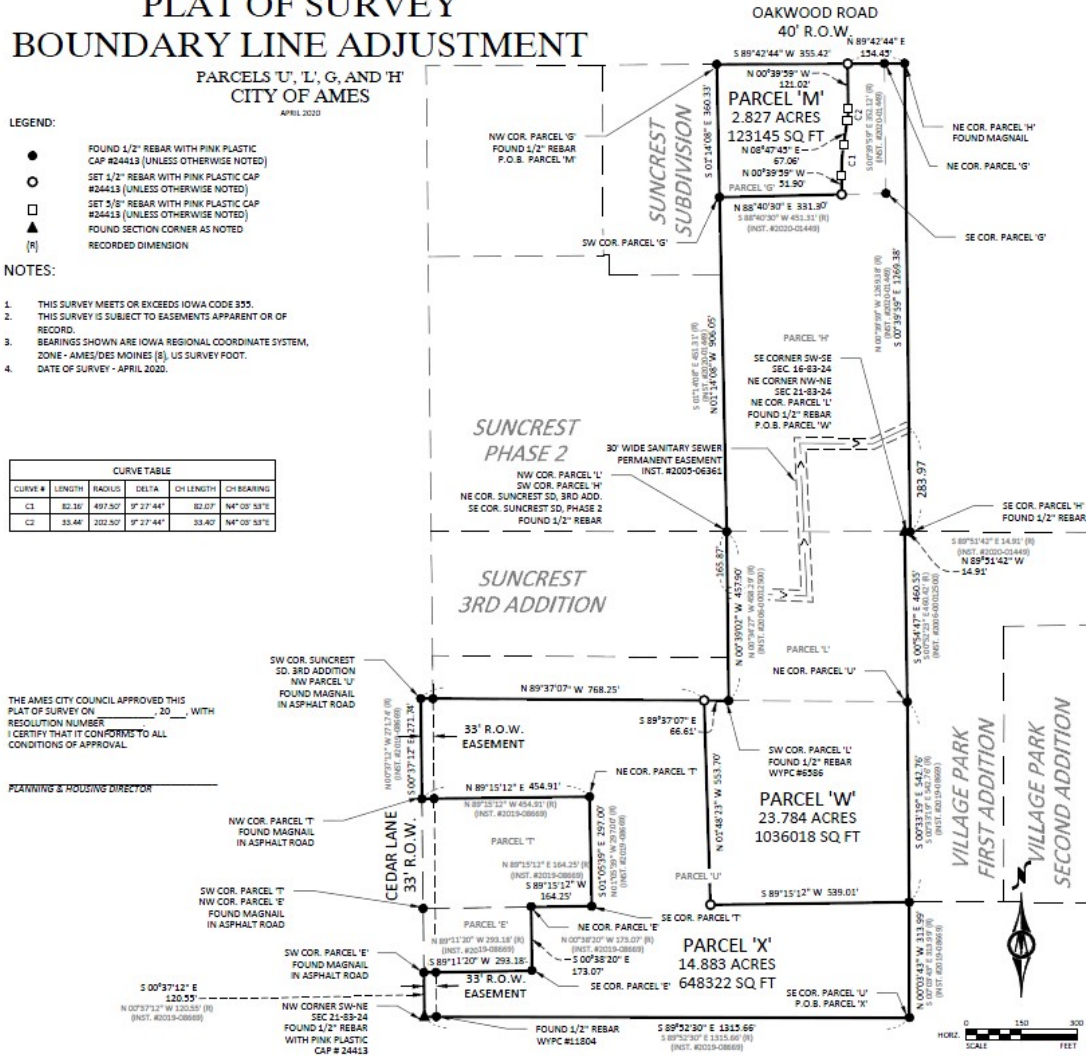
NOTES:

1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 335.
2. THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
3. BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE - AMES/DES MOINES (8). US SURVEY FOOT.
4. DATE OF SURVEY - APRIL 2020.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH
C1	82.35	497.50'	1° 27' 44"	82.07
C2	33.44	202.50'	1° 27' 44"	33.40

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____, 20____, WITH RESOLUTION NUMBER _____, CERTIFYING THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR



Attachment D: Legal Descriptions of Proposed Parcels

LEGAL DESCRIPTION – PARCEL ‘M’

A tract of land located in the southwest quarter of the southeast quarter of Section 16, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and being more particularly described as follows:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 'G' IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE S01°14'08"E, 360.33 FEET; THENCE N88°40'30"E, 331.30 FEET; THENCE N00°39'59"W, 51.90 FEET TO THE BEGINNING OF A 497.50 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE 82.16 FEET ALONG SAID CURVE, LONG CHORD BEARS N04°03'53"E, 82.07 FEET; THENCE N08°47'45"E, 67.06 FEET TO THE BEGINNING OF A 202.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE 33.44 FEET ALONG SAID CURVE, LONG CHORD BEARS N04°03'53"E, 33.40 FEET; THENCE N00°39'59"W, 121.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OAKWOOD ROAD; THENCE S89°42'44"W, 355.42 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION – PARCEL ‘W’

A tract of land located in the southwest quarter of the southeast quarter of Section 16 and the northwest quarter of the northeast quarter of section 21, all in Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, THENCE S00°54'47"E, 460.55 FEET; THENCE S00°33'19"E, 542.76 FEET; THENCE S89°15'12"W, 539.01 FEET; THENCE N01°48'23"W, 553.70 FEET; THENCE S89°37'07"E, 66.61 FEET; THENCE N00°39'02"W, 457.90 FEET; THENCE N01°14'08"W, 906.05 FEET; THENCE N88°40'30"E, 331.30 FEET; THENCE N00°39'59"W, 51.90 FEET TO THE BEGINNING OF A 497.50 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE 82.16 FEET ALONG SAID CURVE, LONG CHORD BEARS N04°03'53"E, 82.07 FEET; THENCE N08°47'45"E, 67.06 FEET TO THE BEGINNING OF A 202.50 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE 33.44 FEET ALONG SAID CURVE, LONG CHORD BEARS N04°03'53"E, 33.40 FEET; THENCE N00°39'59"W, 121.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OAKWOOD ROAD; THENCE N89°42'44"E, 154.45 FEET ALONG SAID RIGHT-OF-WAY; THENCE S00°39'59"E, 1269.38 FEET; THENCE N89°51'42"W, 14.91 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION – PARCEL ‘X’

A tract of land located in the northwest quarter of the northeast quarter of Section 21, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and being more particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'U' IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, THENCE N00°03'43"W, 313.99 FEET; THENCE S89°15'12"W, 539.01 FEET; THENCE N01°48'23"W, 553.70 FEET; THENCE N89°37'07"W, 768.25 FEET; THENCE

S00°37'12"E, 271.74 FEET; THENCE N89°15'12"E, 454.91 FEET; THENCE
S01°05'39"E, 297.00 FEET; THENCE S89°15'12"W, 164.25 FEET; THENCE
S00°38'20"E, 173.07 FEET, THENCE S89°11'20"W, 293.18 FEET; THENCE
S00°37'12"E, 120.55 FEET; THENCE S89°52'30"E, 1315.66 FEET TO THE POINT OF
BEGINNING.