

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 4000 COCHRANE PARKWAY AND 600 BELLFLOWER DRIVE**

**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 (see *Attachment C*) is for a boundary line adjustment to consolidate two existing lots, Lots 3 and 4, South Fork Sixth Addition, to create one 1.52-acre parcel, labeled as Parcel 'A.'** These lots are located at 4000 Cochrane Boulevard and 600 Bellflower Drive and are currently vacant (see *Attachments A & B*). The property is zoned FS-RL (Suburban Residential Low Density). The existing lots were approved as part of the Final Plat for South Fork Sixth Addition in August 2014.

**The consolidation of the existing lots is necessary to create a legal lot (Parcel 'A') for construction of a new single-family detached dwelling.** Sidewalk and street trees must be installed prior to occupancy of the new dwelling, as part of the subdivision improvements required for South Fork Sixth Addition.

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 Story County Recorder.

**ALTERNATIVES:**

1. Approve the proposed plat of survey.
2. Deny the proposed plat of survey on the basis that the City Council finds that the requirements for plats of survey as described in Section 23.309 have not been satisfied.
3. Refer this request 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 lots and has made a preliminary decision of approval. No conflict exists with the existing FS-RL zoning standards as a result of the boundary line adjustment. Completion of sidewalk and street tree installation will be required for the new Parcel 'A,' as part of improvements required for South Fork Subdivision.

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 4000 COCHRANE PARKWAY & 600 BELLFLOWER 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: Hunziker Construction Services, Inc.

Existing Street Addresses: 4000 Cochrane Boulevard  
600 Bellflower Drive

Assessor's Parcel #: 0908196070 (4000 Cochrane Blvd.)  
0908196080 (600 Bellflower Dr.)

**Legal Description:**

Survey Description-Parcel A: "All of Lot 3 and also all of Lot 4, of South Fork  
Subdivision to the City of Ames, Story County,  
Iowa

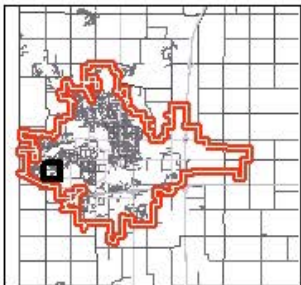
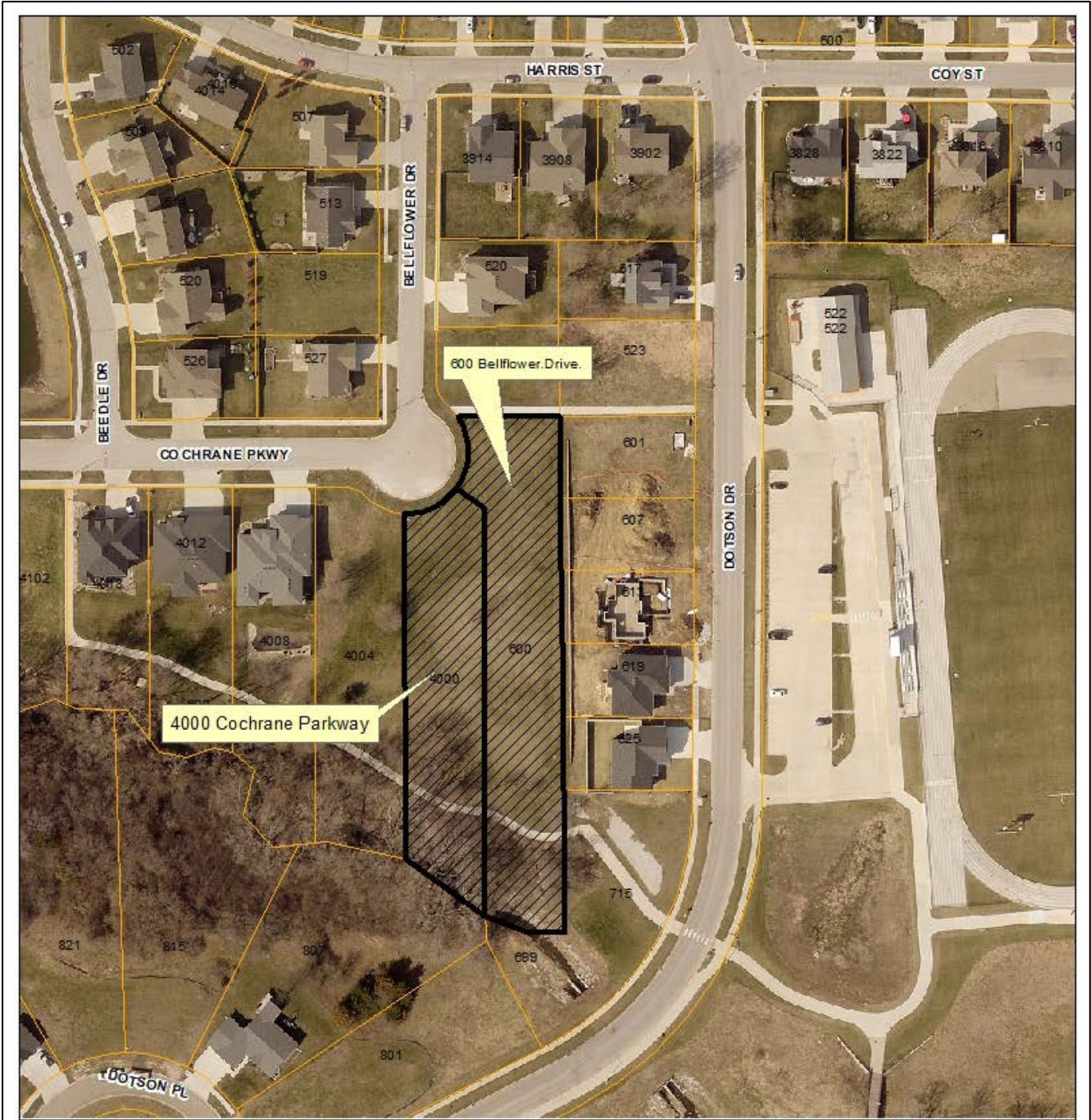
**Public Improvements:**

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:

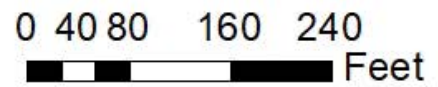
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (No additional improvements required other than sidewalk and street trees that are required as part of South Fork Subdivision.)

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



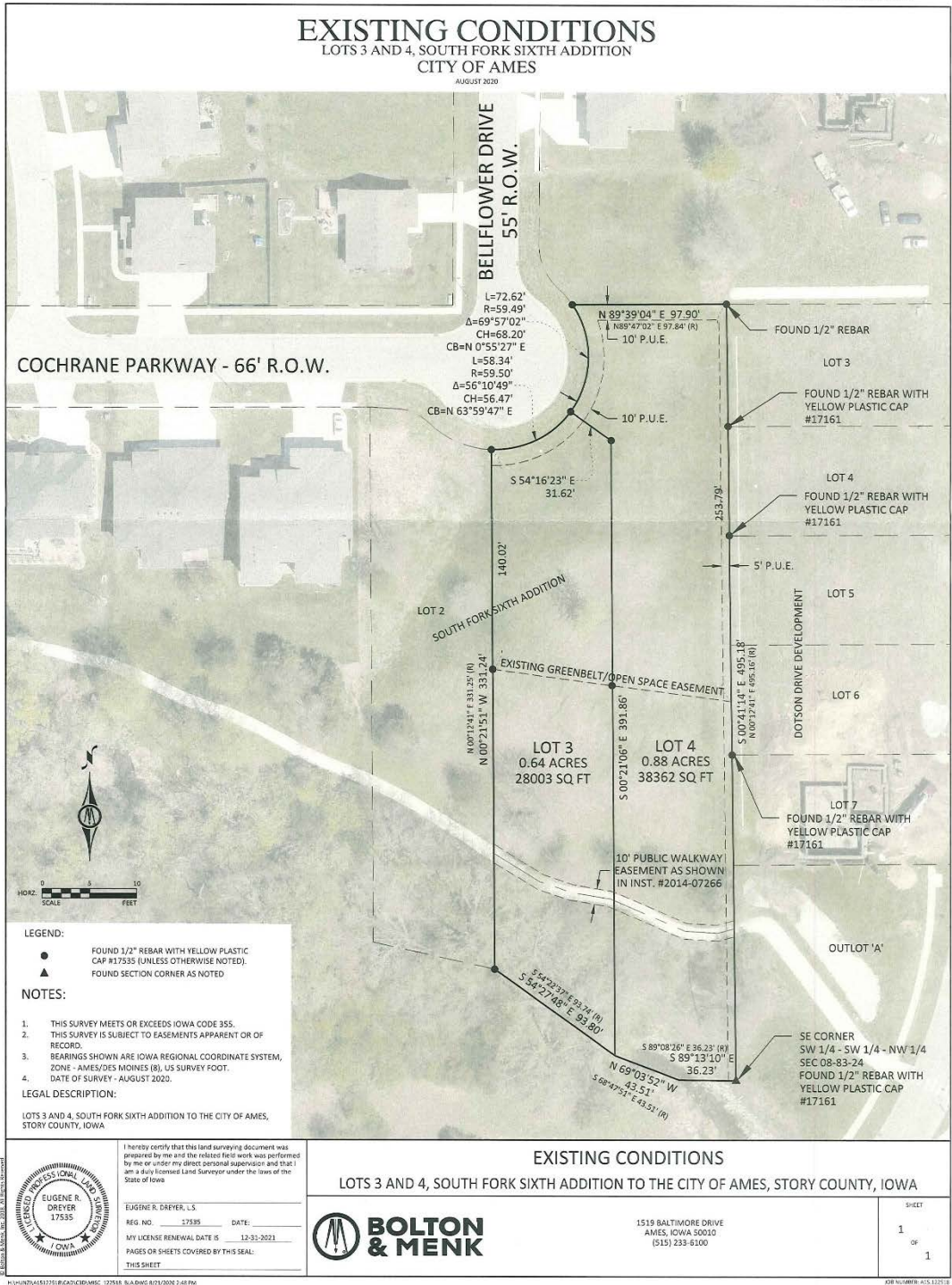
Location Map  
4000 Cochrane Parkway  
& 600 Bellflower Drive



# Attachment B - Existing Conditions

INDEX LEGEND	
LOCATION	LOTS 3 AND 4, SOUTH FORK SIXTH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	HUNZIKER DEVELOPMENT CO.
PROPRIETOR:	PINNACLE PROPERTIES, LLC.
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY



# Attachment C- Plat of Survey

