

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1018 AND 1022 NORTH SECOND STREET**

**BACKGROUND:**

The subdivision regulations 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 between two existing lots (Lots 4 & 5, College Park Addition) and to establish Parcels B and C.** These lots are located at 1018 and 1022 North 2<sup>nd</sup> Street and are each occupied by an existing single-family home (see *Attachments A & B*). The property is zoned UCRM (Urban Core Residential Medium). The two lots were established as part of College Park subdivision. Both properties have the same owner. Access from North 2<sup>nd</sup> Street is currently via a shared driveway approach for both properties.

**The owner proposes adjusting the boundary line between both properties in order to create additional space at 1018 North 2<sup>nd</sup> Street in anticipation of future construction of a garage.** The proposed adjustment is not a single line uniformly situated perpendicular to North 2<sup>nd</sup> Street (see *Attachment C*). The proposed side lot line is 90 degrees in orientation at its intersection with the front lot line along the street but has a 20-foot jog in the line 117 feet back to create a wider rear yard for the benefit of 1018 North Second Street. **Although the lot line arrangement is not typical it does meet zoning standards and is readily identifiable as logical lot line as anticipated in the Subdivision Code under 23.401 (3), which requires side lot lines to substantially be at right angles.**

A pre-existing garage at 1022 North 2<sup>nd</sup> Street was recently moved to the rear of the property to create access and parking from the alley in the rear. A rock driveway, which led to the garage from North 2<sup>nd</sup> Street, remains in place and conforms to front yard parking standards with its 9-foot width and that it leads to a parking space in the side yard. **Staff has verified that all setbacks from existing buildings as two-story buildings have been met and that compliant parking is provided on both properties to allow for the adjustment in the boundary line.**

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 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 UCRM zoning standards as a result of the boundary line adjustment. The boundary line adjustment does not trigger any additional infrastructure improvements.**

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, thereby approving the proposed plat of survey.

## ADDENDUM

### Plat of Survey for 1018 & 1022 North 2nd 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)

#### Site Information:

Owner: Adib Amini and Darajun Amini

Existing Street Addresses: 1018 N 2<sup>nd</sup> Street  
1022 N 2<sup>nd</sup> Street

Assessor's Parcel #: (1018) 0903484020  
(1022) 0903484010

#### Legal Description:

See Attachment D.

#### 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 are 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  
1018 & 1022 North 2nd Street



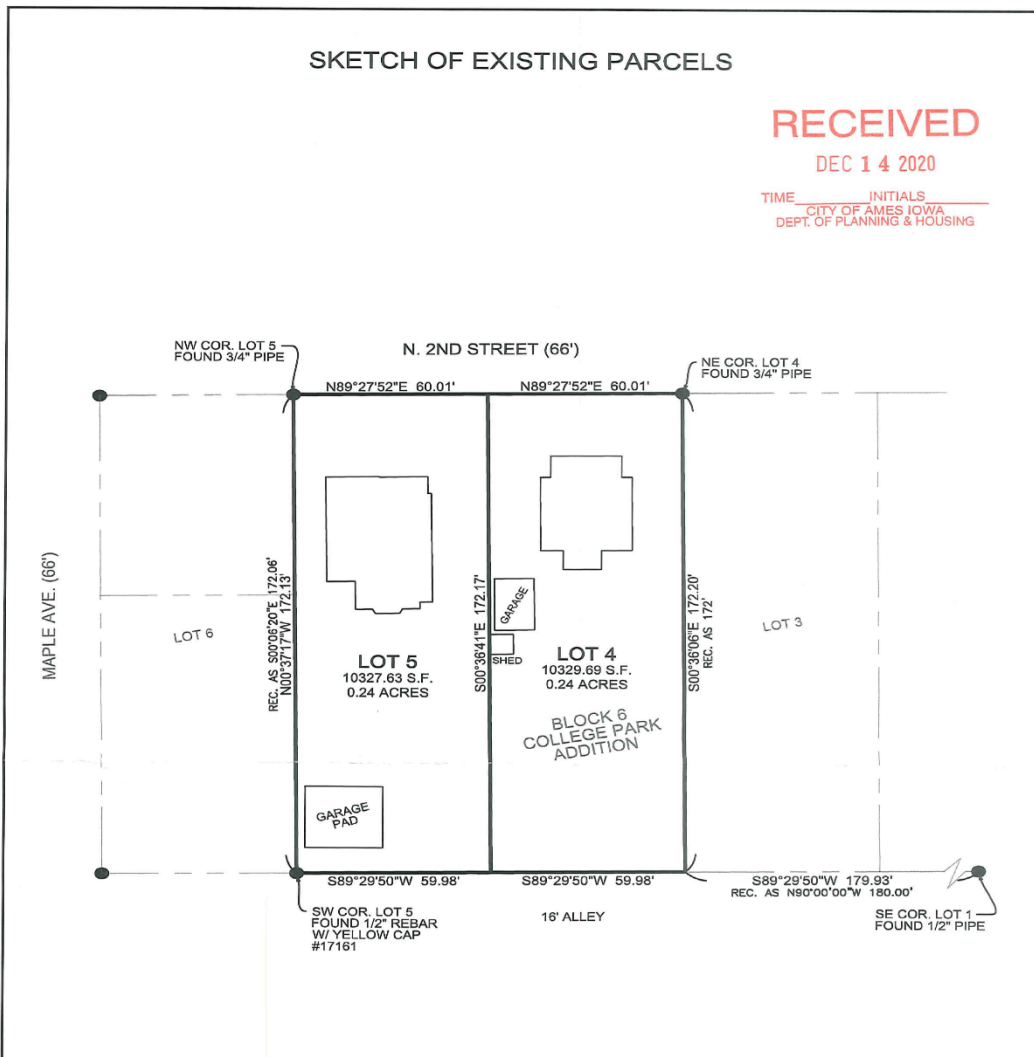
# Attachment B - Existing Conditions

## SKETCH OF EXISTING PARCELS

**RECEIVED**

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TIME \_\_\_\_\_ INITIALS \_\_\_\_\_  
 CITY OF AMES IOWA  
 DEPT. OF PLANNING & HOUSING



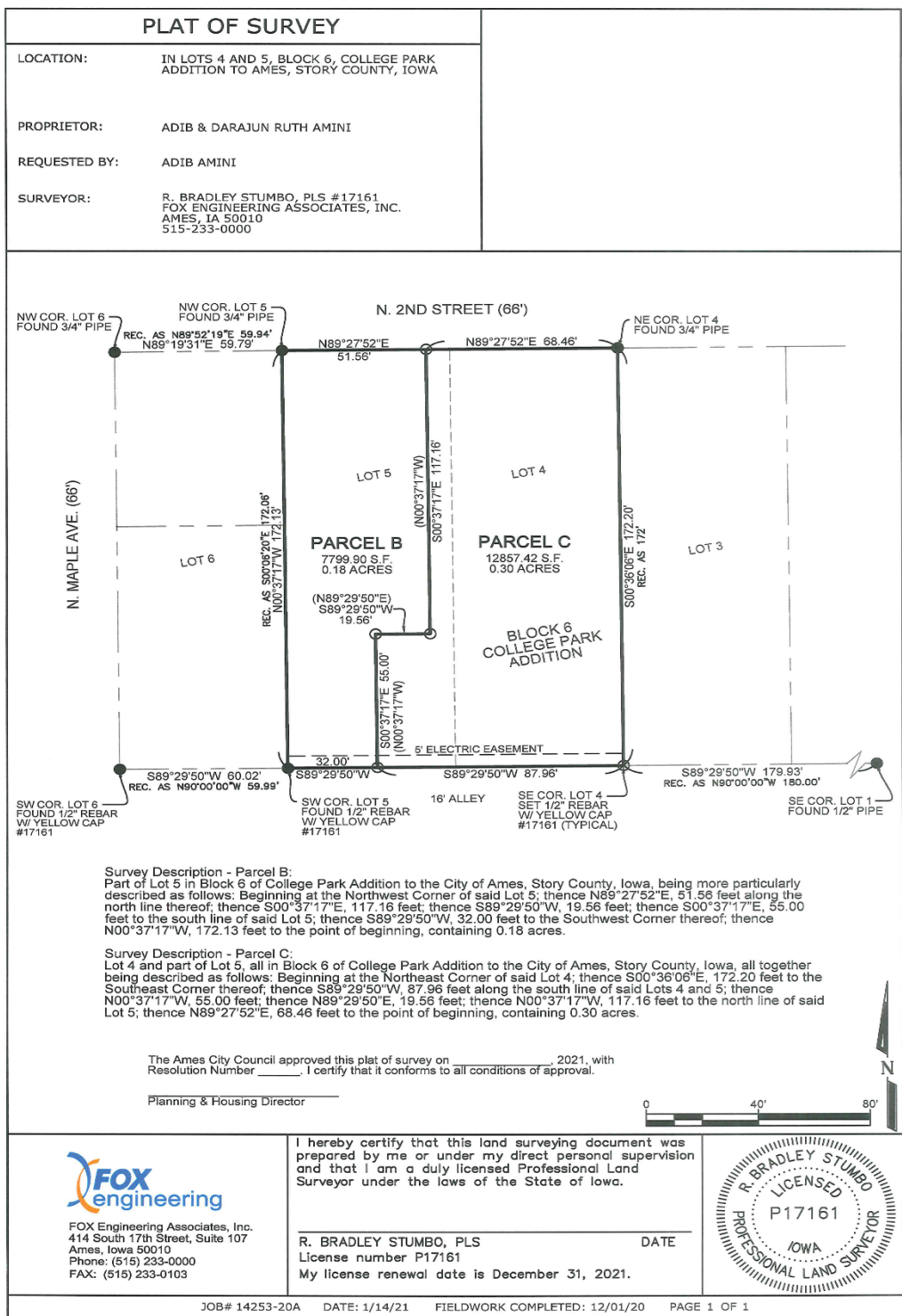
Property Description:  
 Lots 4 and 5, Block 6, College Park Addition, City of Ames, Story County, Iowa.



FOX Engineering Associates, Inc.  
 414 South 17th Street, Suite 107  
 Ames, Iowa 50010  
 Phone: (515) 233-0000  
 FAX: (515) 233-0103



## Attachment C- Plat of Survey



## Attachment D- Legal Descriptions

### Survey Description - Parcel B:

Part of Lot 5 in Block 6 of College Park Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northwest Corner of said Lot 5; thence N89°27'52"E, 51.56 feet along the north line thereof; thence S00°37'17"E, 117.16 feet; thence S89°29'50"W, 19.56 feet; thence S00°37'17"E, 55.00 feet to the south line of said Lot 5; thence S89°29'50"W, 32.00 feet to the Southwest Corner thereof; thence N00°37'17"W, 172.13 feet to the point of beginning, containing 0.18 acres.

### Survey Description - Parcel C:

Lot 4 and part of Lot 5, all in Block 6 of College Park Addition to the City of Ames, Story County, Iowa, all together being described as follows: Beginning at the Northeast Corner of said Lot 4; thence S00°36'06"E, 172.20 feet to the Southeast Corner thereof; thence S89°29'50"W, 87.96 feet along the south line of said Lots 4 and 5; thence N00°37'17"W, 55.00 feet; thence N89°29'50"E, 19.56 feet; thence N00°37'17"W, 117.16 feet to the north line of said Lot 5; thence N89°27'52"E, 68.46 feet to the point of beginning, containing 0.30 acres.