ITEM # <u>26</u> DATE: 02-23-21

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2805 AND 2809 GREEN HILLS DRIVE

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.

As part of the recent Domani PRD approval, the developer was directed to completed boundary line adjustments to accommodate the approved setbacks within the PRD plan.

This proposed plat of survey (see Attachment B) is for a boundary line adjustment between two existing lots (Lots 1 & 2, Domani Subdivision, First Addition) and to establish Parcels J and K. These lots are located at 2805 and 2809 Green Hills Drive and are each intended for a single-family home though they are presently vacant (see Attachment A). The property is zoned PRD (Planned Residence District). The two lots were established as part of Domani Subdivision, First Addition. Both properties have the same owner. Access will be taken from Green Hills Drive.

The owner proposes adjusting the boundary line by moving it 1.5 feet south to adjust for future development. The proposed adjustment parallel to the current boundary between Lots 1 and 2. Both new parcels will meet minimum lot standards.

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 PRD 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.

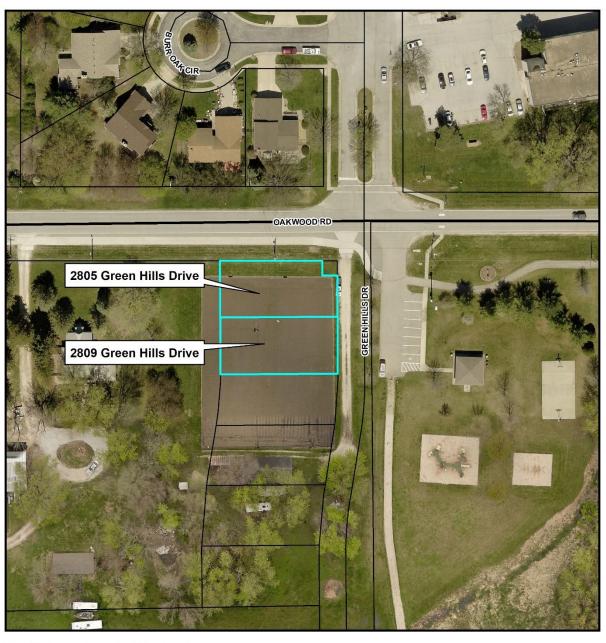
ADDENDUM

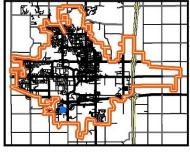
Plat of Survey for 2805 & 2809 Green Hills Drive

Applic	alion ic	or a proposed plat of	survey has been submitted for:
		Boundary line adjus Re-plat to correct er	(per Section 23.307) tment (per Section 23.309) tror (per Section 23.310) tode of Iowa Section 354.15)
Site I	nforma	tion:	
	Owne	r:	Pinnacle Properties Ames, LLC (Keith Arneson)
	Existing Street Addresses:		2805 Green Hills Drive 2809 Green Hills Drive
	Asses	sor's Parcel #:	0916460270 0916460260
Legal	Descr	iption:	
	See A	ttachment C.	
Publi	c Impro	ovements:	
		•	Planning Director finds that approval requires all public d required for the proposed plat of survey be:
		•	eation and recordation of the official plat of survey and zoning or building permits.
		•	o an improvement guarantee as described in Section
			additional improvements are required.)

<u>Note</u>: 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 2805 & 2809 Green Hills Drive

0 50 100 200 Feet



Attachment B - Plat of Survey

INDEX LEGEND		
LOCATION	LOTS 1 AND 2, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA	
REQUESTOR:	KEITH ARNESON	
PROPRIETOR:	FINNACLE PROPERTIES AMES, LLC	
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24418	
SURVEYOR COMPANY:	BOLTON & MENK, INC.	
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 283-6100	

BOUNDARY LINE ADJUSTMENT
LOTS 1 AND 2 DOMANI SUBDIVISION, FIRST ADDITION
CITY OF AMES NW CORNER LOT 1 DOMANI SD FIRST ADDITION POINT OF BEGINNING PARCEL 'J' OAKWOOD ROAD - RIGHT-OF-WAY VARIES 5 89°42'44" W 105.00" LEGAL DESCRIPTION PARCEL 'J': OUTLOTB THAT PORTION FOR AND ALL DE TOTAL DOMAIN
SUBBNISCH HIST ADDRICK LITTOR AND ALL DE TOTAL DOMAIN
SUBBNISCH HIST ADDRICKS, LITTOR AND SUBBNIS
SUBBNISCH HIST ADDRICKS, LITTOR AND SUBBNIS
SUBBNISCH HIST ADDRICKS LITTOR AND SUBBNIS
SUBBNISCH HIST ADDRICKS TO ONE SUBBNIS
SUBBNISCH HIST ADDRICKS TO ONE SUBBNIS
LITTOR
SUBBNISCH SUBBNIS
SUBBN - 15' SETBACK 5 89 '20'01" 15.10' 20' SETBACK PARCEL 'J' 0.157 ACRES LEGAL DESCRIPTION PARCEL 'K': THAT PORTION OF LOT 2, DOMAIN SURVINGHOMS ON, FIRST ADDITION, CITY OF AMES, STORY COUNTY, LOWA AND BEING MOME PARTICULARLY DESCRIBED AS FOLLOWS: DOCUMENT OF THE SOUTH FORT DORNER OF SAID LOT 2, THE FOR MOD'S POW, SOCK FETT, THE FIRST MORNOR THAN SAID CONTROL FETT, THE FOR MOD'S POW, LOO FETT, THE FOR THE FORT OF FETT, THE FOR THE FORT OF FETT, THE FOR THE FORT OF FETT, THE FETT, THE FORT OF FETT, THE FETT, T 6841 SQ FT 1017 PARCEL'NI 10' STORM WATER FLOWAGE EASEMENT GREEN HILLS DRIVE - R.O.W. VARIES LOT 2 PARCEL 'K' 0.156 ACRES 6808 SQ FT DOWNER WOLLOW DOWNER WOLLOW IOWA,
THE PROPERTY CORNEIS FOR DOMAIN
SUBDIVISION HAVE NOT BEEN SET DUE TO
CONSTRUCTION ACTIVITIES TELL CONTINUING
ALL MONINGENTS FOR THE DOMAIN
SUBDIVISION AND THE BOUNDARY LINE
ADMISTRATIVETY WILL BE SET FATER
CONSTRUCTION HAS CEASED. MONUMENTS
ARE SHOWN AS TO BE SET FOR ALL CORNERS
FOR THIS FEASON ON THE BOUNDARY LINE
ADMISTRATION FOR THE STATE OR ALL CORNERS
FOR THIS FEASON ON THE BOUNDARY LINE
ADMISTRATION FOR THE STATE OR ALL CONTINUENTS. SW CORNER LOT 2 DOMANI SD FIRST ADDITION POINT OF BEGINNING PARCEL 'K' LOT3 LEGEND: FOUND 1/2" REBAR WITH PINK PLASTIC CAP #24418 (UNLESS OTHERWISE NOTED) SET 1/2" x 24" REBAR WITH PINK PLASTIC CAP #24418 THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON 0 FOUND SECTION CORNER RESOLUTION NUMBER ___. I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS SET 5/8" x 24" REBAR WITH PINK PLASTIC CAP #24413 OF APPROVAL. PREVIOUS BOUNDARY LINE PLANNING & HOUSING DIRECTOR BOUNDARY LINE ADJUSTMENT - PARCELS 'J' & 'K' LOTS 1 AND 2 DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA REG NO. 24453 DATE:

MY LICENSC BENEWAL DATE IS 12/31/2021

PAGES OR SHEETS COVERED BY THIS SEAL: **BOLTON** & MENK 1519 BALTIMORE DRIVE AMES, IOWA 50010 (515) 233-6100

Attachment C - Legal Descriptions

LEGAL DESCRIPTION PARCEL 'J':

THAT PORTION OF LOT 2 AND ALL OF LOT 1, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE S00°39'59"E, 59.29 FEET; THENCE N89°20'01"E, 120.00 FEET; THENCE N00°39'59"W, 43.50 FEET; THENCE S89°20'01"W, 15.10 FEET; THENCE N00°17'16"W, 15.10 FEET; THENCE S89°42'44"W, 105.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'K':

THAT PORTION OF LOT 2, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE N00°39'59"W, 56.74 FEET; THENCE N89°20'01"E, 120.00 FEET; THENCE S00°39'59"E, 56.74 FEET; THENCE S89°20'01"W, 120.00 FEET TO THE POINT OF BEGINNING.