

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

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: Pinnacle Properties Ames, LLC (Keith Arneson)

Existing Street Addresses: 2805 Green Hills Drive
2809 Green Hills Drive

Assessor's Parcel #: 0916460270
0916460260

Legal Description:

See Attachment C.

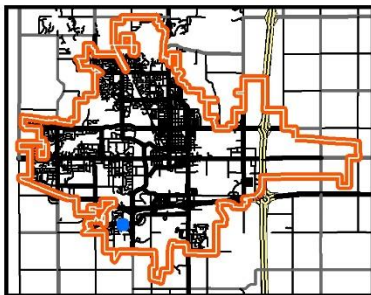
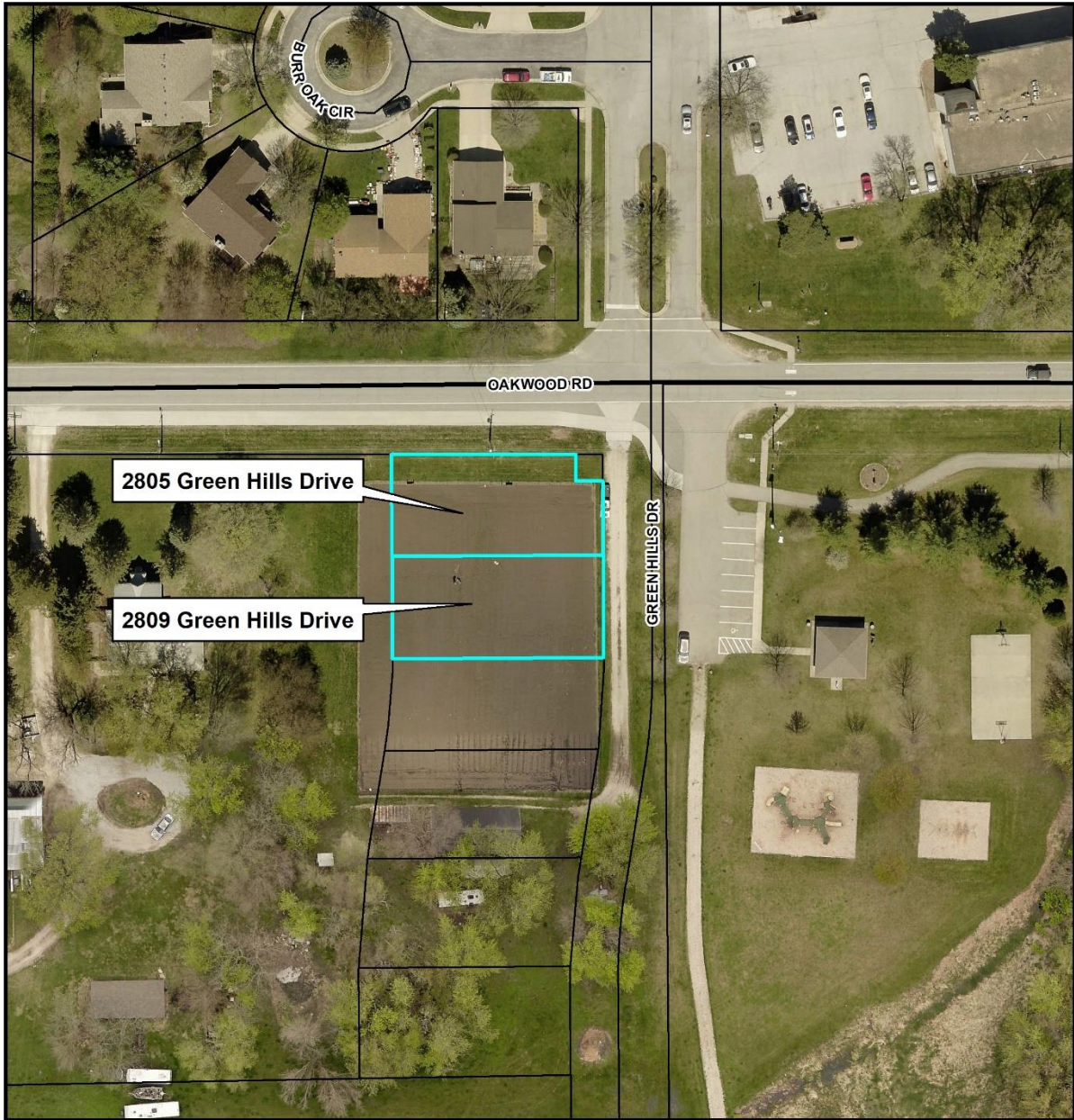
Public Improvements:

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
2805 & 2809
Green Hills Drive**

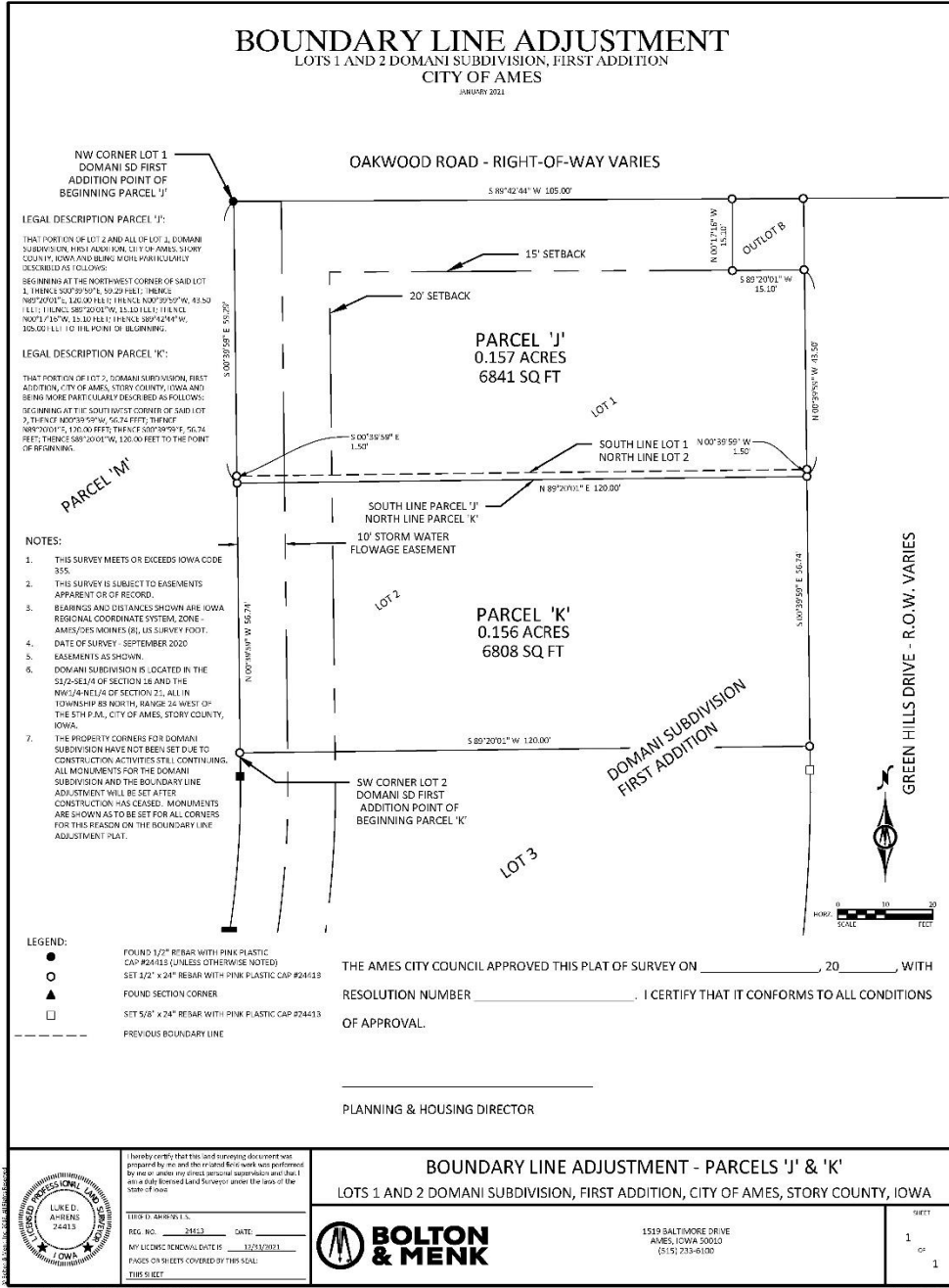
0 50 100 200 Feet



Attachment B – Plat of Survey

INDEX LEGEND	
LOCATION	LOTS 1 AND 2, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR	KETH JAMESON
PREPARED FOR	FINNAGE PROPERTIES AMES, LLC
SURVEYOR	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100

FOR RECORDER USE ONLY



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.