

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2929 AND 2935 GREEN HILLS DRIVE AND 2209 SUNCREST 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 three existing lots (Lots 11, 12, & 13, Domani Subdivision, First Addition) and to establish Parcels C, D, and E. These lots are located at 2929 and 2935 Green Hills Drive and 2209 Suncrest 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 three lots were established as part of Domani Subdivision, First Addition. All properties have the same owner. Access will be taken from Green Hills Drive for 2929 and 2935 and Suncrest Drive for 2209.

The owner proposes adjusting the boundary line between Lots 11 and 12 by moving it slightly to the south. The southeast line of Lot 13 will move 2 feet to the east, thus moving the northwest lines of Lots 11 and 12. All 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 2929 & 2935 Green Hills Drive and 2209 Suncrest 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: 2929 Green Hills Drive
2935 Green Hills Drive
2209 Suncrest

Assessor's Parcel #: 0916460170
0916460160
0916460150

Legal Description:

See Attachment C.

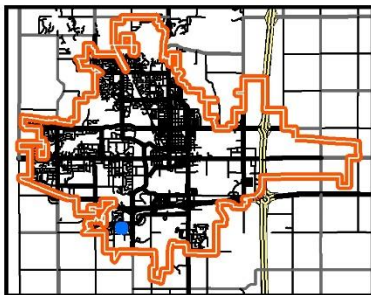
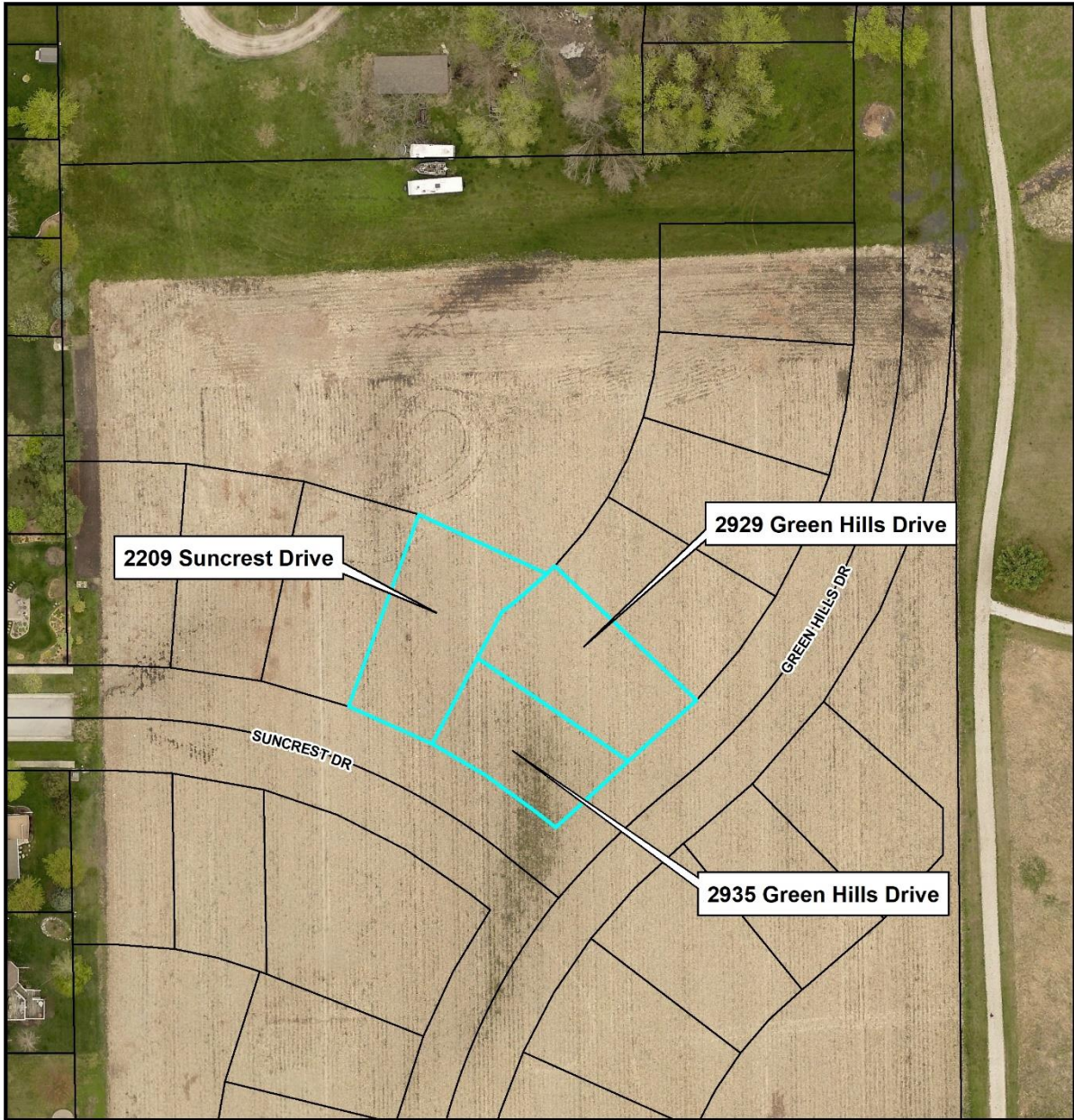
Public Improvements:

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:

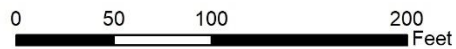
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (No additional improvements are required.)

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
2929 & 2935 Green Hills Drive
and 2209 Suncrest Drive**



Attachment B – Plat of Survey

INDEX LEGEND	
LOCATION	LOTS 11, 12, 13, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR	KETH AMESON
PROPRIETOR	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

BOUNDARY LINE ADJUSTMENT

LOTS 11, 12, AND 13, DOMANI SUBDIVISION, FIRST ADDITION
CITY OF AMES

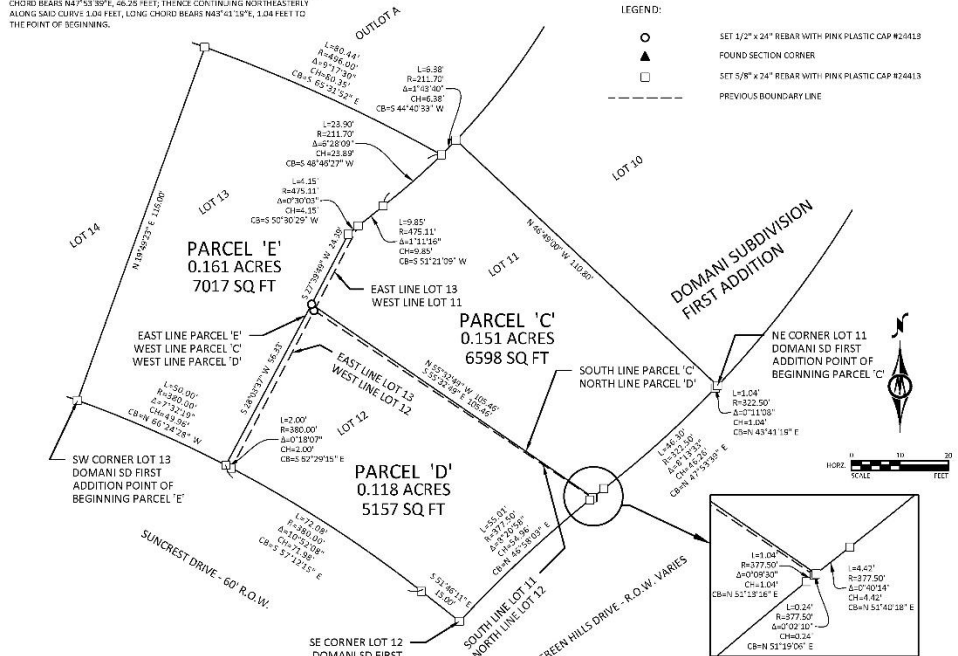
JANUARY 2021

LEGAL DESCRIPTION PARCEL 'C':
THAT PORTION OF LOT 11 AND LOT 13, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11, THENCE N46°19'00"W, 110.80 FEET TO THE BEGINNING OF A 211.70 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE SOUTH-WESTERLY ALONG SAID CURVE 6.38 FEET, LONG CHORD BEARS S47°02'37"W, 6.38 FEET; THENCE CONTINUING ALONG SAID CURVE 23.90 FEET, LONG CHORD BEARS S48°46'27"W, 23.89 FEET TO THE BEGINNING OF A 475.11 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE SOUTH-WESTERLY ALONG SAID CURVE 8.85 FEET, LONG CHORD BEARS S51°21'09"W, 8.85 FEET; THENCE CONTINUING SOUTH-WESTERLY ALONG SAID CURVE 4.15 FEET, LONG CHORD BEARS S50°30'29"W, 4.15 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 5.27 FEET, LONG CHORD BEARS S27°39'49"W, 24.89 FEET; THENCE S52°12'49"E, 101.40 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE NORTH-EASTERLY ALONG SAID CURVE 4.42 FEET, LONG CHORD BEARS N51°40'18"E, 4.42 FEET TO THE BEGINNING OF A 322.00 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE NORTH-EASTERLY ALONG SAID CURVE 96.30 FEET, LONG CHORD BEARS N47°53'30"E, 46.29 FEET; THENCE CONTINUING NORTH-EASTERLY ALONG SAID CURVE 1.04 FEET, LONG CHORD BEARS N45°15'15"E, 1.04 FEET TO THE POINT OF BEGINNING.

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

PLANNING & HOUSING DIRECTOR



NOTES:

1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 855.
2. THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR ON RECORD.
3. BEARINGS AND DISTANCES SHOW ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 14.
4. AMES/DES MICHINES (S) US SURVEY FOOT.
5. DATE OF SURVEY - SEPTEMBER 2020
6. EASEMENTS AS SHOWN.
7. DOMANI SUBDIVISION IS LOCATED IN THE S6/7-S6/1/4 OF SECTION 16 AND THE NW/4-NET/4 OF SECTION 21, ALL IN TOWNSHIP 23 NORTH, RANGE 24 WEST 7-P.M., CITY OF AMES, STORY COUNTY, IOWA.
8. THE PROPERTY CORNERS FOR DOMANI SUBDIVISION HAVE NOT BEEN SET DUE TO CONSTRUCTION ACTIVITIES STILL CONTINUING. ALL MONUMENTS FOR THE DOMANI SUBDIVISION AND THE BOUNDARY LINE ADJUSTMENT WILL BE SET AFTER CONSTRUCTION HAS CEASED. MONUMENTS ARE SHOWN AS TO BE SET FOR ALL CORNERS FOR THIS REASON ON THE BOUNDARY LINE ADJUSTMENT PLAT.

LEGAL DESCRIPTION PARCEL 'E':
THAT PORTION OF LOT 13, 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 13, THENCE N19°49'37"E, 110.00 FEET TO THE BEGINNING OF A 480.00 FOOT RADIUS CURVE, CONCAVE SOUTH-WESTERLY; THENCE SOUTH-WESTERLY ALONG SAID CURVE 80.14 FEET, LONG CHORD BEARS S85°31'52"E, 80.58 FEET TO THE BEGINNING OF A 211.70 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE SOUTH-WESTERLY ALONG SAID CURVE 23.90 FEET, LONG CHORD BEARS S48°46'27"W, 23.89 FEET TO THE BEGINNING OF A 475.11 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE SOUTH-WESTERLY ALONG SAID CURVE 8.85 FEET, LONG CHORD BEARS S51°21'09"W, 8.85 FEET; THENCE CONTINUING SOUTH-WESTERLY ALONG SAID CURVE 4.15 FEET, LONG CHORD BEARS S50°30'29"W, 4.15 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 5.27 FEET, LONG CHORD BEARS S27°39'49"W, 24.89 FEET; THENCE S52°12'49"E, 101.40 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE NORTH-EASTERLY ALONG SAID CURVE 4.42 FEET, LONG CHORD BEARS N51°40'18"E, 4.42 FEET TO THE BEGINNING OF A 322.00 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY; THENCE NORTH-EASTERLY ALONG SAID CURVE 96.30 FEET, LONG CHORD BEARS N47°53'30"E, 46.29 FEET; THENCE CONTINUING NORTH-EASTERLY ALONG SAID CURVE 1.04 FEET, LONG CHORD BEARS N45°15'15"E, 1.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'D':
THAT PORTION OF LOT 12, LOT 13 AND ALL OF LOT 12, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12 AND THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE SOUTH-WESTERLY; THENCE NORTH-EASTERLY ALONG SAID CURVE 3.03 FEET, LONG CHORD BEARS N45°15'15"E, 3.03 FEET; THENCE CONTINUING NORTH-EASTERLY ALONG SAID CURVE 1.04 FEET, LONG CHORD BEARS N45°15'15"E, 1.04 FEET; THENCE CONTINUING NORTH-EASTERLY ALONG SAID CURVE 0.24 FEET; LONG CHORD BEARS N45°15'15"E, 0.24 FEET; THENCE WESTERLY ALONG SAID CURVE 105.66 FEET; THENCE S28°03'37"W, 56.33 FEET TO THE BEGINNING OF A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTH-WESTERLY; THENCE SOUTH-WESTERLY ALONG SAID CURVE 2.00 FEET, LONG CHORD BEARS S28°03'37"W, 2.00 FEET; THENCE CONTINUING SOUTH-WESTERLY ALONG SAID CURVE 72.08 FEET, LONG CHORD BEARS S57°12'45"E, 72.08 FEET; THENCE S11°11'E, 13.00 FEET TO THE POINT OF BEGINNING.

<p>BOUNDARY LINE ADJUSTMENT - PARCELS 'C', 'D', AND 'E'</p> <p>LOTS 11, 12, AND 13 DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA</p>		<p>1519 BALTIMORE DRIVE AMES, IOWA 50010 (515) 233-6100</p>		<p>1 OF 1</p>
<p>LUKE D. AHRENS P.L.S. #24413</p>		<p>BOLTON & MENK</p>		<p>1 OF 1</p>

Attachment C – Legal Descriptions

LEGAL DESCRIPTION PARCEL 'C':

THAT PORTION OF LOT 11 AND LOT 13, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11, THENCE N46°49'00"W, 110.80 FEET TO THE BEGINNING OF A 211.70 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 6.38 FEET, LONG CHORD BEARS S44°40'33"W, 6.38 FEET; THENCE CONTINUING ALONG SAID CURVE 23.90 FEET, LONG CHORD BEARS S48°46'27"W, 23.89 FEET TO THE BEGINNING OF A 475.11 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 9.85 FEET, LONG CHORD BEARS S51°21'09"W, 9.85 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE 4.15 FEET, LONG CHORD BEARS S50°30'29"W, 4.15 FEET; THENCE S27°39'49"W, 24.39 FEET; THENCE S55°32'49"E, 105.46 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 4.42 FEET, LONG CHORD BEARS N51°40'18"E, 4.42 FEET TO THE BEGINNING OF A 322.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 46.30 FEET, LONG CHORD BEARS N47°53'39"E, 46.26 FEET; THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE 1.04 FEET, LONG CHORD BEARS N43°41'19"E, 1.04 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'D':

THAT PORTION OF LOT 11, LOT 13 AND ALL OF LOT 12, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 12 AND THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 55.01 FEET, LONG CHORD BEARS N46°58'03"E, 54.96 FEET; THENCE CONTINUING NORTHEAST ALONG SAID CURVE 1.04 FEET; LONG CHORD BEARS N51°13'16"E, 1.04 FEET; THENCE CONTINUING NORTHEAST ALONG SAID CURVE 0.24 FEET; LONG CHORD BEARS N51°19'06"E, 0.24 FEET; THENCE N55°32'49"W, 105.46 FEET; THENCE S28°03'37"W, 56.33 FEET TO THE BEGINNING OF A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 2.00 FEET, LONG CHORD BEARS S62°29'15"E, 2.00 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 72.08 FEET, LONG CHORD BEARS S57°12'15"E, 71.98 FEET; THENCE S51°46'11"E, 15.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'E':

THAT PORTION OF LOT 13, 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 13, THENCE N19°49'23"E, 116.00 FEET TO THE BEGINNING OF A 496.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 80.44 FEET, LONG CHORD BEARS S65°31'52"E, 80.35 FEET TO THE BEGINNING OF A 211.70 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE 23.90 FEET, LONG CHORD BEARS S48°46'27"W, 23.89 FEET TO THE BEGINNING OF A 475.11 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 9.85 FEET, LONG CHORD BEARS S51°21'09"W, 9.85 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE 4.15 FEET, LONG CHORD BEARS S50°30'29"W, 4.15 FEET; THENCE S27°39'49"W, 24.39 FEET; THENCE S28°03'37"W, 56.33 FEET TO THE BEGINNING OF A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE 50.00 FEET, LONG CHORD BEARS N66°24'28"W, 49.96 FEET TO THE POINT OF BEGINNING.