

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2926 AND 2930 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 27 & 28, Domani Subdivision, First Addition) and to establish Parcels A and B.** These lots are located at 2926 and 2930 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 2 feet south to adjust for future development.** The proposed adjustment parallel to the current boundary between Lots 27 and 28. The setback shown on Parcel A is to comply with the PRD requirements that buildings comply with the base zoning district setbacks on the perimeter of the development. **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 2926 & 2930 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: 2926 Green Hills Drive  
2930 Green Hills Drive

Assessor's Parcel #: 0916465010  
0916465020

**Legal Description:**

See Attachment C.

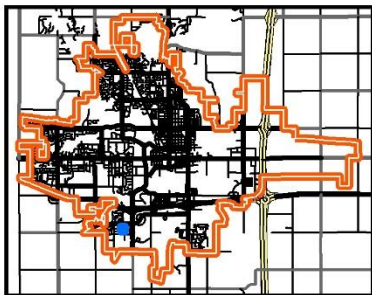
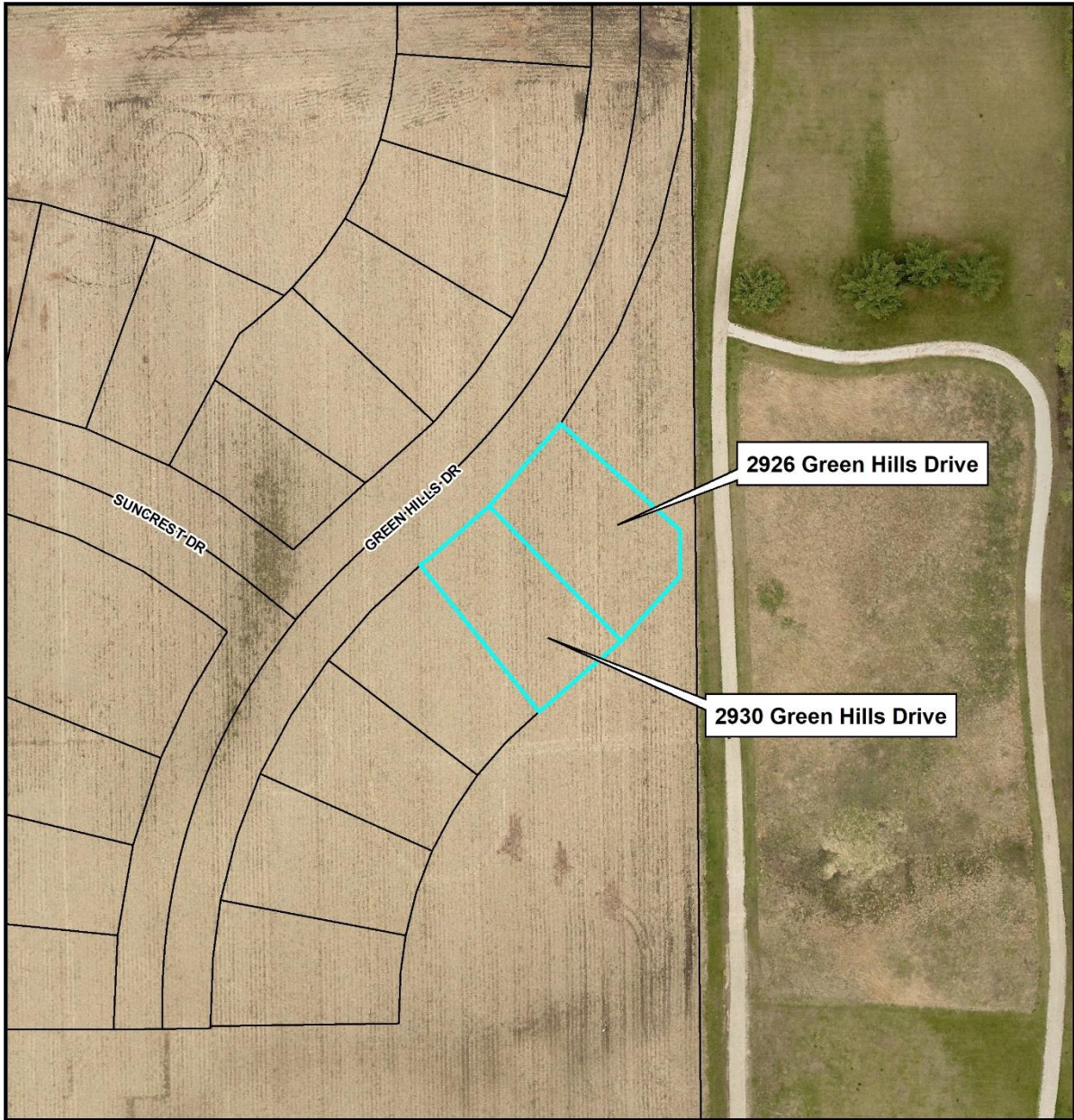
**Public Improvements:**

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:

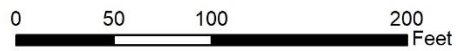
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (No additional improvements are required.)

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**



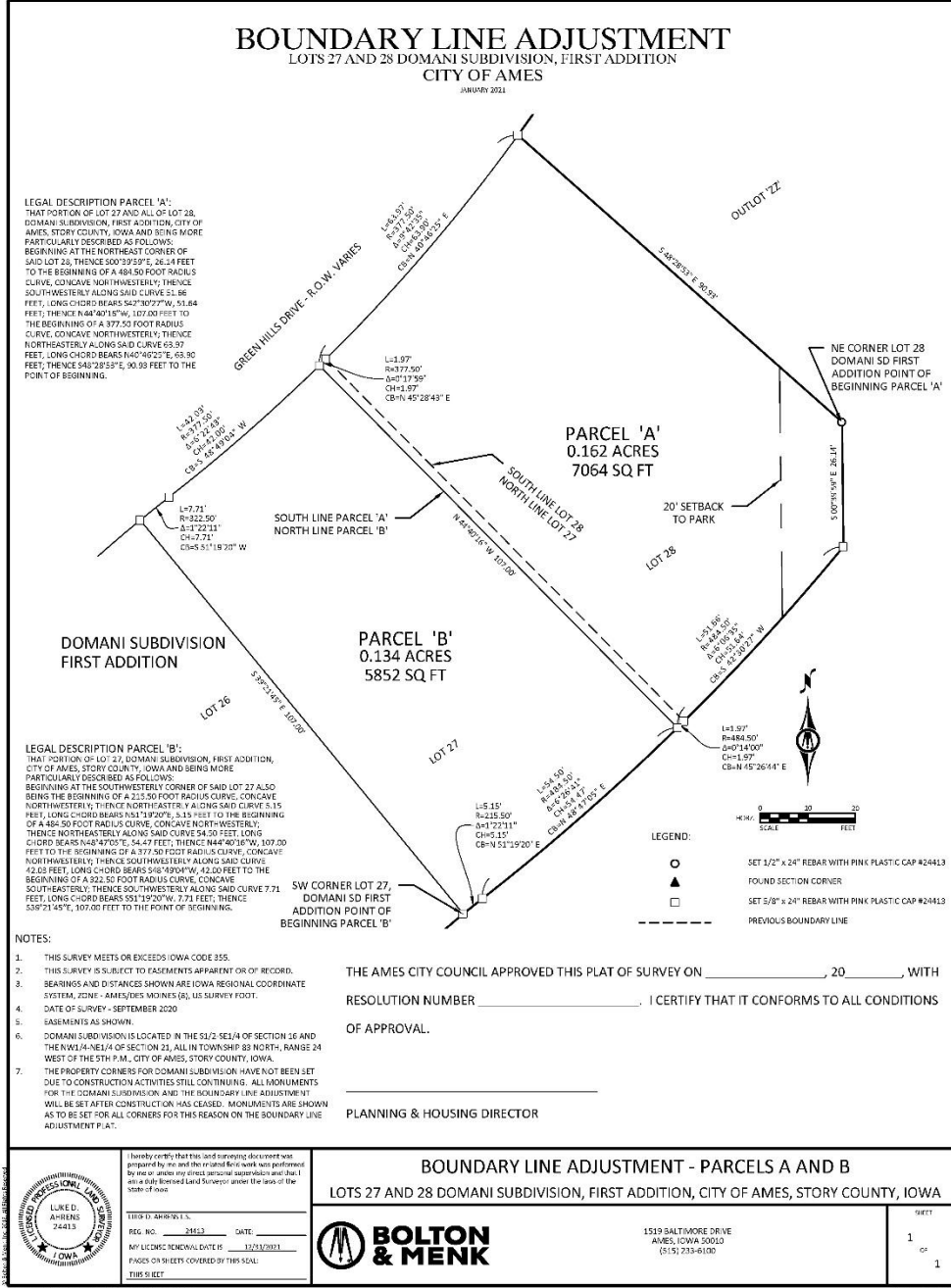
**Location Map  
2926 & 2930 Green Hills Drive**



# Attachment B – Plat of Survey

| INDEX LEGEND      |  |
|-------------------|--|
| LOCATION:         | LOTS 27 AND 28, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA       |
| REQUESTOR:        | KETH ANNESON   |
| 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.<br>1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100 |

FOR RECORDER USE ONLY



### Attachment C – Legal Descriptions

#### LEGAL DESCRIPTION PARCEL 'A':

THAT PORTION OF LOT 27 AND ALL OF LOT 28, 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 28, THENCE  $S00^{\circ}39'59''E$ , 26.14 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 51.66 FEET, LONG CHORD BEARS  $S42^{\circ}30'27''W$ , 51.64 FEET; THENCE  $N44^{\circ}40'16''W$ , 107.00 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 63.97 FEET, LONG CHORD BEARS  $N40^{\circ}46'25''E$ , 63.90 FEET; THENCE  $S48^{\circ}28'53''E$ , 90.93 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRIPTION PARCEL 'B':

THAT PORTION OF LOT 27, DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 27 ALSO BEING THE BEGINNING OF A 215.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 5.15 FEET, LONG CHORD BEARS  $N51^{\circ}19'20''E$ , 5.15 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 54.50 FEET, LONG CHORD BEARS  $N48^{\circ}47'05''E$ , 54.47 FEET; THENCE  $N44^{\circ}40'16''W$ , 107.00 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 42.03 FEET, LONG CHORD BEARS  $S48^{\circ}49'04''W$ , 42.00 FEET TO THE BEGINNING OF A 322.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE 7.71 FEET, LONG CHORD BEARS  $S51^{\circ}19'20''W$ , 7.71 FEET; THENCE  $S39^{\circ}21'45''E$ , 107.00 FEET TO THE POINT OF BEGINNING.