

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2216 AND 2220 SUNCREST DRIVE AND OUTLOT ZZ

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 and one outlot (Lots 17 & 18 and Outlot ZZ, Domani Subdivision, First Addition) and to establish Parcels F, G, and H. These lots are located at 2216 and 2220 Suncrest Drive and the outlot that forms the remainder of the Domani development. Lots 17 and 18 are intended for single-family homes; the model home on Lot 18 is currently under construction (see *Attachments A & B*). The property is zoned PRD (Planned Residence District). The two lots and the outlot were established as part of Domani Subdivision, First Addition. All properties have the same owner. Access will be taken from Suncrest Drive for the developable lots and from Green Hills Drive for the outlot.

The owner proposes adjusting the boundary line by 0.5 feet between Lots 17 and 18 by moving it slightly to the west. The south lines of Lot 17 and 18 will move 1.5 feet to the south, slightly reducing the size of the outlot. 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 2216 & 2220 Suncrest Drive and Outlot ZZ

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: 2216 Suncrest Drive
2220 Suncrest Drive
Outlot ZZ

Assessor's Parcel #: 0916479090
0916479080
0916479001

Legal Description:

See Attachment D.

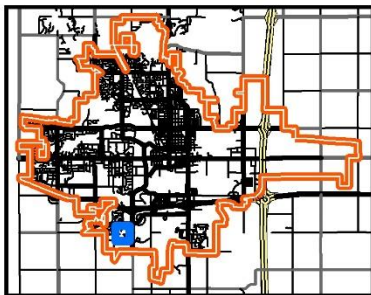
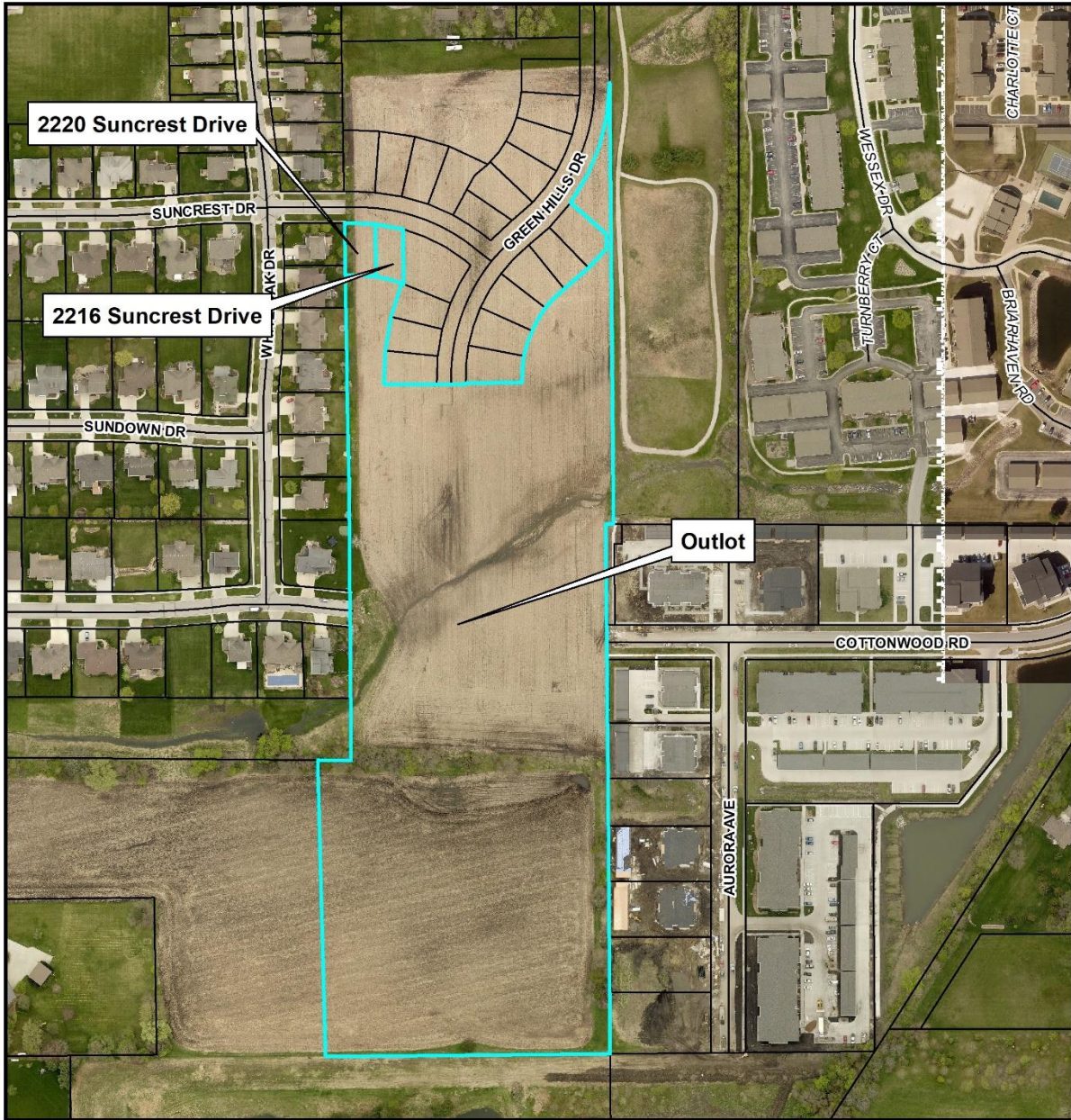
Public Improvements:

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

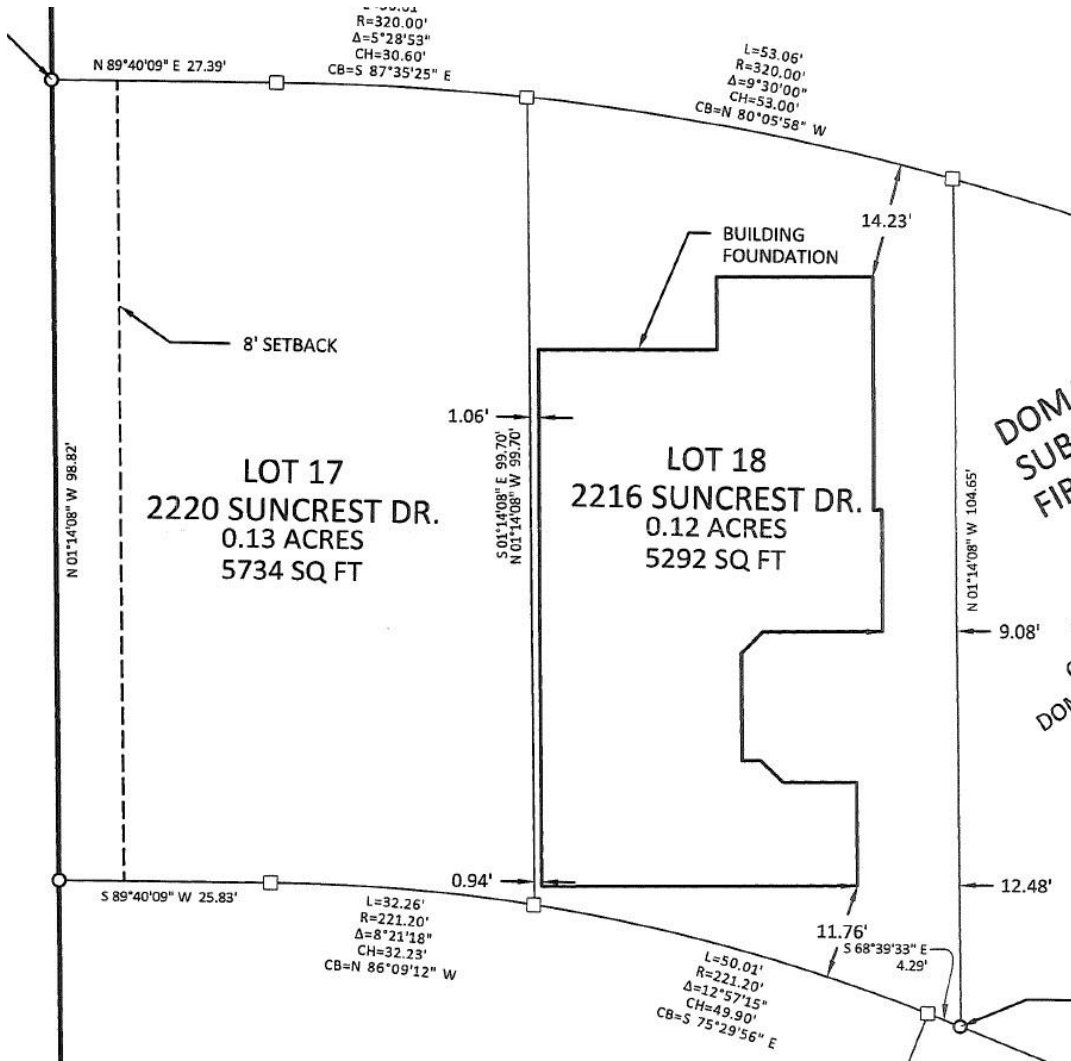


Location Map 2216 & 2220 Suncrest Drive and Outlot

0 50 100 200
Feet



Attachment B – Existing Conditions



Attachment C – Plat of Survey

INDEX LEGEND	
LOCATION:	LOT 17, 18 AND OUTLOT 'ZZ', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	KEITH ARNESON
PROGRAM FOR:	FINNACI, E 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 LOT 17, 18, AND OUTLOT 'ZZ', DOMANI SUBDIVISION, FIRST ADDITION CITY OF AMES

JANUARY 2021

- LEGEND:**
- FOUND 1/2" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
 - SET 1/2" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER AS NOTED
 - FOUND 5/8" REBAR WITH PINK PLASTIC CAP #24413
 - SET 5/8" x 24" REBAR WITH PINK PLASTIC CAP #24413

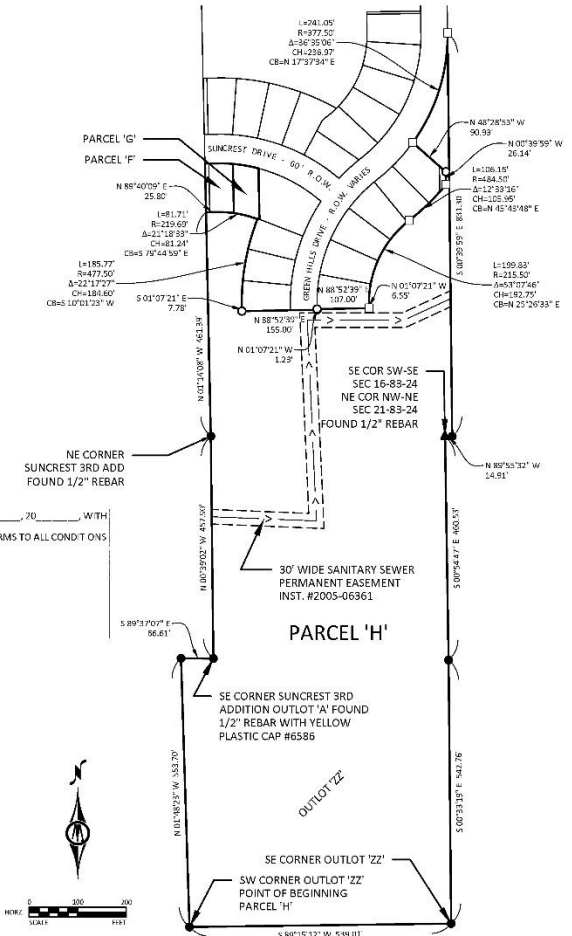
- NOTES:**
- THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
 - THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
 - BEARINGS AND DISTANCES SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE - AMES/DES MOINES (6), US SURVEY FOOT.
 - DATE OF SURVEY: SEPTEMBER 2020
 - EASEMENTS AS SHOWN.
 - DOMANI SUBDIVISION IS LOCATED IN THE S1/2-SE1/4 OF SECTION 18 AND THE NW1/4-N1/2-1/2 OF SECTION 21, ALL IN TOWNSHIP 85 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA.
 - 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.

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

LEGAL DESCRIPTION PARCEL 'H':

THAT PORTION OF OUTLOT 'ZZ', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'ZZ', THENCE N00°48'29"W, 558.70 FEET; THENCE S88°37'17"E, 656.61 FEET; THENCE N00°50'02"W, 457.90 FEET; THENCE N01°14'08"W, 461.26 FEET; THENCE N88°40'09"E, 25.80 FEET TO THE BEGINNING OF A 215.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY 33.77 FEET ALONG SAID CURVE, LONG CHORD BEARS S88°15'41"E, 31.74 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 49.83 FEET; LONG CHORD BEARS S75°29'24"E, 49.83 FEET TO THE BEGINNING OF A 477.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHWESTERLY 185.77 FEET ALONG SAID CURVE, LONG CHORD BEARS S10°01'29"W, 184.60 FEET; THENCE S01°07'21"E, 7.78 FEET; THENCE N88°52'39"E, 251.00 FEET; THENCE N01°07'21"W, 1.23 FEET; THENCE N88°52'39"E, 107.00 FEET; THENCE N01°07'21"W, 6.55 FEET TO THE BEGINNING OF A 215.50 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHEASTERLY 106.18 FEET ALONG SAID CURVE, LONG CHORD BEARS N45°43'48"E, 106.18 FEET; THENCE N00°38'59"W, 26.34 FEET; THENCE N88°28'31"W, 90.89 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 241.05 FEET ALONG SAID CURVE, LONG CHORD BEARS N17°37'34"E, 235.97 FEET; THENCE S00°38'59"E, 831.30 FEET; THENCE N88°55'32"W, 149.01 FEET; THENCE S00°48'47"E, 400.13 FEET; THENCE S00°38'59"E, 542.70 FEET; THENCE S89°15'12"W, 595.01 FEET TO THE POINT OF BEGINNING.



I hereby certify that this said surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

REG. NO. 24413 DATE: 12/23/2001
 ANY LICENSE RENEWAL DATE IS: 12/23/2001
 PAGES ON SHEETS COVERED BY THIS SEAL: 5 SHEETS 11 BLOCUS 113

BOUNDARY LINE ADJUSTMENT - PARCELS 'F' AND 'G' AND 'H'

LOTS 17, 18 AND OUTLOT 'ZZ', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA



1519 BALTIMORE DRIVE
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SHEET 1 OF 2

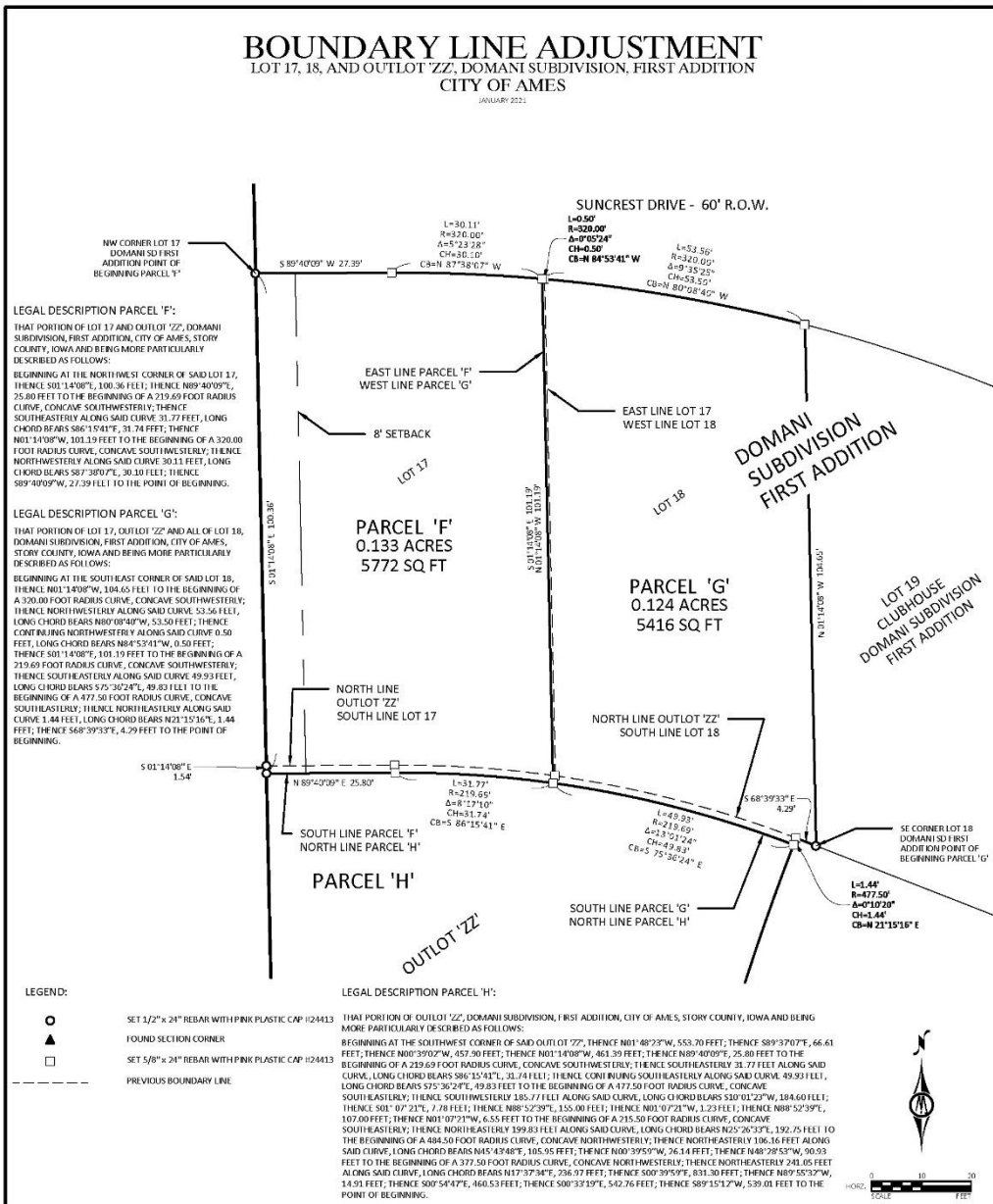
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FOR RECORDER USE ONLY

BOUNDARY LINE ADJUSTMENT

LOT 17, 18, AND OUTLOT 'ZZ', DOMANI SUBDIVISION, FIRST ADDITION CITY OF AMES

(JANUARY 2021)



BOUNDARY LINE ADJUSTMENT - PARCELS 'F' AND 'G' AND 'H'

LOTS 17, 18, AND OUTLOT 'ZZ', DOMANI SUBDIVISION, FIRST ADDITION, CITY OF AMES, STORY COUNTY, IOWA

BOLTON & MENK	1519 BALTIMORE DRIVE AMES, IOWA 50010 (515) 233-6100	SHEET 2 OF 2
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Attachment D – Legal Descriptions

LEGAL DESCRIPTION PARCEL 'F':

THAT PORTION OF LOT 17 AND OUTLOT 'ZZ', 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 17, THENCE S01°14'08"E, 100.36 FEET; THENCE N89°40'09"E, 25.80 FEET TO THE BEGINNING OF A 219.69 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 31.77 FEET, LONG CHORD BEARS S86°15'41"E, 31.74 FEET; THENCE N01°14'08"W, 101.19 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE 30.11 FEET, LONG CHORD BEARS S87°38'07"E, 30.10 FEET; THENCE S89°40'09"W, 27.39 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'G':

THAT PORTION OF LOT 17, OUTLOT 'ZZ' AND ALL OF LOT 18, 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 18, THENCE N01°14'08"W, 104.65 FEET TO THE BEGINNING OF A 320.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE 53.56 FEET, LONG CHORD BEARS N80°08'40"W, 53.50 FEET; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE 0.50 FEET, LONG CHORD BEARS N84°53'41"W, 0.50 FEET; THENCE S01°14'08"E, 101.19 FEET TO THE BEGINNING OF A 219.69 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 49.93 FEET, LONG CHORD BEARS S75°36'24"E, 49.83 FEET TO THE BEGINNING OF A 477.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 1.44 FEET, LONG CHORD BEARS N21°15'16"E, 1.44 FEET; THENCE S68°39'33"E, 4.29 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL 'H':

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

BEGINNING AT THE SOUTHWEST CORNER OF SAID OUTLOT 'ZZ', THENCE N01°48'23"W, 553.70 FEET; THENCE S89°37'07"E, 66.61 FEET; THENCE

N00°39'02"W, 457.90 FEET; THENCE N01°14'08"W, 461.39 FEET; THENCE N89°40'09"E, 25.80 FEET TO THE BEGINNING OF A 219.69 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY 31.77 FEET ALONG SAID CURVE, LONG CHORD BEARS S86°15'41"E, 31.74 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID CURVE 49.93 FEET, LONG CHORD BEARS S75°36'24"E, 49.83 FEET TO THE BEGINNING OF A 477.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY 185.77 FEET ALONG SAID CURVE, LONG CHORD BEARS S10°01'23"W, 184.60 FEET; THENCE S01° 07' 21"E, 7.78 FEET; THENCE N88°52'39"E, 155.00 FEET; THENCE N01°07'21"W, 1.23 FEET; THENCE N88°52'39"E, 107.00 FEET; THENCE N01°07'21"W, 6.55 FEET TO THE BEGINNING OF A 215.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY 199.83 FEET ALONG SAID CURVE, LONG CHORD BEARS N25°26'33"E, 192.75 FEET TO THE BEGINNING OF A 484.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 106.16 FEET ALONG SAID CURVE, LONG CHORD BEARS N45°43'48"E, 105.95 FEET; THENCE N00°39'59"W, 26.14 FEET; THENCE N48°28'53"W, 90.93 FEET TO THE BEGINNING OF A 377.50 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY 241.05 FEET ALONG SAID CURVE, LONG CHORD BEARS N17°37'34"E, 236.97 FEET; THENCE S00°39'59"E, 831.30 FEET; THENCE N89°55'32"W, 14.91 FEET; THENCE S00°54'47"E, 460.53 FEET; THENCE S00°33'19"E, 542.76 FEET; THENCE S89°15'12"W, 539.01 FEET TO THE POINT OF BEGINNING.