

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1126 GRAND AVENUE

BACKGROUND:

The City's subdivision regulations found 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 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.

The proposed plat of survey for property at 1126 Grand Avenue (see Attachments A & B) is for a conforming conveyance parcel review to consolidate Lot 9, and the north 5.4 feet of Lot 10, Block 2, Lee's Addition. The property is now vacant since the house and detached garage were recently demolished. The purpose of consolidating the lot and the conveyance parcel is to establish Parcel B, which is necessary to obtain a building permit for a new house.

The City currently owns the property and will sell it to Habitat for Humanity of Central Iowa for construction of a new single-family dwelling. Proposed Parcel B includes a total of 6,890.7 square feet which meets the minimum lot area for a single-family dwelling in the Urban Core Residential Medium Density (UCRM) zone. Combining these two properties does not create any new nonconformities.

Approval of this plat of survey (Attachment B) 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 plat of survey consistent with the standards of Chapter 23 for approval of a boundary line adjustment.
2. Deny the proposed plat of survey if the City Council finds that the requirements for plats of survey for design and improvements, as described in Section 23.308, have not been satisfied.
3. Refer this back to staff for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements for a conforming conveyance parcel and has made a preliminary decision of approval. Creating Parcel B rectifies the conveyance parcel condition of the unplatted parcel. No conflict exists with the existing Urban Core Residential Medium Density (UCRM) zoning standards and the proposed boundary line adjustment.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM

PLAT OF SURVEY FOR 1126 GRAND AVENUE

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)

Property Owner(s) & Site Location:

Owner(s): City of Ames

Existing Street Address: 1126 Grand Avenue

Assessor's Parcel #: 09-02-103-180

Legal Description:

BOUNDARY DESCRIPTION PARCEL B

LOT 9 AND THE NORTH FIVE AND FOUR TENTHS (5.4) FEET OF LOT 10, BLOCK TWO (2), EXCEPT THE EAST FIFTY (50) FEET THEREOF, LEE'S ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 2, LEE'S ADDITION, TO THE CITY OF AMES, STORY COUNTY, IOWA: THENCE S 89°09'34" E, ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 109.82 FEET: THENCE S 00°59'18" E, A DISTANCE OF 62.68 FEET; THENCE N 89°14'03" W, TO A POINT ON THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 109.90 FEET; THENCE N 00°54'27" W, ON SAID WEST LINE, A DISTANCE OF 62.82 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED BOUNDARY CONTAINS 0.15 ACRES (6,890.7 S.F.), MORE OR LESS.

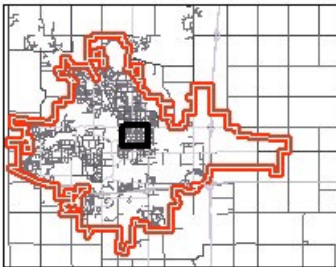
Public Improvements:

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:

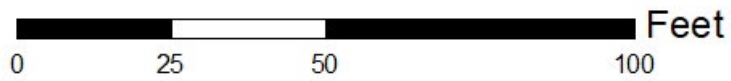
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (No additional improvements required other than sidewalk and street trees that are required as part of South Fork Subdivision.)

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
1126 Grand Avenue



Attachment B - Plat of Survey

PLAT OF SURVEY

INDEX LEGEND
LOCATION: PART OF LOT 9 & 10, BLOCK 2, LEE'S ADDITION, CITY OF AMES, STORY COUNTY IOWA
REQUESTOR: CITY OF AMES
PROPRIETOR: CITY OF AMES
SURVEYOR: MYRON G. DARINGER
SURVEYOR COMPANY: CITY OF AMES
RETURN TO: CITY OF AMES, PUBLIC WORKS ENGINEER
 515 CLARK AVE., AMES, IA 50010

515-239-5276

LEGEND

SURVEYOR'S REPORT

THIS SURVEY WAS PREPARED AT THE REQUEST OF THE CITY OF AMES.
 BASIS OF SURVEY FROM QUIT CLAM DEED INSTRUMENT NUMBER
 2020-13892.

- ⊙ MONUMENT FOUND
- (R) RECORDED (D) DEEDED
- (M) MEASURED (P) PLATED
- POB POINT OF BEGINNING

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OWNER: CITY OF AMES

