

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1604 TRUMAN DRIVE.

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 1604 Truman Drive (see Attachments B & C) is for a boundary line adjustment to consolidate Lot 5, Parkview Heights Subdivision 9th Addition and Lot A into a single parcel (Parcel A) in order to do an addition. A single-family detached dwelling is located on Lot 5. Lot A is currently vacant. Both lots were established in 1974 as part of the 9th Addition of Parkview Heights Subdivision. Lot A (25' by 130') was originally platted for use as a school driveway, but the school was never constructed. The owner of Lot 5 purchased Lot A from the City of Ames in 2018. **The property owner plans to add a third attached garage stall to the house and needs to consolidate the two lots into a new parcel to obtain a building permit.** A 10' wide public utility easement exists along the south property line of the two lots. The new plat will not affect the easement. Minimum required building setbacks will apply to the garage addition.

Approval of this plat of survey (Attachment C) 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 and/or the property owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements and has made a preliminary decision of approval. Creating "Parcel A" consolidates Lot A and Lot 5 as a boundary line adjustment into a single Parcel A. Approval of the plat will enable the issuance of a building permit for the construction of a third attached garage stall. No conflict exists with the existing Residential Low-Density (RL) 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 1604 TRUMAN 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)

Property Owner(s) & Site Location:

Owner(s): Marvin and Donna Orth

Existing Street Address: 1604 Truman Drive

Assessor's Parcel #: 05-27-375-175

Survey Description:

Survey Description - Parcel A

Lot 5 and Lot A in Ninth Addition of Parkview Heights Subdivision in the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 5; thence N89°35'57"E, 104.99 feet to the Northeast Corner of said Lot A; thence S00°25'06"E, 130.10 feet to the Southeast Corner thereof; thence S89°37'50"W, 105.04 feet to the Southwest Corner of said Lot 5; thence N00°23'49"W, 130.04 feet to the point of beginning, containing 0.31 acres.

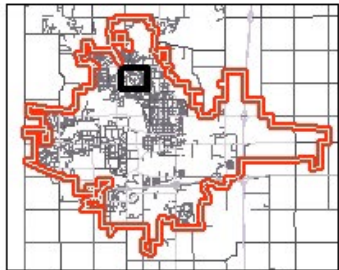
Public Improvements:

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

1604 Truman Drive

0 25 50 100 Feet



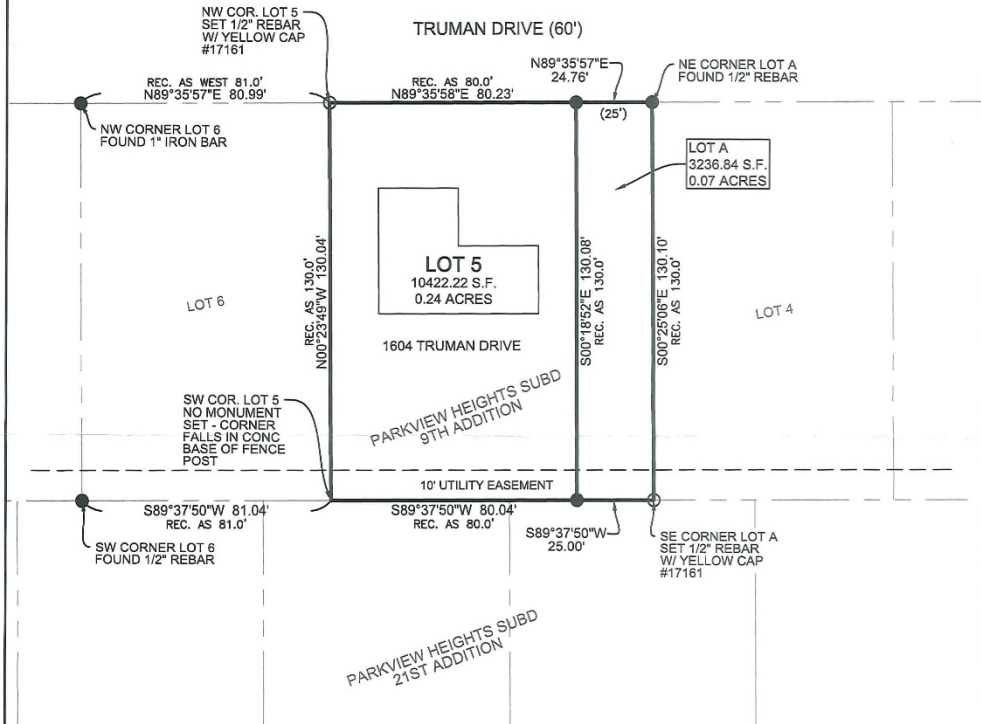
Attachment B – Sketch of Existing Lots

SKETCH OF EXISTING PARCELS

RECEIVED

JUN 10 2021

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING



Survey Description:
Lot 5 and Lot A in Ninth Addition of Parkview Heights Subdivision in the City of Ames, Story County, Iowa.



FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

Attachment C - Plat of Survey

<p style="text-align: center;">PLAT OF SURVEY</p> <p>LOCATION: LOTS A & 5 IN 9TH ADDN TO PARKVIEW HEIGHTS SD CITY OF AMES, STORY COUNTY, IOWA</p> <p>PROPRIETOR: MARVIN R. & DONNA J. ORTH</p> <p>REQUESTED BY: DONNA ORTH</p> <p>SURVEYOR: R. BRADLEY STUMBO, PLS #17161 FOX ENGINEERING ASSOCIATES, INC. AMES, IA 50010 515-233-0000</p>	<p style="font-size: 24pt; font-weight: bold;">RECEIVED</p> <p>JUN 10 2021</p> <p>CITY OF AMES IA DEPT. OF PLANNING AND HOUSING</p>
<p>Survey Description - Parcel A: Lot 5 and Lot A in Ninth Addition of Parkview Heights Subdivision in the City of Ames, Story County, Iowa, all together being more particularly described as follows: Beginning at the Northwest Corner of said Lot 5; thence N89°35'57"E, 104.99 feet to the Northeast Corner of said Lot A; thence S00°25'06"E, 130.10 feet to the Southeast Corner thereof; thence S89°37'50"W, 105.04 feet to the Southwest Corner of said Lot 5; thence N00°23'49"W, 130.04 feet to the point of beginning, containing 0.31 acres.</p> <p>The Ames City Council approved this Plat of Survey on _____, 2021, with Resolution No. _____. I certify that it conforms to all conditions of approval.</p> <p>_____ Planning & Housing Director</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103</p> </div> <div style="width: 60%;"> <p>I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.</p> <p>R. BRADLEY STUMBO, PLS _____ DATE _____ License number 17161 My license renewal date is December 31, 2021.</p> </div> <div style="text-align: center;"> </div> </div> <div style="text-align: right; margin-top: 10px;"> </div>	
<p>JOB# 14339-21A DATE: 6/08/21 FIELDWORK COMPLETED: 6/04/21 PAGE 1 OF 1</p>	