

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2212 OAKWOOD ROAD AND PARCEL 'E'

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 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.

The proposed Plat of Survey is for a boundary line adjustment of two abutting parcels recently annexed into the City. Parcel 'F' (14.67 acres) is located at 2212 Oakwood Road. Parcel 'E' (0.45 acres) is fifteen feet wide, and abuts Parcel 'F' to the west. Christofferson Park abuts Parcel 'E' to the east. (*See Attachment A: Location Map; Attachment B: Plat of Survey for Existing Parcels; and, Attachment C: Existing Conditions.*) Annexation of these parcels into the City was effective as of September 18, 2019, as part of a voluntary annexation that included 18 parcels on 156 acres. The properties are zoned as "A" (Agricultural), as a result of the recent annexation. The land is designated on the Future Land Use Map as "Village/Suburban Residential" within the Land Use Policy Plan, which allows for rezoning to "FS-RL" (Suburban Residential Low Density) zoning.

The proposed Plat of Survey establishes the existing farmstead as Parcel 'G' (3.70 acres). Proposed Parcel 'H' includes 10.95 acres, and has a 55-foot wide strip of land that provides frontage on Oakwood Road, and will serve as street right-of-way for a future extension of Green Hills Drive. Lot 'A' is 40-foot wide along the entire north boundary of this Plat, and will be dedicated to the City as street right-of-way. The proposed configuration complies with "A" (Agricultural) zoning standards, including setbacks for outbuildings.

The unique element of this Boundary Line Adjustment is the effect of taking one unbuildable parcel, the 15-foot wide Parcel 'E', and creating two developable properties, including the one parcel with an existing house, through a boundary line adjustment with Parcel 'F.' Due to the unique condition of Parcel 'E' as an unbuildable parcel, currently used for access only, staff requested that Parcel 'H' be configured to facilitate its future subdivision and development with a minimum width equal to a local street right-of-way of 55 feet. Parcel 'H' frontage along

Oakwood Road is wider than the minimum width of a traditional flag lot, which is 35 feet, to ensure enough land is available for the future dedication of right-of-way for the extension of Green Hills Drive to the south. Additionally, Suncrest Drive is stubbed to the site along its western boundary. This stubbed street extension does not qualify as lot frontage due to its unimproved condition. Use of Suncrest Drive for access to a future home would necessitate extending the street, or at a minimum installing a compliant cul-de-sac bulb, consistent with City street standards. (See Attachment D: Proposed Plat of Survey.)

Approval of this Plat of Survey (See Attachment D) 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 County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed Plat of Survey, with the following stipulation:
 - A. That prior to the release of the Plat of Survey for recording, the deed transferring ownership of Lot 'A' to the City as street right-of-way for Oakwood Road, be signed by the current owner, Oakwood Akers LLC, and that the City acknowledges acceptance of the transfer of land for right-of-way purposes.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the requirements for Plats of Survey, as described in Section 23.309, have not been satisfied.
3. The City Council can refer this 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 Subdivision Code requirements for a Boundary Line Adjustment of existing parcels and has made a preliminary decision of approval with Oakwood Road as the street frontage of Parcel 'H.' There are no gaps in infrastructure (sidewalks) requiring improvements with the Plat of Survey. Any future land division, or construction on the site, will be reviewed by staff for compliance with subdivision and zoning standards.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, with Stipulation A, thereby adopting the resolution approving the proposed Plat of Survey.

**ADDENDUM
PLAT OF SURVEY FOR 2212 OAKWOOD ROAD & PARCEL 'E'**

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)

The site is located at:

Property Owner: Oakwood Akers LLC
Existing Street Address: 2212 Oakwood Road
Assessor's Parcel #s: 09-16-480-150 and 09-16-480-205

Legal Descriptions:

See Attachment E: Legal Descriptions of Proposed Parcels.

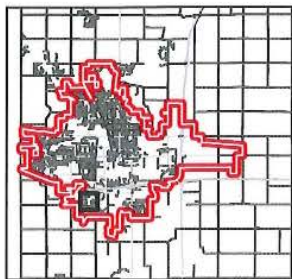
Public Improvements:

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:

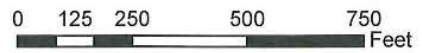
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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

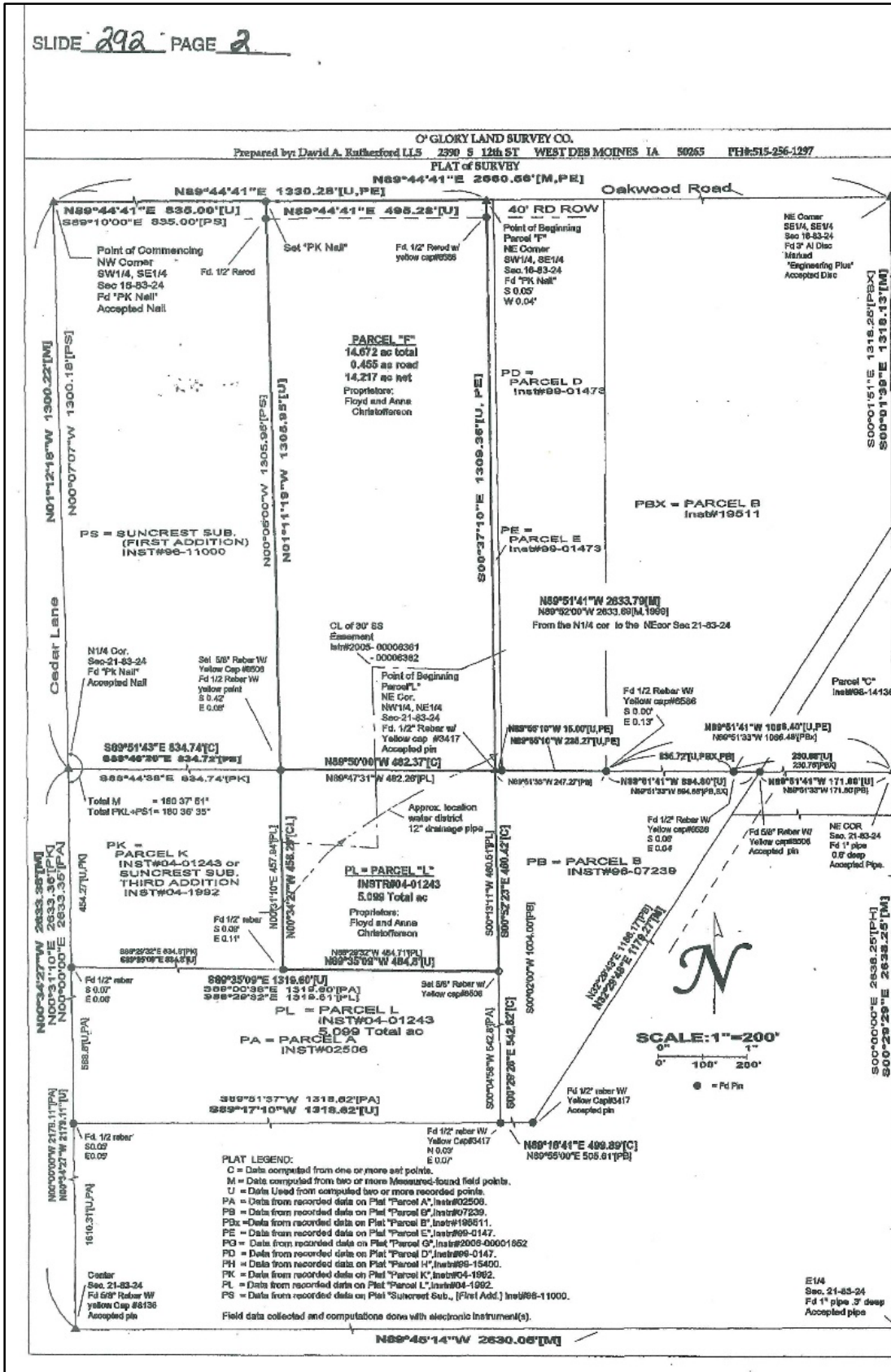


Location Map
2212 Oakwood Road

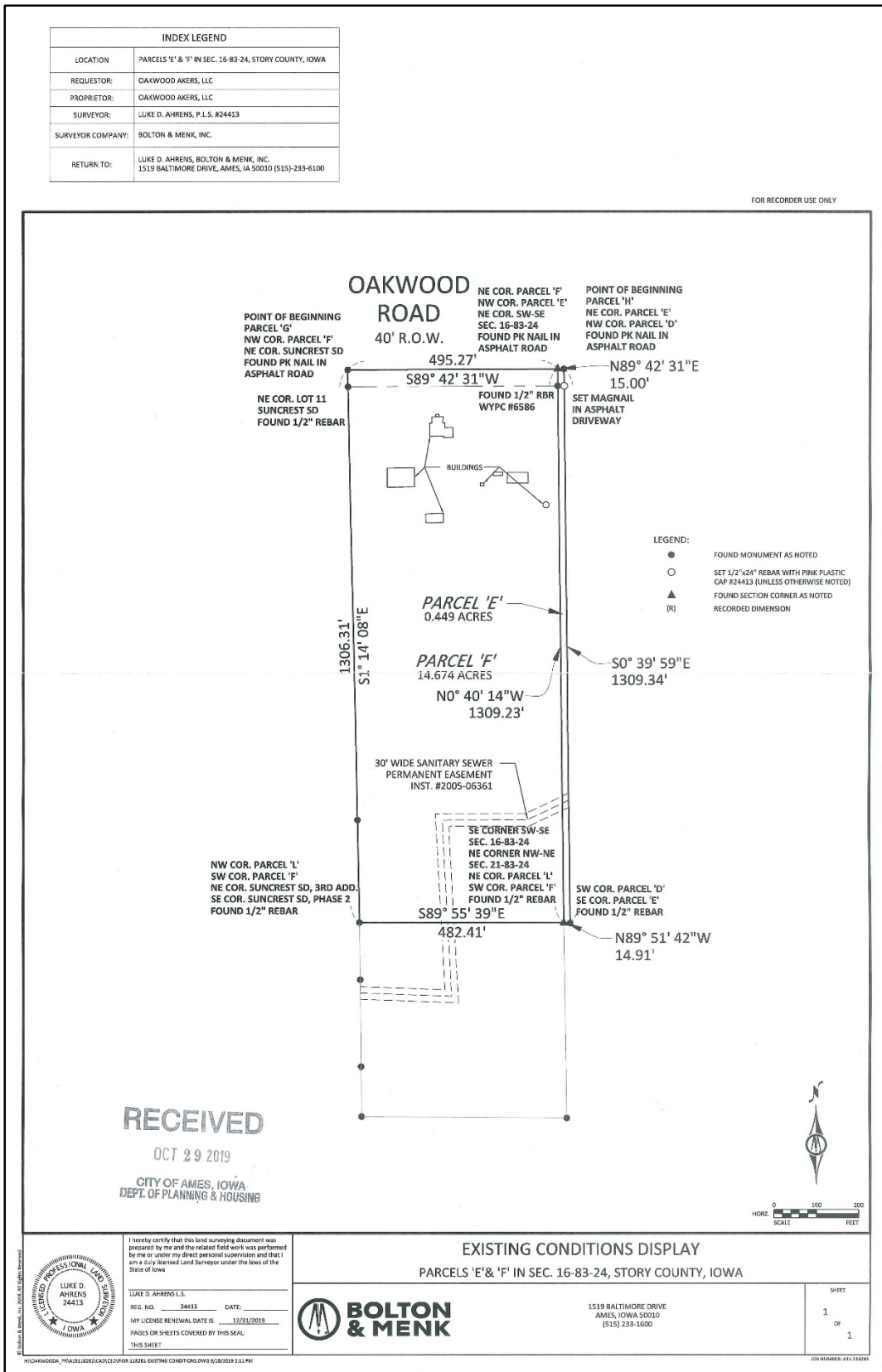


Attachment B: Plat of Survey for Existing Parcels

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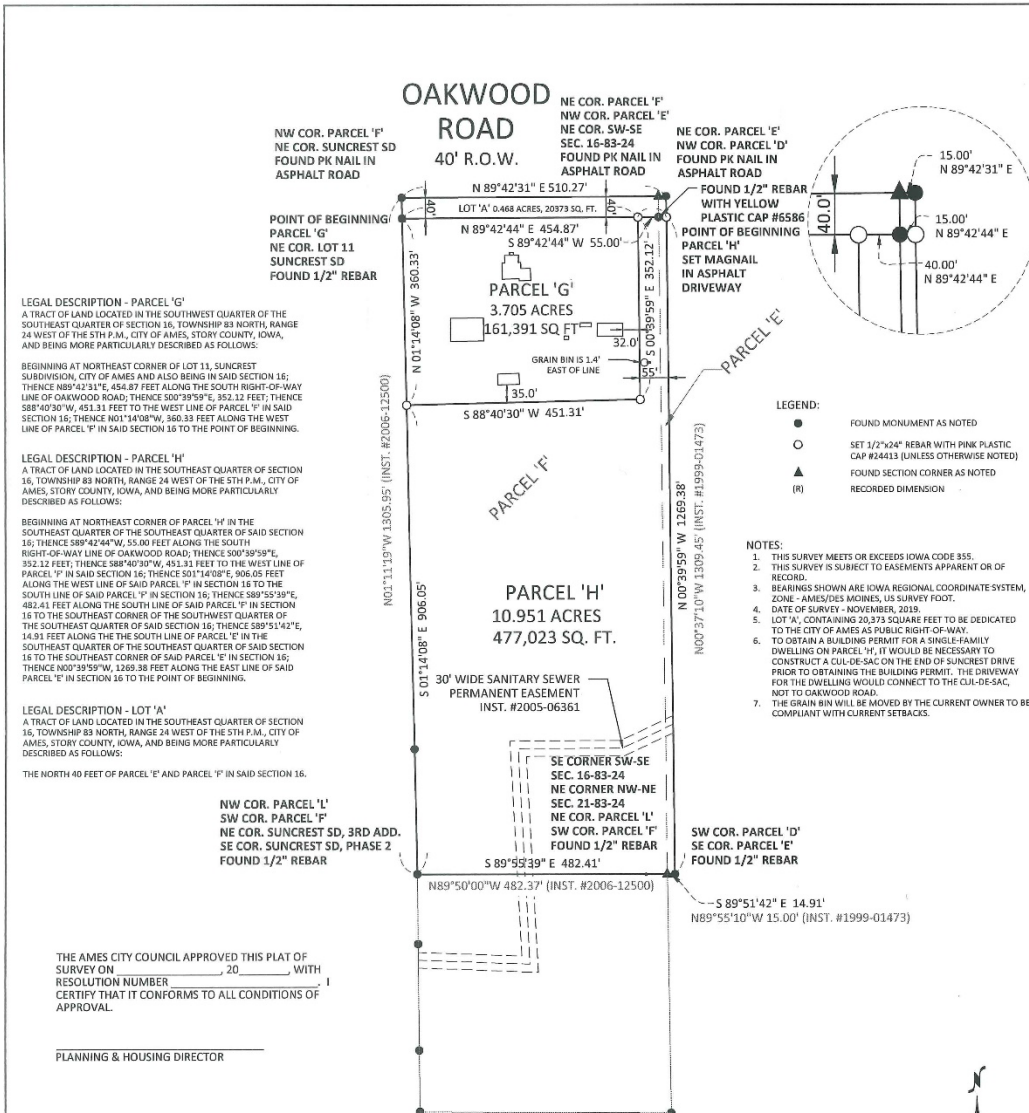
Attachment C: Existing Conditions



Attachment D: Proposed Plat of Survey

INDEX LEGEND	
LOCATION	PARCELS 'E' & 'F' IN SEC. 16-83-24, STORY COUNTY, IOWA
REQUESTOR:	OAKWOOD AKERS, LLC
PROPRIETOR:	OAKWOOD AKERS, 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



PLAT OF SURVEY - BOUNDARY LINE ADJUSTMENT
PARCELS 'G' & 'H' IN SEC. 16-83-24, STORY COUNTY, IOWA

LUKE D. AHRENS
24413

REG. NO. _____ DATE: _____
MY LICENSE RENEWAL DATE IS _____
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

BOLTON & MENK

1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-1600

SHEET
1
OF
1

FOR NUMBER: 428.112281

I hereby certify that this land 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.

(IOWA SURVEYING BOARD, REG. NO. 2025, 401 WEST 1ST STREET, DES MOINES, IOWA 50319)

(IOWA SURVEYING BOARD, REG. NO. 2025, 401 WEST 1ST STREET, DES MOINES, IOWA 50319)

Attachment E: Legal Descriptions of Proposed Parcels

LEGAL DESCRIPTION - PARCEL 'G'

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF LOT 11, SUNCREST SUBDIVISION, CITY OF AMES AND ALSO BEING IN SAID SECTION 16; THENCE N89°42'31"E, 454.87 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAKWOOD ROAD; THENCE S00°39'59"E, 352.12 FEET; THENCE S88°40'30"W, 451.31 FEET TO THE WEST LINE OF PARCEL 'F' IN SAID SECTION 16; THENCE N01°14'08"W, 360.33 FEET ALONG THE WEST LINE OF PARCEL 'F' IN SAID SECTION 16 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - PARCEL 'H'

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST CORNER OF PARCEL 'H' IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE S89°42'44"W, 55.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAKWOOD ROAD; THENCE S00°39'59"E, 352.12 FEET; THENCE S88°40'30"W, 451.31 FEET TO THE WEST LINE OF PARCEL 'F' IN SAID SECTION 16; THENCE S01°14'08"E, 906.05 FEET ALONG THE WEST LINE OF SAID PARCEL 'F' IN SECTION 16 TO THE SOUTH LINE OF SAID PARCEL 'F' IN SECTION 16; THENCE S89°55'39"E, 482.41 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'F' IN SECTION 16 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE S89°51'42"E, 14.91 FEET ALONG THE SOUTH LINE OF PARCEL 'E' IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 TO THE SOUTHWEST CORNER OF SAID PARCEL 'E' IN SECTION 16; THENCE N00°39'59"W, 1269.38 FEET ALONG THE EAST LINE OF SAID PARCEL 'E' IN SECTION 16 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - LOT 'A'

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 40 FEET OF PARCEL 'E' AND PARCEL 'F' IN SAID SECTION 16