

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 831 E. RIVERSIDE ROAD-Bishop Farms

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations 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 adjusting the boundary lines of existing tracts. These regulations also apply to divisions of land or boundary line adjustments in unincorporated Story County, except where the Urban Fringe Plan's 28E agreement has delegated authority to the County. In this situation the City has authority over the proposed Plat of Survey.

The subject properties contain farm fields and a portion of the Martin Marietta aggregate mine. Currently, the west tract contains mostly farm field and the mine scale house and front entrance (*Attachment A*). The east tract contains mostly mine operations and a small field. **The property owner, Bishop Farms, seeks to adjust to property line so that the scale house will share a tract with the mine operations to the east.** (The mine extends to the north on additional tracts of land all owned by Bishop Farms.) No improvements are proposed. The proposed Plat of Survey (*Attachment C*) will create a new Parcel R, to contain 135.58 acres (including E. Riverside Road). Both tracts include easements for E. Riverside Road at their south end.

On May 26th of this year, Council approved an amendment to the Ames Urban Fringe Plan Land Use Framework Map from Rural Transitional Residential to General Industrial for the portion of the west tract being added to the east tract (*Attachment B*). The Story County Board of Supervisors approved the change on July 14, 2020. The Boundary line adjustment is consistent with this AUFM amendment as was originally contemplated at that time.

Approval of this Plat of Survey (*See 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 County Recorder.

ALTERNATIVES:

1. Adopt a resolution approving the proposed Plat of Survey.
2. 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. Refer this item 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. As a boundary line adjustment, there is no trigger for public improvements. Development of the site will be within the purview of Story County.

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 831 E. RIVERSIDE ROAD**

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: Bishop Farms

Existing Street Address: 831 E. Riverside Road

Assessor's Parcel #s: 05-24-300-105
 05-23-400-255

Legal Descriptions:

See *Attachment D*: Legal Descriptions of Proposed Parcels.

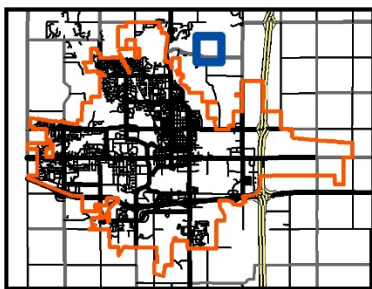
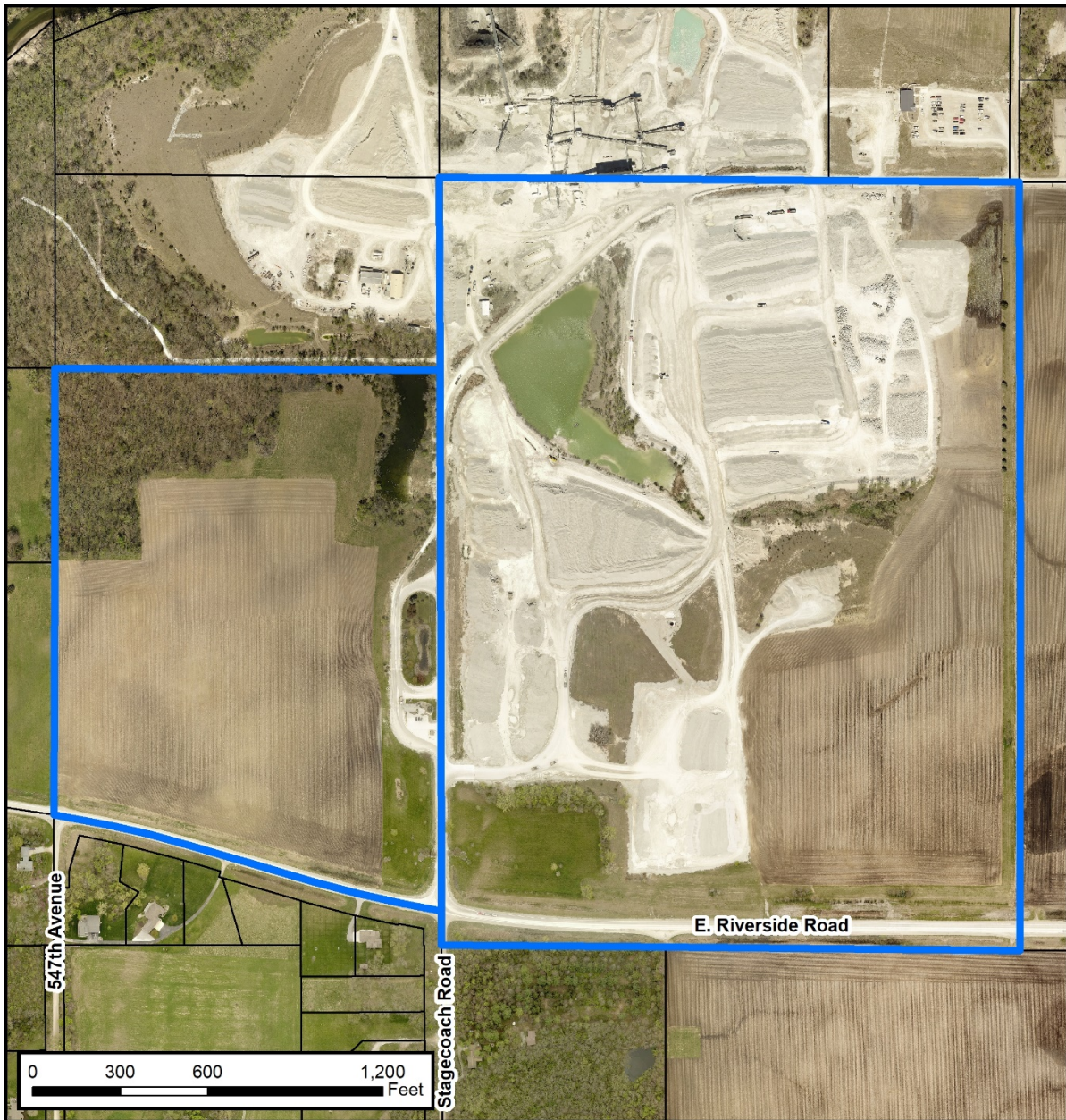
Public Improvements:

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

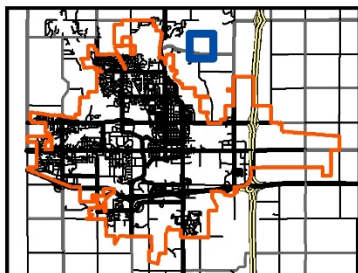
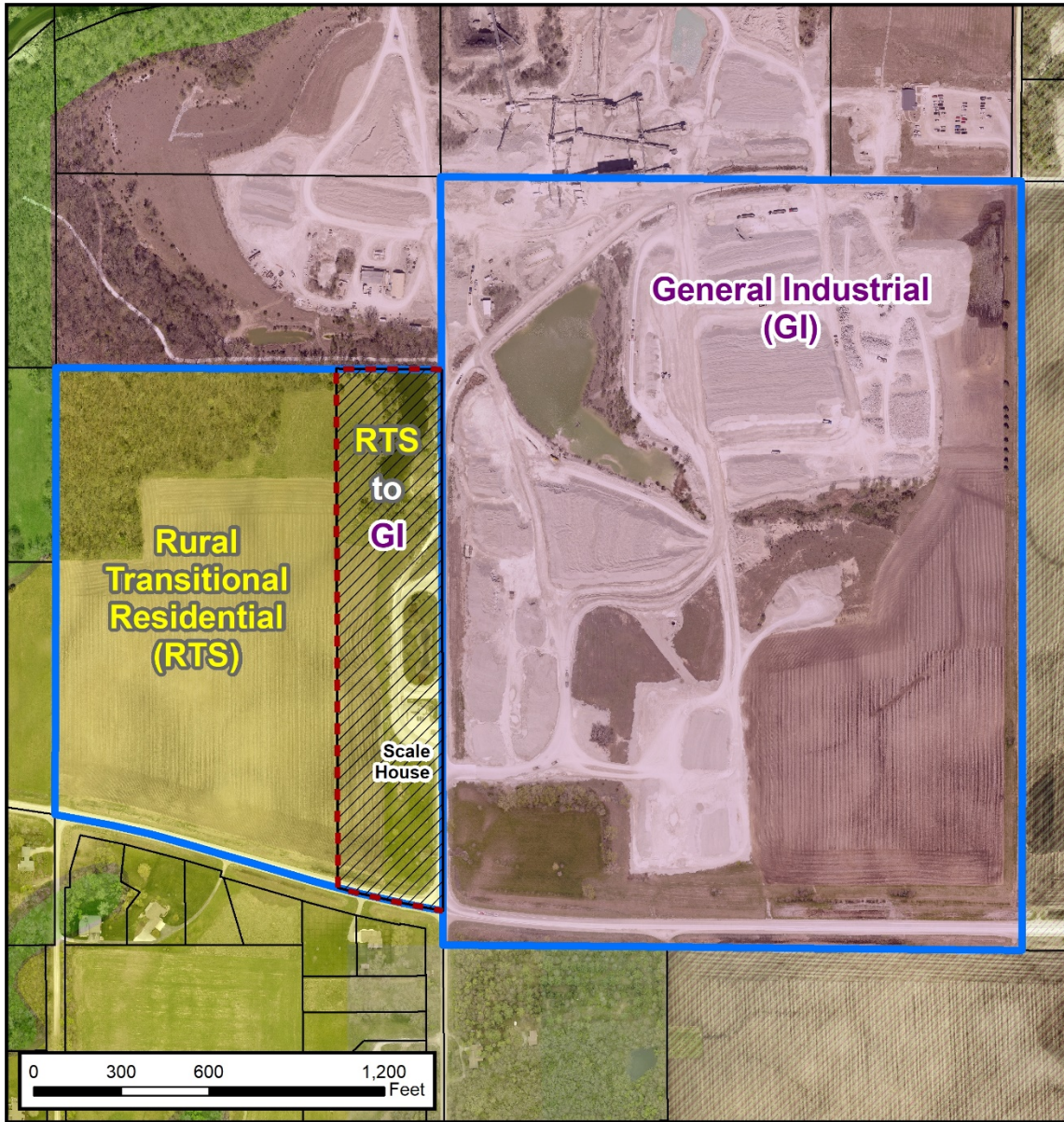


Current Conditions & Aerial for 831 E. Riverside Road




 Subject Property



Attachment B: AUPF Land Use Designation Change



Land Use Designations for 831 E. Riverside Road

-  Existing Parcels
-  Proposed Parcel Boundary
-  Requested Land Use Designation Change



Attachment D: Legal Descriptions of Proposed Parcels

LEGAL DESCRIPTION – PARCEL ‘R’

Part of the Southeast Quarter of the Southeast Quarter and part of Lot 3 in the Northeast Quarter of the Southeast Quarter, all in Section 23; and the West Half of the Southwest Quarter and the West Half of the East Half of the Southwest Quarter, all in Section 24, all in Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, all together being described as follows:

Beginning at the Southeast Corner of said Section 23; thence $N00^{\circ}04'55''W$, 116.35 feet along the east line thereof to the centerline of E. Riverside Road; thence following said centerline northwesterly, 369.15 feet along a curve having a radius of 3819.72 feet, concave to the north, a central angle of $5^{\circ}32'14''$ and being subtended by a chord which bears $N77^{\circ}44'36''W$, 369.00 feet; thence $N00^{\circ}04'55''W$, 1776.90 feet to the north line of said Lot 3; thence $N89^{\circ}56'11''E$, 360.48 feet along said line to the Northeast Corner thereof, said point being on the west line of said Section 24; thence $N00^{\circ}04'55''W$, 657.33 feet along said line to the West Quarter Corner of said Section 24; thence $S89^{\circ}34'29''E$, 2003.10 feet along the north line of the Southwest Quarter of said Section 24 to the Northeast Corner of the West Half of the East Half of said Southwest Quarter; thence $S00^{\circ}16'07''W$, 2633.77 feet to the Southeast Corner thereof; thence $N89^{\circ}26'38''W$, 1987.03 feet along the south line of said Section 24 to the Southwest Corner thereof and the point of beginning, containing 135.58 acres, which includes 8.46 acres of existing public right of way.