

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2740 FORD STREET AND 505 BELL 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 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.

This proposed plat of survey (see *Attachment C*) is for a boundary line adjustment to consolidate two existing parcels (Parcels 'C' and 'D') to create one 1.47-acre parcel, labeled as Parcel 'E.' These lots are located at 2740 Ford Street and 505 Bell Avenue and are occupied by existing buildings (see *Attachments A & B*). The property is zoned GI (General Industrial). The two existing parcels were established in February 1993. Originally, the parcels were platted as Lot 3, in the Final Plat of Crane's First Addition, approved in June 1978.

Consolidation of the existing lots is necessary to create a legal parcel (Parcel 'E') for the purpose of constructing a link that joins two existing buildings into a single building.

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 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 GI 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 accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM

Plat of Survey for 2740 Ford Street & 505 Bell 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)

Site Information:

Owner: BAW Properties LLC

Existing Street Addresses: 2740 Ford Street
505 Bell Avenue

Assessor's Parcel #: 1006350055 (2740 Ford Street)
1006350065 (505 Bell Avenue)

Legal Description:

Survey Description of Parcel E: "Parcel 'C' and Parcel 'D' all in Crane's First Addition to the City of Ames, Story County, Iowa."

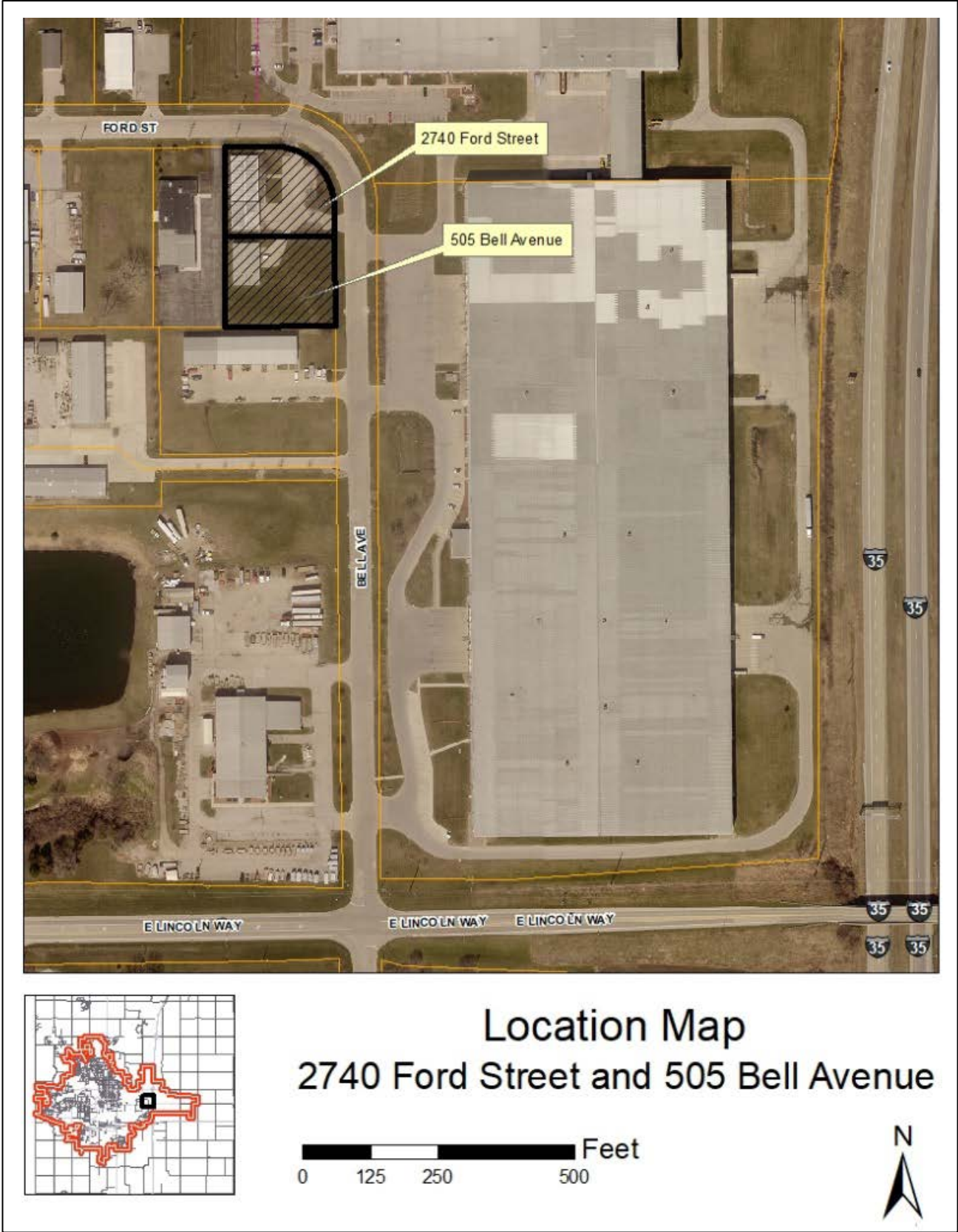
Public Improvements:

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.)

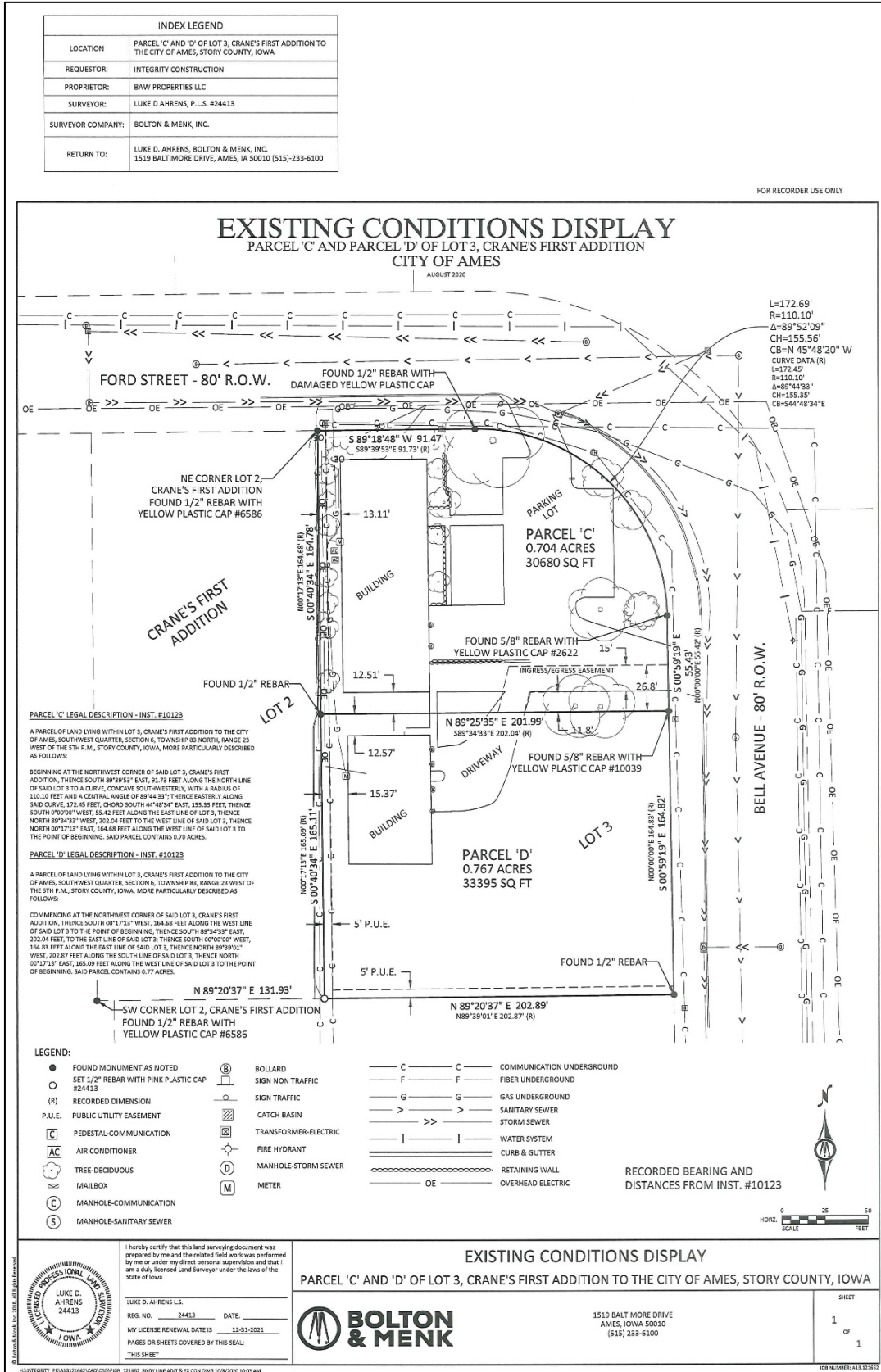
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A- Location Map



Location Map
2740 Ford Street and 505 Bell Avenue

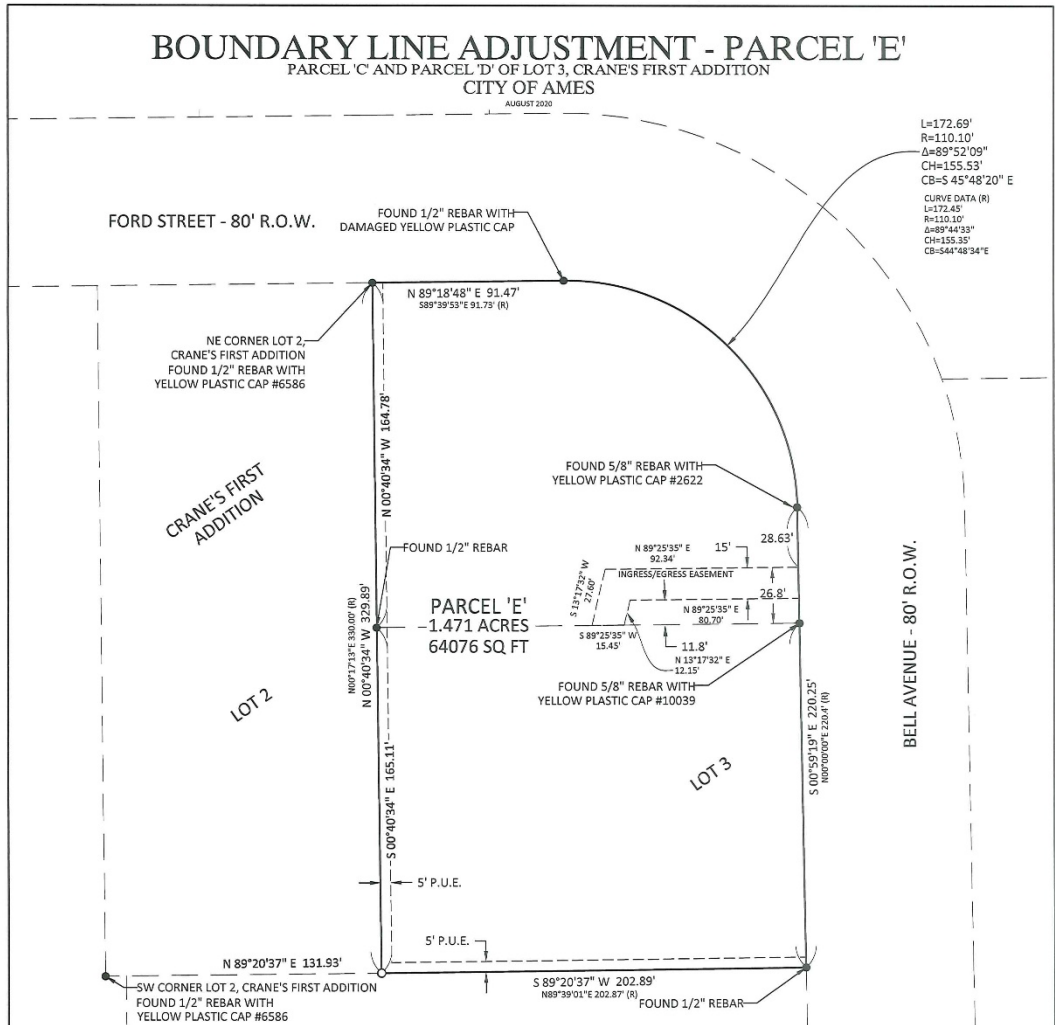
Attachment B - Existing Conditions



Attachment C- Plat of Survey

INDEX LEGEND	
LOCATION	PARCEL 'C' AND 'D' OF LOT 3, CRANE'S FIRST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	INTEGRITY CONSTRUCTION
PROPRIETOR:	BAW PROPERTIES 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



LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2"x24" REBAR WITH PINK PLASTIC CAP #24413
- (R) RECORDED DIMENSION
- P.U.E. PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION - PARCEL 'E'

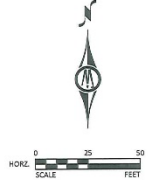
PARCEL 'C' AND PARCEL 'D' ALL IN LOT 3, CRANE'S FIRST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.


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

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 855.
2. THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
3. BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE - AMES/DES MOINES (S), US SURVEY FOOT.
4. DATE OF SURVEY - JULY 2020.





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.

LUKE D AHRENS
REG. NO. 24413 DATE: _____
MY LICENSE RENEWAL DATE IS 12-31-2021
PAGES OR SHEETS COVERED BY THIS SEAL: _____
THIS SHEET

BOUNDARY LINE ADJUSTMENT - PARCEL 'E'
PARCEL 'C' AND 'D' OF LOT 3, CRANE'S FIRST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA



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

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JOB NUMBER: ACS 112862