

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – PARCEL D, THE ESTATES OF NATURE’S CROSSING SUBDIVISION 4314, COCHRANE PARKWAY**

**BACKGROUND:**

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)
- Allowance for a one-time split in existing subdivision (per Section 23.308)

The subject site is located at:

Street Address: 4314 Cochrane Parkway (See attached location map.)

Assessor’s Parcel #: 0908154225

Legal Description: Parcel D The Estates of Nature’s Crossing Subdivision

Owner: Pinnacle Properties Ames, LLC

A copy of the proposed plat of survey is attached for Council consideration. **This Plat of Survey splits existing Parcel D into two parcels (Parcels M and N). It facilitates the construction of single family detached residences on each of the two proposed parcels.**

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, without conditions.

The preliminary decision of 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.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

**ALTERNATIVES:**

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
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 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

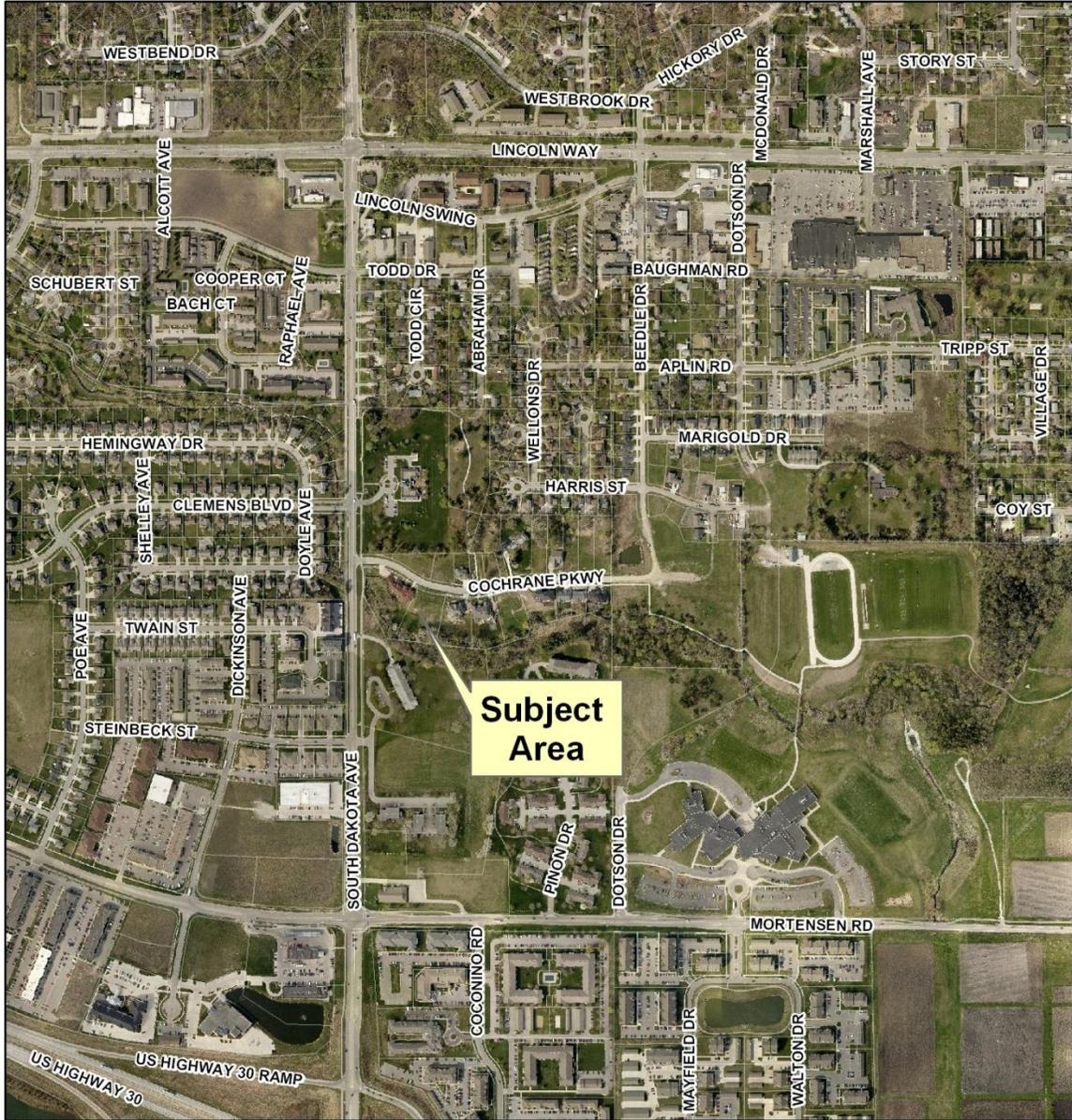
**MANAGER'S RECOMMENDED ACTION:**

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

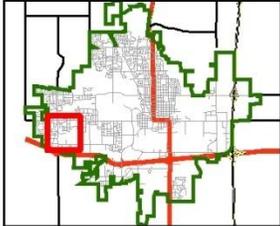
**Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1,** which is to adopt the resolution approving the proposed plat of survey. Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to City Council approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.307(10), the official plat of survey will not be 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.

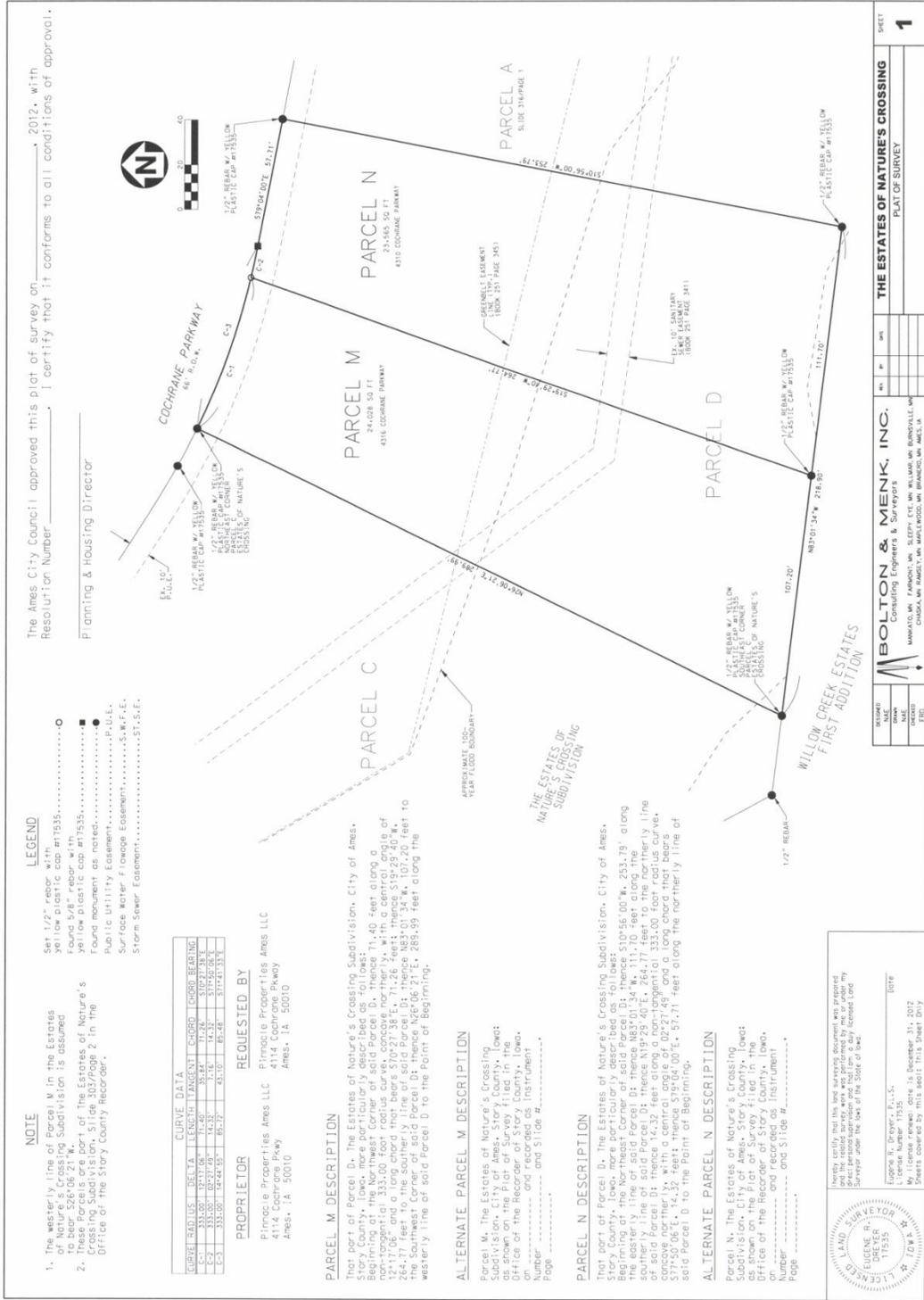
# Attachment A



**Location Map**  
**4314 Cochrane Parkway**



# Attachment B



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