

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 227-231-233 S. KELLOGG AVENUE**

**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)

The site is located at:

Street Address: 227-231-233 S. Kellogg Ave.  
Assessor's Parcel #: 0911128110, 0911128100  
Legal Description: See attached  
Owner: 227 S. Kellogg Ave. – Shelter Housing Corporation  
231-233 S. Kellogg Ave. – Story County Housing, Inc.

**This plat expands the area of 231-233 S. Kellogg for the purpose of constructing a four-unit residential building.** A copy of the proposed plat of survey is attached for Council consideration.

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 that the proposed lots meet zoning standards, e.g. lot area, width, depth, access, **with the condition that the Plat of Survey not be recorded until the existing garage at 227 S. Kellogg is relocated or demolished.** The existing garage structure would be located too close to a lot line if it was not removed prior to creation of the new lot line.

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 23.308(5), the Council renders 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 to approve the proposed plat of survey.
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 23.308 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 Department has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey.

**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.**

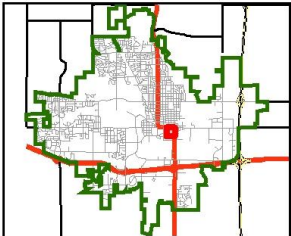
Approval of the resolution will allow the applicant to prepare the official plat of survey. Once the existing garage at 227 S. Kellogg Ave. is relocated or demolished, the Planning & Housing Director will review and sign the plat of survey confirming that it fully conforms to all conditions of approval. 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 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**  
**227-231-233 S. Kellogg Ave.**





# ATTACHMENT C – PROPOSED PLAT OF SURVEY

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