

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2121 SUNSET DRIVE

BACKGROUND:

Subdivision regulations for the City of Ames are included in Chapter 23 of the Ames Municipal Code. This Subdivision Code includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The property at 2121 Sunset Drive is the site of the Delta Tau Delta fraternity. (See Location Map – Attachment A) The property is comprised of five platted lots which are being consolidated into one platted lot. Delta Tau Delta intends to build a new fraternity building on the site. City Council approval will be required to demolish an existing or former Greek house in that neighborhood. The owner will submit that proposal at a later time.

The owner has agreed to provide two public utility easements along the east and west property lines where utilities currently exist. (See Proposed Plat of Survey – Attachment B) The easement documents, which do not require City Council approval, will be provided before the Plat of Survey is recorded.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the 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.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements pursuant to 23.308(4)(c), 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 subject to receipt of the signed public utility easements.

Approval of the resolution will allow the applicant to prepare the official plat of survey, and the Planning & Housing Director to 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 and recorded in the office of the County Recorder.

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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:

Owner: Gamma Pi of Delta Tau Delta
Street Address: 2121 Sunset Drive

Assessor's Parcel #: 0909227030

Legal Description: Lots 1, 2, 3, 4, & 5 Zentmire's Subdivision

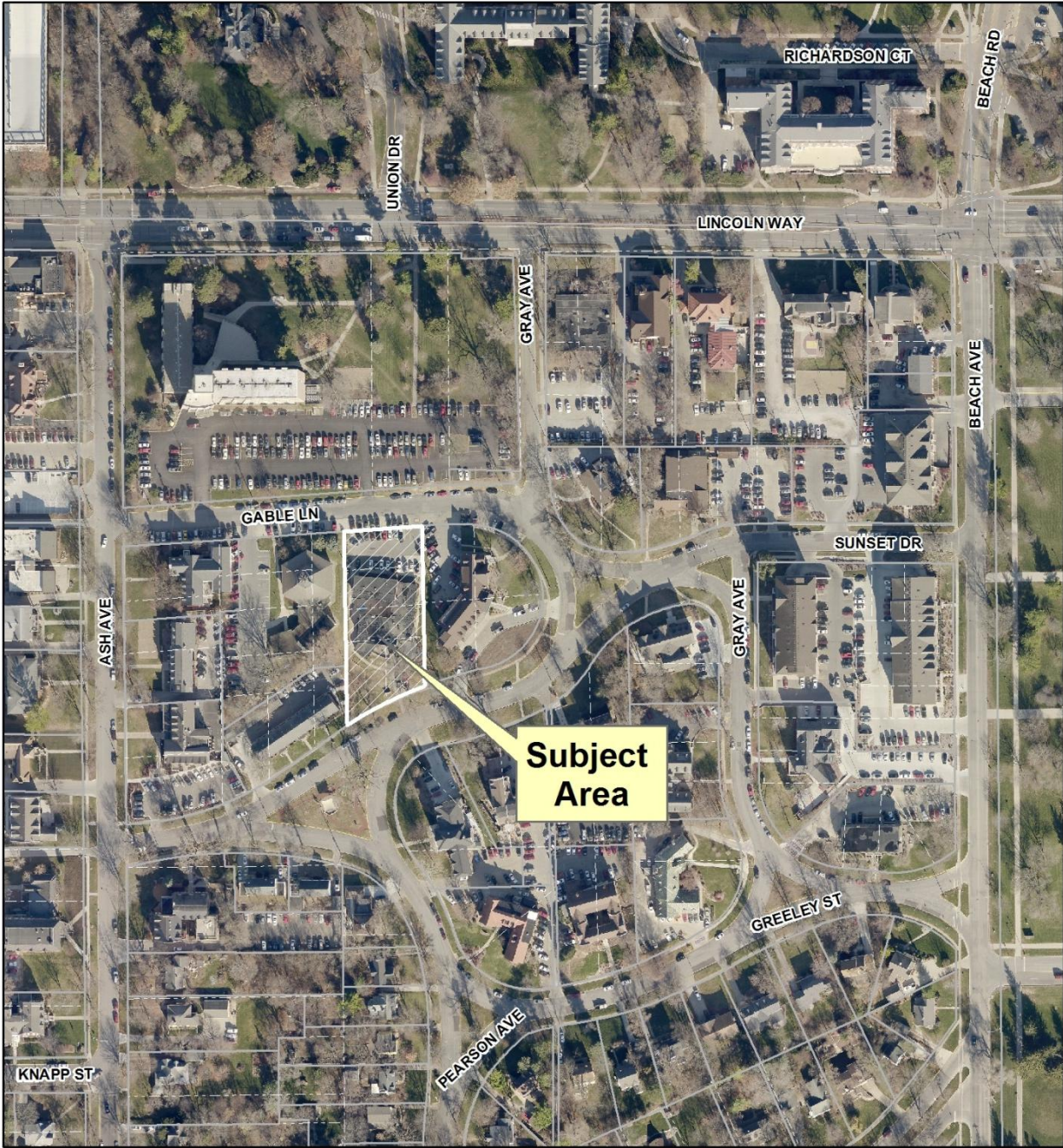
Public Improvements:

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:

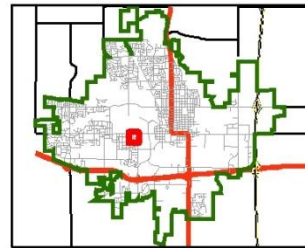
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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
2121 Sunset Drive**



ATTACHMENT B PROPOSED PLAT OF SURVEY

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