

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 201 GRAY AVENUE

BACKGROUND:

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as a means for reviewing the status of conveyance parcels 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 201 Gray Avenue is located south of ISU campus where Gray, Sunset and Gable intersect (See Attachment A). The building on the property is the Alpha Gamma Rho fraternity. **The proposed Plat of Survey is a boundary line adjustment consolidating four platted lots into one parcel, in anticipation of a building expansion** (See Attachment B).

ALTERNATIVES:

1. The City Council can adopt a resolution approving the proposed Plat of Survey for 201 Gray Avenue.
2. The City Council can deny the proposed Plat of Survey if the City Council finds that the plat of survey requirements 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:

Pursuant to Section 23.308(4)(c) of the Municipal Code, staff has determined that the proposed Plat of Survey satisfies all code requirements and has rendered a preliminary decision to approve this action.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting a resolution approving the proposed Plat of Survey for 201 Gray Avenue.

**ADDENDUM
PLAT OF SURVEY FOR 201 GRAY 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)

The site is located at:

Street Address: 201 Gray Avenue
Owner: Alpha Gamma Rho Fraternity
Assessor's Parcel #: 0909227020
Legal Description: Lots 1, 2, 5 & 6 in Block 3 College Heights Addition

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:

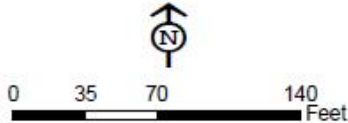
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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**

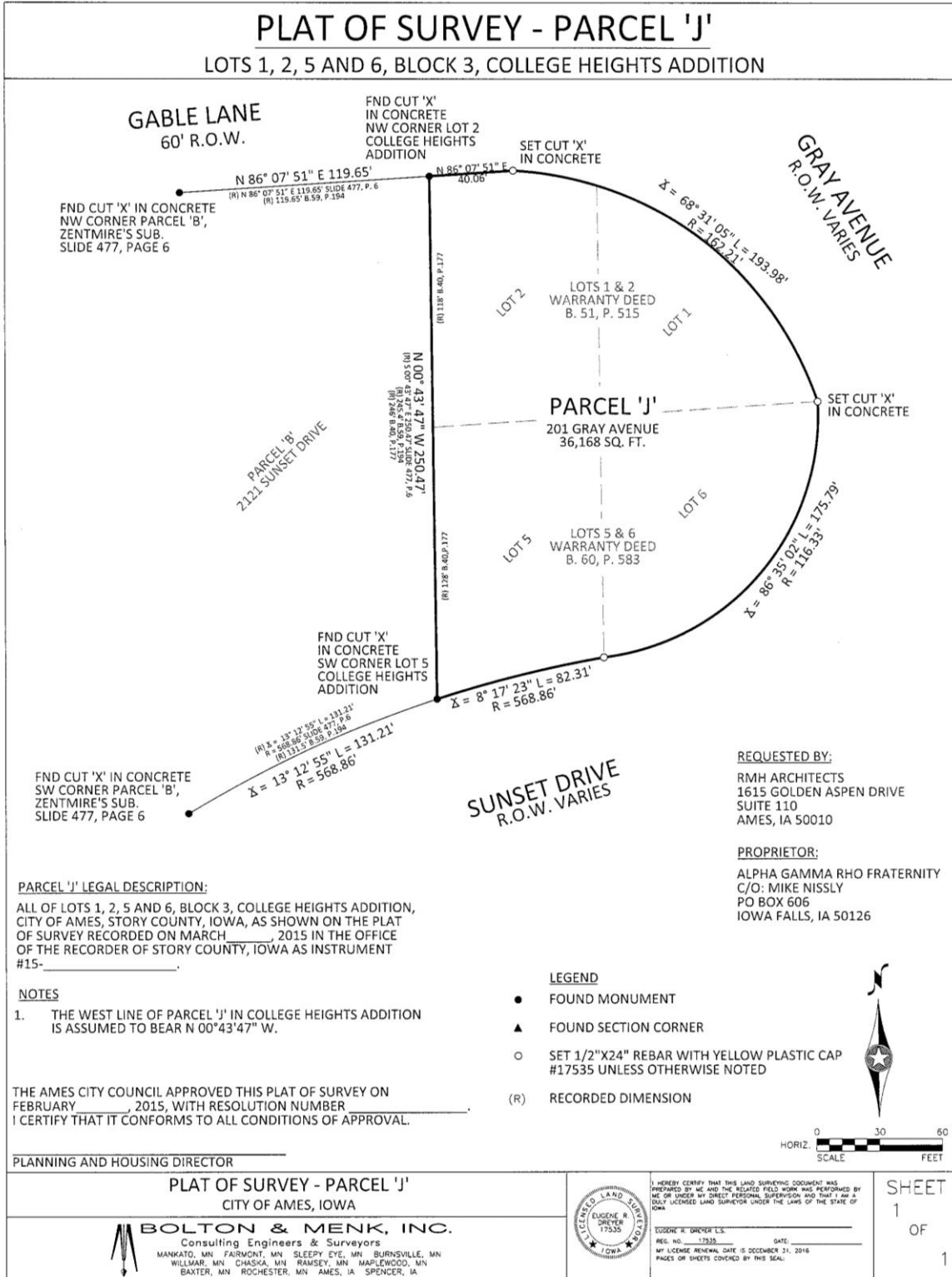


**Location Map
201 Gray**



ATTACHMENT B PROPOSED PLAT OF SURVEY

PREPARED BY EUGENE R. DREYER, PLS BOLTON & MENK, INC. 2730 FORD STREET PO BOX 668 AMES, IA 50010 (515) 233-6100



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