

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2811, 2817, AND 2823 WEST STREET

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations 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.

This particular plat of survey is for a proposed consolidation of three existing parcels, as shown on Attachment A Location Map. 2811 West Street is the site of an apartment constructed in 2009. 2817 and 2823 West Street are two older apartments that are being demolished to allow for an expansion of 2811 West Street.

The applicant must demolish the existing structures on 2817 and 2823 West Street prior to the release of this plat of survey for recording in order to avoid creating non-conforming structures.

All three parcels are zoned High-Density Residential within the West University Impacted Area Overlay. There are existing frontage improvements along both West Street and Campus Avenue. The combined lot size will be 0.59 acres and will be addressed as 2811 West Street. The property owner seeks to add an addition to the existing apartment building on the merged property.

Approval of this plat of survey 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 County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey and delay its recording until demolition of the two older buildings.
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 or continue the item to a later date if the existing structures have not been demolished.

MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval. The plat cannot be recorded until the demolition of the existing older buildings.

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 413 NORTHWESTERN, 910 AND 914 5TH STREET

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:

Owners: West Street Lofts, LC

Existing Street Addresses: 2811, 2817, and 2923 West Street

Assessor's Parcel #: 0904302180, 0904302190, 0904302200

Legal Description: Lots 1, 2, and 3, Stanley's Subdivision, 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.

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



