

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 131 & 137 Campus Avenue

**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 two existing parcels, (see *Attachment A - Location Map*). Both parcels are zoned as "RH" (High-Density Residential) within the West University Impacted Area Overlay. There are existing frontage improvements along Campus Avenue and no new improvements are required with the plat of survey. The combined lot size will be 0.45 acres and will be addressed as 135 Campus Avenue.**

The site currently has one single-family home on each lot that are each offered for rent. The property owner desires to redevelop the consolidated site with an apartment building. **To consolidate the two lots, the applicant must demolish at least one of the existing structures on 131 or 137 Campus Avenue to conform to requirements of the Zoning Ordinance for multiple buildings on one lot. Demolition must occur prior to the release of this plat of survey for recording.**

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 there is no more than one habitable structure on the lot.

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 131 & 137 Campus 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:

Owner: Suites on Campus, LC

Existing Street Addresses: 131 & 137 Campus Avenue

Assessor's Parcel #: 0904351120 and 0904351110

Legal Description: Lots 16 and 17, Athletic Park Addition, City of Ames, Story County, Iowa

**Public Improvements:**

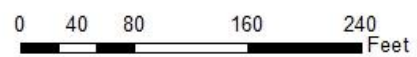
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- ☐ 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.



**Location Map**  
**131 & 137 Campus Avenue**





## ATTACHMENT B: PROPOSED PLAT OF SURVEY

