

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 535 S DUFF 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 an existing conveyance parcel, as shown on Attachment A. The parcel (a consolidation of one platted lot and a portion of an adjacent platted lot) has been existing in its present configuration since a deed was recorded in 1953.

This 1.01-acre parcel is zoned Highway-Oriented Commercial (HOC). The site is almost entirely within the Floodway Fringe, although a small portion at the southwest corner falls within the Floodway. The placement of fill on the site has been approved in anticipation of future development that has not yet been submitted for site development plan approval.

The site has access to all city utilities and no additional easements or improvements are required in conjunction with the proposed plat of survey. **Staff notes that the subject site only has a sidewalk present at this time and not a shared use path as exists to the south of the site.** Despite the lack of a shared use path along the frontage, installation of a shared use path is not required as the Subdivision Code has not been updated to require bikeway improvements in coordination with the Ames Area MPO Transportation Plan. **However, upon redevelopment of the site the property owner will be responsible for constructing an 8-foot shared use path to replace the existing sidewalk as required under Chapter 22 for missing infrastructure.**

Approval of this plat of survey (Attachment B) 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.
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:

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.

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 535 South Duff 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:

Owners: Flummerfelt, Inc.

Existing Street Address: 535 South Duff Avenue

Assessor's Parcel #: 0911176070

Legal Description: Lot 18 and the North 28 feet of Lot 19, all in Cayler's Second Addition to Ames, Story County, Iowa.

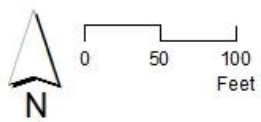
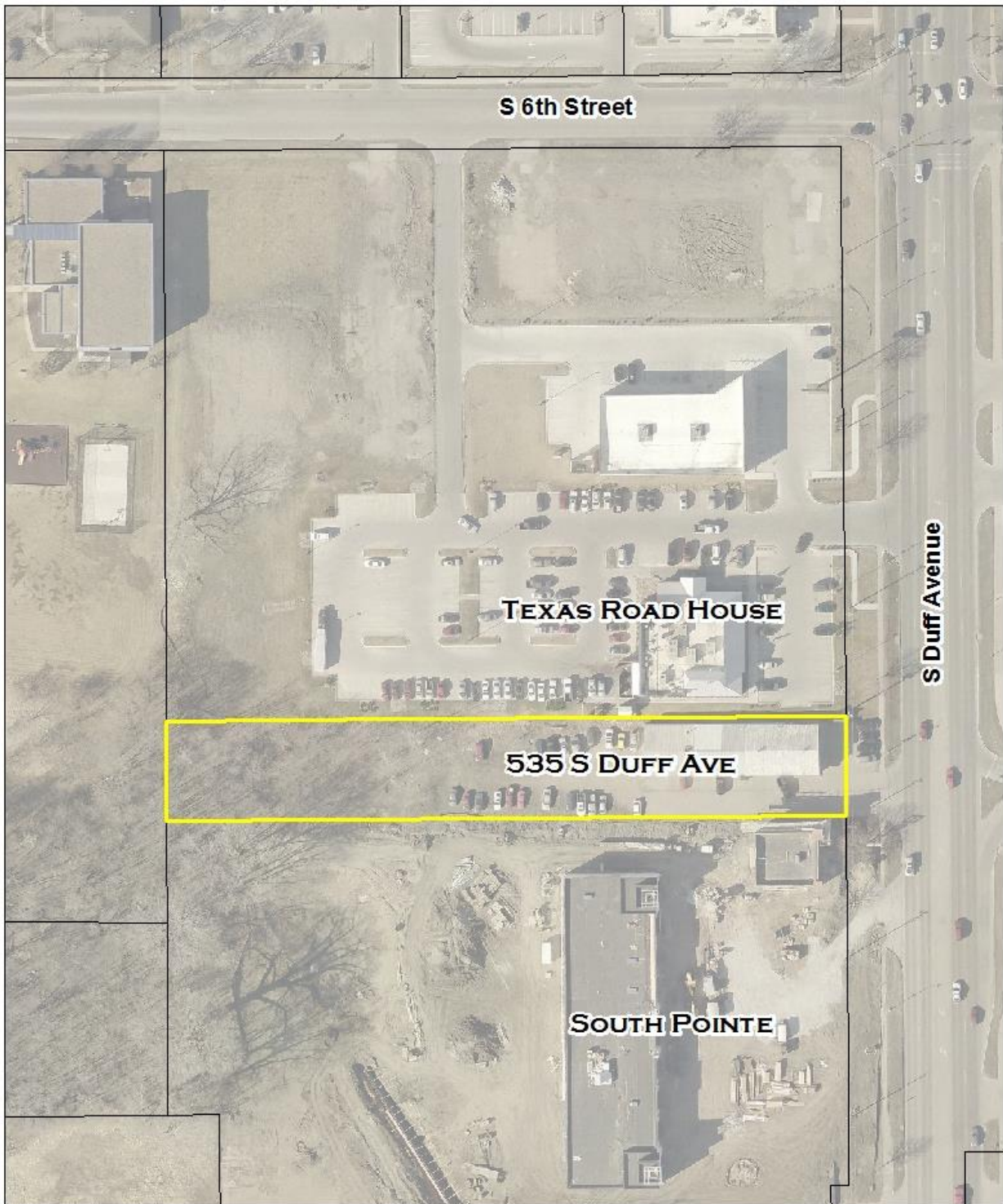
Public Improvements:

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:

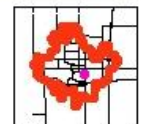
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.(no additional improvements required)

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



ATTACHMENT B: PROPOSED PLAT OF SURVEY

