

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 122 HAYWARD 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 as a boundary line adjustment for the purpose of consolidating parcels.

This plat of survey is for a proposed consolidation of two existing tracts for Campus Plaza, LC for the purpose of constructing a new multi-use building for commercial uses on the street level facing Hayward Avenue, with structured parking behind, and structured parking on the second level with five levels of apartment units above. (See Attachment A - Location Map). The site includes the property at 118 Hayward Avenue, which includes 16,770 square feet (0.38 acres), and the property at 120 Hayward Avenue, which includes 7,994 square feet (0.18 acres). The two properties together contain 0.57 acres, and are presently occupied by a building that is planned for demolition to make way for the new multi-use structure. The two tracts are made up of 4 platted lots. Both properties are zoned as Campustown Service Center (CSC). The site has recently had existing building demolished.

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extend across a property. **The proposed parcel meets the requirements of having complete infrastructure along Lincoln Way, Sheldon, and Hayward as outlined in the Subdivision Code and does not trigger further extension of infrastructure.**

New easements for electric service lines has been included on the Plat to address staff's request for easement over existing infrastructure. No additional easements are included as part of the plat of survey. The ongoing discussion of easements and access through abutting city property are separate from the plat of survey request to combine lots.

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:

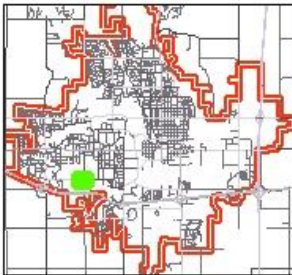
1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

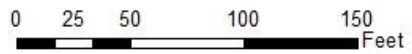
Staff has determined that the proposed plat of survey satisfies all code requirements for the consolidation of the Campus Plaza, LC properties for the boundary line adjustment and has made a preliminary decision of approval.

While the City Council has not yet approved the granting of an access easement to facilitate the construction of the project as proposed, the approval of the Plat of Survey has no relationship to the easement issue. 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.

ATTACHMENT A: LOCATION MAP



**Location Map
122 Hayward Avenue
Plat of Survey**



ATTACHMENT B: PROPOSED PLAT OF SURVEY

