

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 601 & 603 S. 16TH STREET & 1420 S. GRAND AVENUE

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the *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. Review procedures for Plats of Survey are found in Section 23.308.

The area of the Plat of Survey has been the subject of a number of zoning and subdivision requests over the past decade. The site has split zoning of Highway Oriented Commercial (HOC) and Planned Residential Development (PRD) reflecting the continued evaluation of interests for the properties (Attachment A). The City most recently approved a subdivision of the properties in 2014.

The proposed Plat of Survey (POS) is for the purpose of removing land in the Flood Plain, from inside the boundaries of Lot 3, Aspen Ridge 2nd Addition, located at 603 South 16th Street. The POS moves the north boundary of former Lot 3 and Lot 1 to the south by 20 feet. The developer wants to place all of the flood plain onto the new Parcel A (Former Outlot C) that will be a common drive into the subdivision and residential development within the PRD zoning. The remaining land of former Lot 3 would be available for development without any encumbrance of the flood plain. The Flood Plain is currently located within the north 20 feet of Lot 3.

The zoning designation of Parcel A is "F-PRD" (Planned Residence District), except for the 20-foot wide strip of land that extends west to the South Grand Avenue right-of-way. Parcels B and C are both zoned as "HOC" (Highway-Oriented Commercial). Notably, the north boundary that is adjusted as part of the POS is also a cross access easement that was required to ensure there was shared access out to South Grand Avenue from all of these properties in order to manage access along South Grand Avenue. Shared access also exists to South 16th Street.

Parcel A was formerly an outlot in the prior subdivision as it is an undeveloped phase of the approved Aspen Ridge Planned Residential Development. Development of Parcel A will not be possible until the Major Site Development Plan of the PRD is amended to reflect the new boundaries of the parcel and the intended development of the parcel. However, with the new boundaries of Parcel A extending to South Grand Avenue and the split zoning of HOC, the area of the common access easement will be able to be developed on its own prior to amending the PRD for the complete development of Parcel A.

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 Parcels meet the requirements of having complete infrastructure along S. 16th Street, and S. Grand Avenue, as outlined in the Subdivision Code and does not trigger further extension of infrastructure.** Existing public access, and public utility easements are in place to serve the new parcels, and no changes are proposed to these easements. No new easements are proposed on parcels included in the Plat of Survey.

Approval 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 Story County Recorder.

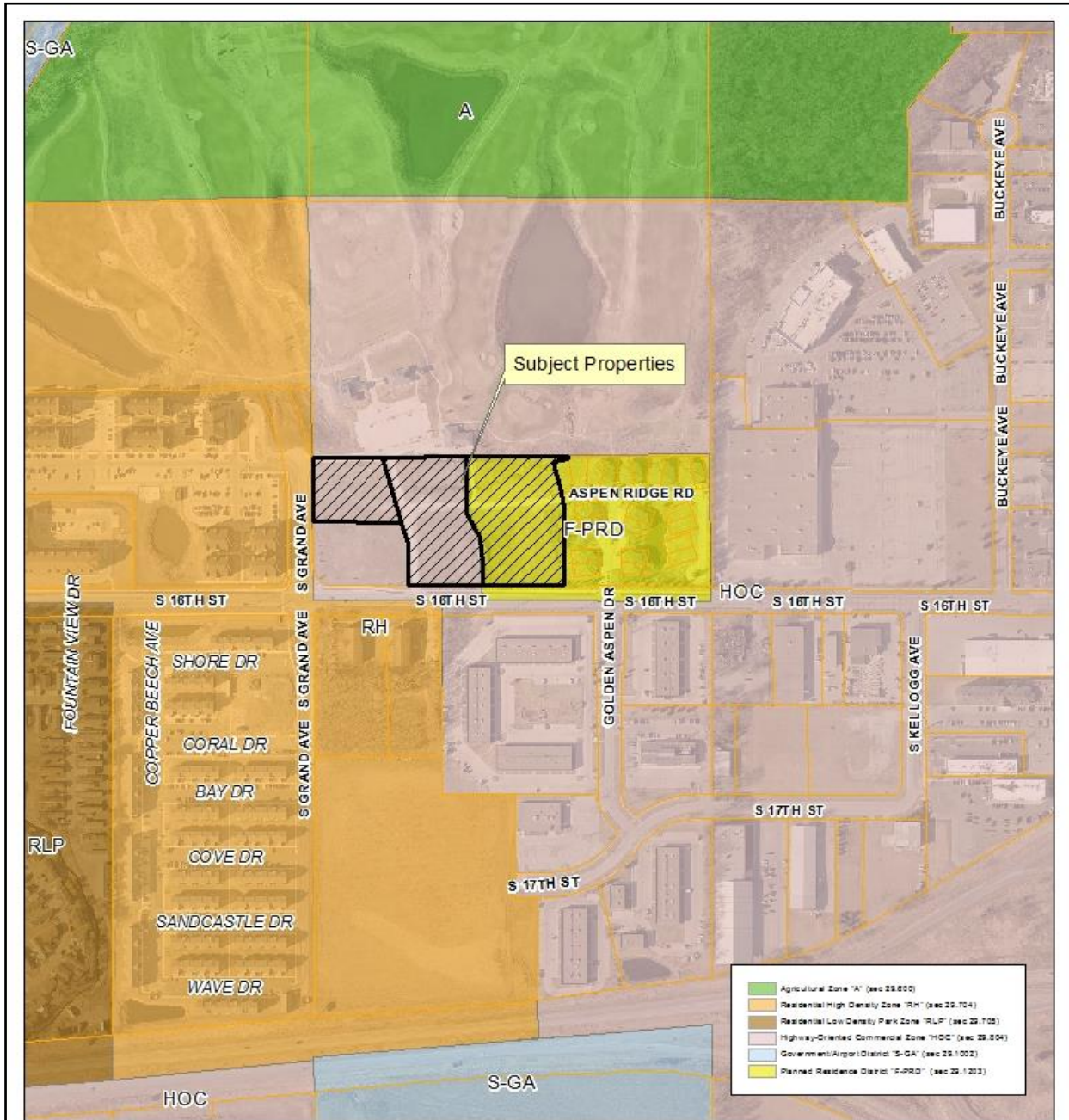
ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed Plat of Survey, for the properties located at 601 & 603 S. 16th Street, and 1420 S. Grand Avenue.
2. The City Council can deny the proposed Plat of Survey, for the properties located at 601 & 603 S. 16th Street, and 1420 S. Grand Avenue, 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.

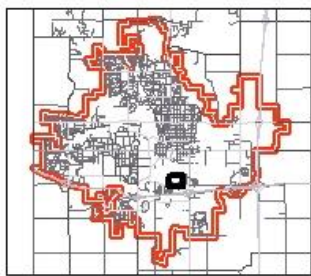
MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed Plat of Survey satisfies all code requirements for approval. The proposed changed does not affect access or utilities to any of the parcels. The split zoning of the new parcel A is unusual, but is workable with the existing intent of it as a common shared driveway in the commercial area of 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, for the properties located at 601 & 603 S. 16th Street, and 1420 S. Grand Avenue.

ATTACHMENT A: LOCATION & ZONING MAP



	Agricultural Zone "A" (sec 22.600)
	Residential High Density Zone "RH" (sec 22.704)
	Residential Low Density Park Zone "RLP" (sec 22.705)
	Highway-Oriented Commercial Zone "HOC" (sec 22.804)
	Government/Airport District "S-GA" (sec 22.1002)
	Planned Residence District "F-PRD" (sec 22.1003)



Location & Zoning Map
601 & 603 S. 16th Street
1420 S. Grand Avenue

