

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2007  
GREELEY STREET**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code 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 and for boundary line adjustments.

**This proposed Plat of Survey is for a boundary line adjustment of existing Lots 1, 2, 3, and 4, all in Block 5, College Heights Addition.** The current configuration of lots was created by the College Heights Subdivision Addition. One building was constructed on the four lots in 1968. The property is owned and in use by the Alpha Omicron Pi sorority.

The lots are zoned Residential High Density (RH) and are located in the East University Impacted Overlay District (O-UIE). The proposed change results in one new consolidated parcel, labeled as Parcel K.

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 23.309 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey complies with all Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure. Any missing sidewalks will be required to be constructed along all street frontages at the time of redevelopment and not as part of the Plat of Survey 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 2007 GREELEY 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: Alpha Omicron Pi Properties, Inc.  
Existing Street Address: 2007 Greeley Street  
Assessor's Parcel #: 09-09-229-080  
Legal Description: Lots 1, 2, 3, and 4, all in Block 5, College Heights  
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.





Survey Description- Parcel 'K' in Block 5, College Heights Addition:  
Lots 1,2,3, and 4, all in Block 5, College Heights Addition to Ames, Story County, Iowa.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2018,  
with Resolution No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

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Planning and Housing Director