

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2125 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 two existing lots located at 2125 Greeley Street to create one parcel. The Plat consolidates the two existing lots into a new Parcel "M", which will include 0.56 acres. Alpha Delta Pi Sorority occupies 2125 Greeley Street. The zoning of both parcels is: "Residential High-Density" (RH), and "East University Impacted Overlay" (O-UIE). *(See Attachment A: Location Map & Attachment B: Sketch of Existing Tax Parcels.)*

Approval of a Plat of Survey to create Parcel "M" will establish a single parcel that includes the building and parking lot. Currently a property line runs through the existing building and parking area. The parking area is nonconforming in many ways. A retracement survey was filed with Story County in 2018, but the City's Subdivision Code does not acknowledge that as a valid parcel and building permits cannot be issued without a Plat of Survey. **Consolidation of the two lots is necessary to provide a valid legal parcel for approval of a Minor Site Development Plan required to allow a small addition and re-configure the parking lot.**

No public improvements are necessitated by this Plat of Survey. Approval of the Plat of Survey does not exacerbate nonconforming lot conditions. Each lot is currently nonconforming parking and landscaping zoning standards. The impact of the building addition does cause a need for reconstruction of the parking lot. The proposed parking lot configuration is going through a variance process and site plan review.

Approval of this Plat of Survey *(See Attachment C: 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 satisfies all Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. The consolidation of the current lots does not exacerbate conditions related to the current RH and O-UIE zoning nonconformities. **The proposed building addition and parking lot reconstruction are currently under site plan review and will need approval of a variance to parking lot and landscaping standards from the Zoning Board of Adjustment.** There are no gaps in infrastructure requiring improvements with the Plat of Survey. Any future construction on the site will be reviewed by staff for compliance with zoning standards.

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 2125 GREELY 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:

Property Owner: Pi Chapter of Alpha Delta Pi Building Corp

Existing Street Addresses: 2125 Greeley Street

Assessor's Parcel #s: 09-09-228-070

Survey Description-Parcel M:

Lots 10 & 11, Block 6, College Heights Addition

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)

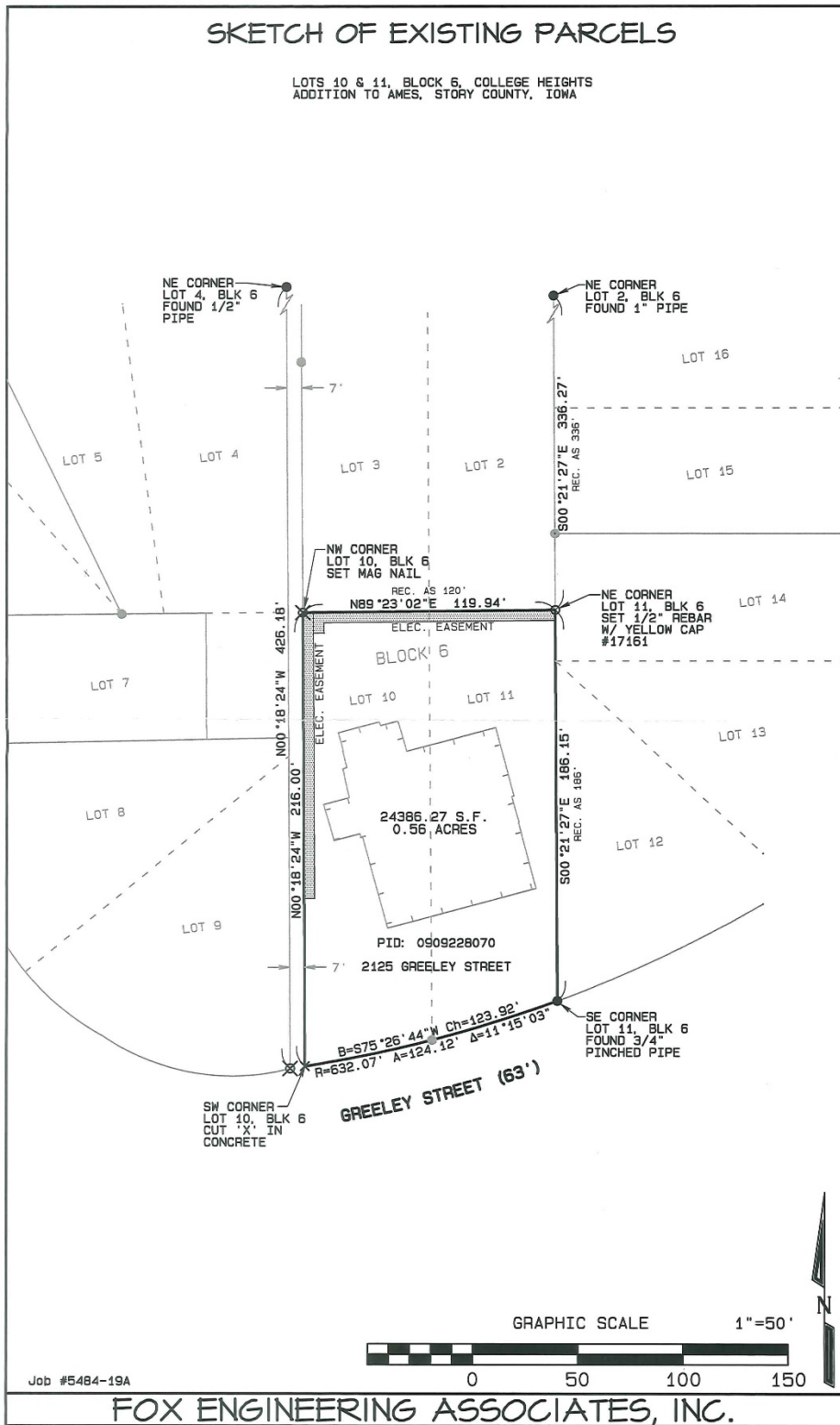
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A: Location Map



Location Map
2125 Greeley Street

Attachment B: Sketch of Existing Conditions



Attachment C: Plat of Survey

