

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 224 ASH AVENUE**

**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 for consolidation of two existing lots and a portion of a third existing lot addressed as 224 Ash Avenue to create one 0.64 acre parcel.** These parcels are currently occupied by Tappa Kau Epsilon (TKE) Fraternity. The property is zoned Residential High Density (RH). The existing property has been in its current configuration since the mid 1950's. The proposed change results in one new parcel, labeled as Parcel C.

**The proposed new parcel is being created in advance of a proposed remodel and addition to the fraternity house. A site plan is currently under review by staff. The consolidation of the existing lots must be done in order to create a legal lot for approval of a Site Development Plan and other permitting purposes.** The remodel and new addition replaces a portion of the existing house and does not trigger the requirement of a demolition permit from the City Council under the East University Impact Overlay standards (O-UIE). No public improvements are necessary with the plat of survey.

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 23.309 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 lots and has made a preliminary decision of approval. No conflict exists with the existing RH zoning standards as a result of the boundary line adjustment. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure.

**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 224 ASH 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:

Owner: 224 Ash Inc

Existing Street Address: 224 Ash Avenue

Assessor's Parcel #: 0909227045

Legal Description:

Survey Description-Parcel C:  
Lots 13, 14 and part of Lot 12, all in the Auditor's Plat of Zentmire's Subdivision, City of Ames, Story County, Iowa, as described in the Warranty Deed filed at Inst. No. 200400008478, and all together being more particularly described as follows: Beginning at the Southwest Corner of said Lot 13, thence  $N00^{\circ}27'48''W$ , 182.03 feet along the west line of said Lots 13 and 14 to the Northwest Corner of said Lot 14; thence  $N85^{\circ}58'35''E$ , 150.12 feet along the north line of said Lot 14, and said line extended easterly; thence  $S00^{\circ}31'47E$ , 80.57 feet; thence  $S28^{\circ}15'15''E$ , 72.98 feet to the south line of said Lot 12; thence following the south line of said Lots 12 and 13 southwesterly, 191.57 feet along a curve having a radius of 391.78 feet, concave to the north, a central angle of  $28^{\circ}00'59''$  and being subtended by a chord which bears  $S75^{\circ}25'53''W$ , 189.67 feet to the point of beginning, containing 0.64 acres.

#### Public Improvements:

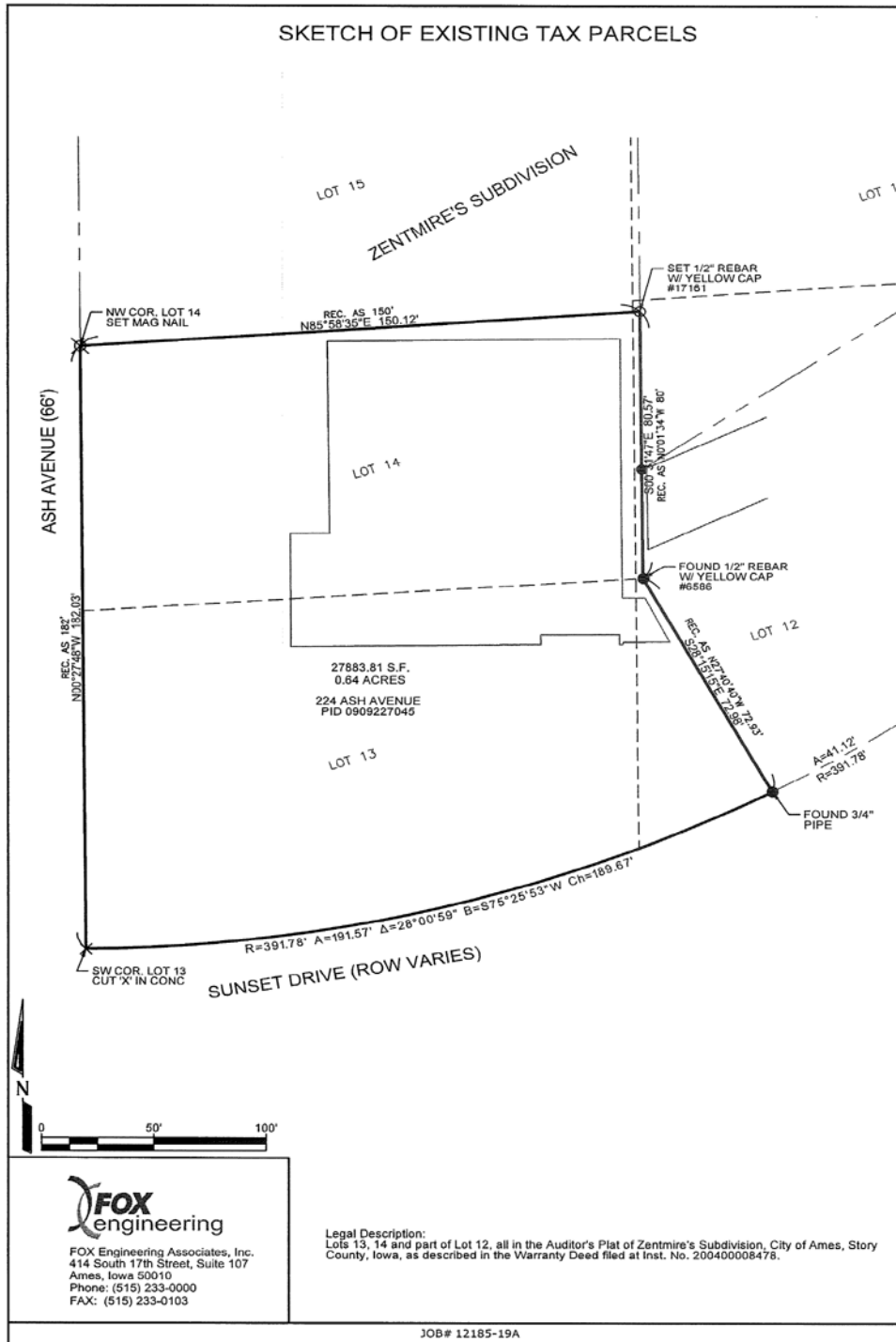
The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

- 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- Existing Conditions



# Attachment B- Plat of Survey

