

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 410, 412, 420, 426 AND 432 WELCH AVENUE, AND 2422 KNAPP STREET

BACKGROUND:

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 subject site is located at:

Street Address: 410, 412, 420, 426 and 432 Welch Avenue and 2422 Knapp Street
See Location Map (Attachment A)

Assessor's Parcel #: 09-09-178-340, 09-09-178-330, 09-09-178-320, 09-09-178-310, 09-09-178-300 & 09-09-178-020

Legal Description: Lots 3 through 7, except the East 15 feet thereof, in Block 1, Lee and Little's Addition to Ames, Story County, Iowa and the West 47 feet of the South 35 feet of the East 102 feet of Lot 1 and the West 47 feet of the East 102 feet of Lot 2, Block 1, Lee and Little's Addition to Ames, Iowa. (See the complete legal description on the attached Proposed Plat of Survey.)

Owner: Stritzel Apartments LC

A copy of the proposed plat of survey is attached for Council consideration (See Proposed Plat of Survey (Attachment C)). **The Plat consolidates six conveyance parcels through a boundary line adjustment into a single "Parcel C", for the purpose of establishing a valid lot of record for the construction of a new apartment building at 412 Welch Avenue.**

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat of survey has been rendered by the Planning & Housing Department with no conditions.

The preliminary decision of 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.

Under Section 23.308(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
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:

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey. Approval of the resolution will allow the applicant to prepare the official plat of survey. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.308(10), the official plat of survey will not be 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**

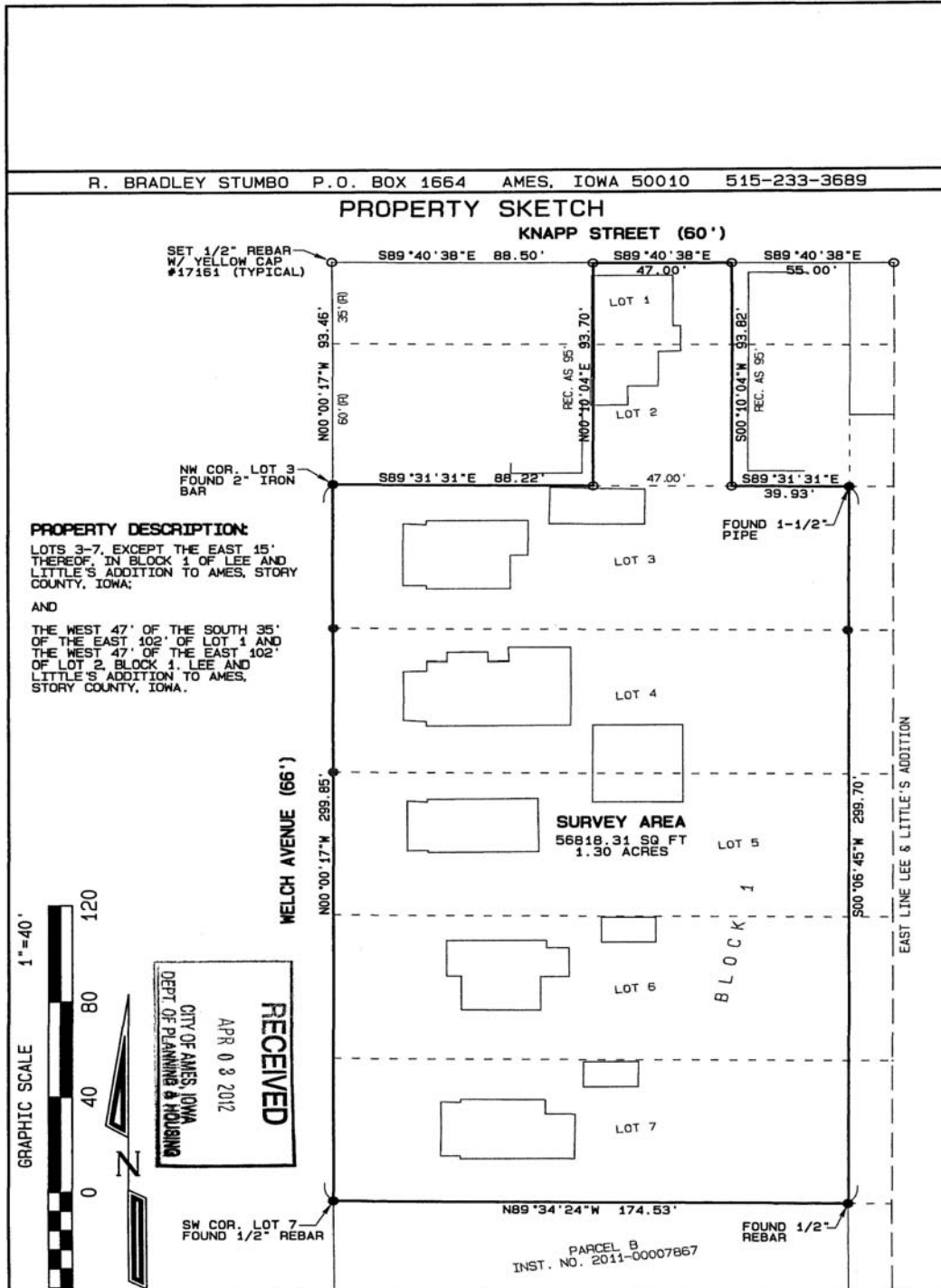


**Location Map
412 Welch**

A north arrow pointing upwards with the letter 'N' inside a circle. To the right of the north arrow is a small inset map showing a grid of streets. A red square on the inset map indicates the location of the subject area, which is situated at the intersection of a horizontal street and a vertical street.

Attachment B

Property Sketch of Existing Building Footprints



Attachment C Proposed Plat of Survey

