

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 125 HYLAND AVENUE & 118-122 CAMPUS AVENUE

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: 125 Hyland Avenue & 118-122 Campus Avenue
Assessor's Parcel #: 0904352220, 0904352230 & 0904352130
Legal Description: Lots 27 & 35 Athletic Park Addition
Owners: 125 Hyland Avenue, L.C.

The plat consolidates three parcels into one parcel so the owner can construct on apartment structure. On November 27, 2012, City Council waived the subdivision lot design standard that prohibits creating a lot with double frontages or reverse frontages in a residential zoning district for these properties. A copy of the proposed plat of survey is attached for Council consideration.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, without 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 23.307(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 to approve 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 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

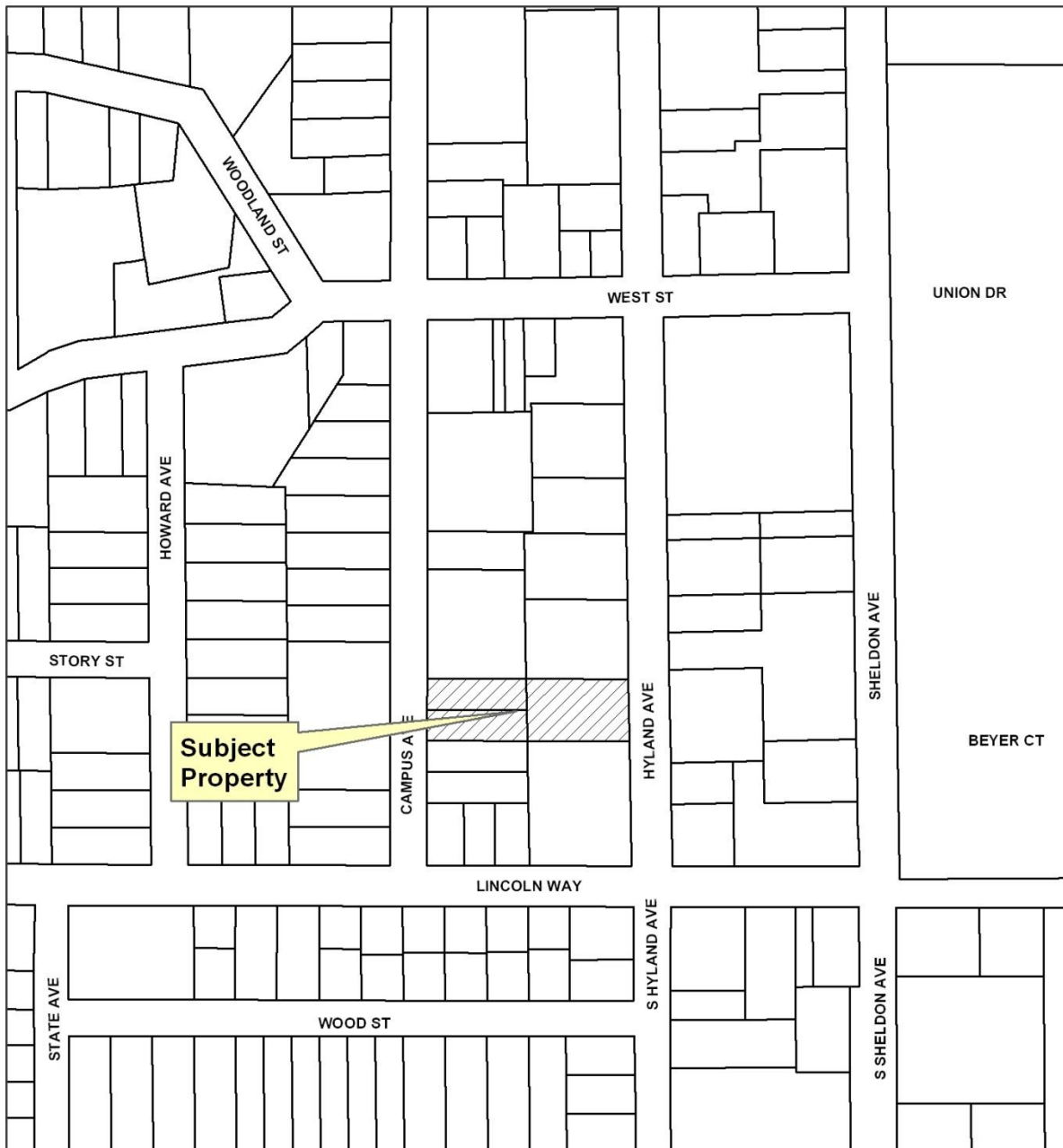
MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Department 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.

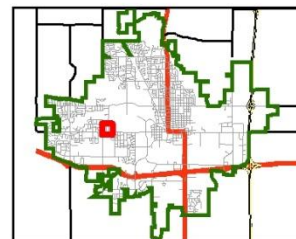
Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey.

Approval of the resolution will allow the applicant to prepare the official plat of survey and the Planning & Housing Director to review and sign the plat of survey 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.

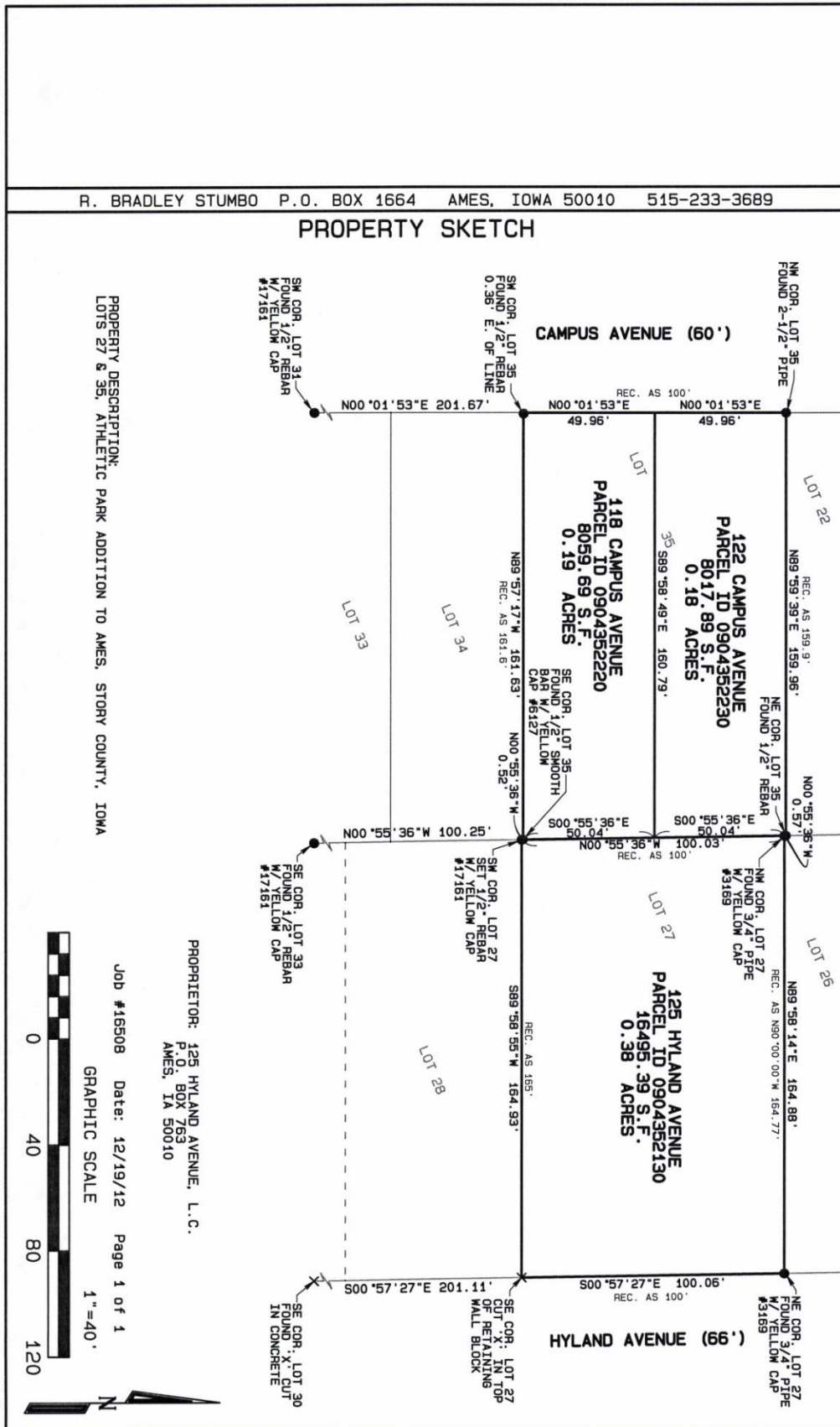
It should be noted that according to Section 23.308(10), the official plat of survey will not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.



LOCATION MAP
125 HYLAND, 118 & 122 CAMPUS




EXISTING CONDITIONS



PLAT OF SURVEY

GRAPHIC SCALE 1"=40'



0 40 80

A circular professional seal for a land surveyor. The outer ring contains the text "R. BRADLEY STUMBO" at the top and "IOWA LAND SURVEYOR" at the bottom. In the center, the word "LICENSED" is at the top, the number "17161" is in the middle, and the word "IOWA" is at the bottom.