

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1017 AND 1023 6TH STREET

BACKGROUND:

Subdivision regulations for the City of Ames are included in Chapter 23 of the Ames Municipal Code. This Subdivision Code includes the process for creating or modifying property boundaries, and specifies whether any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The properties at 1017 and 1023 6th Street are multi-family rental properties. (See Location Map – Attachment A.) **The proposed plat of survey is adjusting the boundary line by moving the line approximately 10 feet to the east. This adjustment removes an encroachment into the setbacks of the building on the west lot and results in utility service lines being on the lot which they serve.**

The owner has agreed to provide a public utility easement along the north property lines where electric lines currently exist. (See Proposed Plat of Survey – Attachment B.) The easement documents, which do not require City Council approval, will be provided before the Plat of Survey is recorded. Each of the structures will meet required setbacks of the underlying zoning district.

ALTERNATIVES:

1. The City Council can adopt a resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if 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.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements pursuant to 23.308(4)(c), and has rendered a preliminary decision to approve the proposed plat of survey.

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 subject to receipt of the signed public utility easements.

Approval of the resolution will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat confirming that it fully conforms to all conditions of approval. Once signed by the Planning and Housing Director, the prepared plat of survey may then be signed by the surveyor and recorded in the office of the County Recorder.

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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: Sixth Street 1017 LLC for 1017 6th Street
Sixmanse Co-op, Inc. for 1023 6th Street

Assessor's Parcels: 0903425220 and 0903425230

Legal Description: All of the South 90 feet of Block 23 in College Park Addition First North to Ames, Iowa, lying West of a line projected due North from the North line of Sixth Street in Ames, Iowa, at a point 218 feet West of the intersection of the west line of Northwestern Avenue with the said North line of Sixth Street.

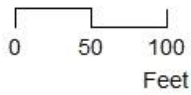
Public Improvements:

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:

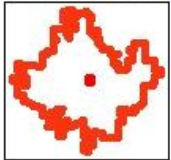
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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**



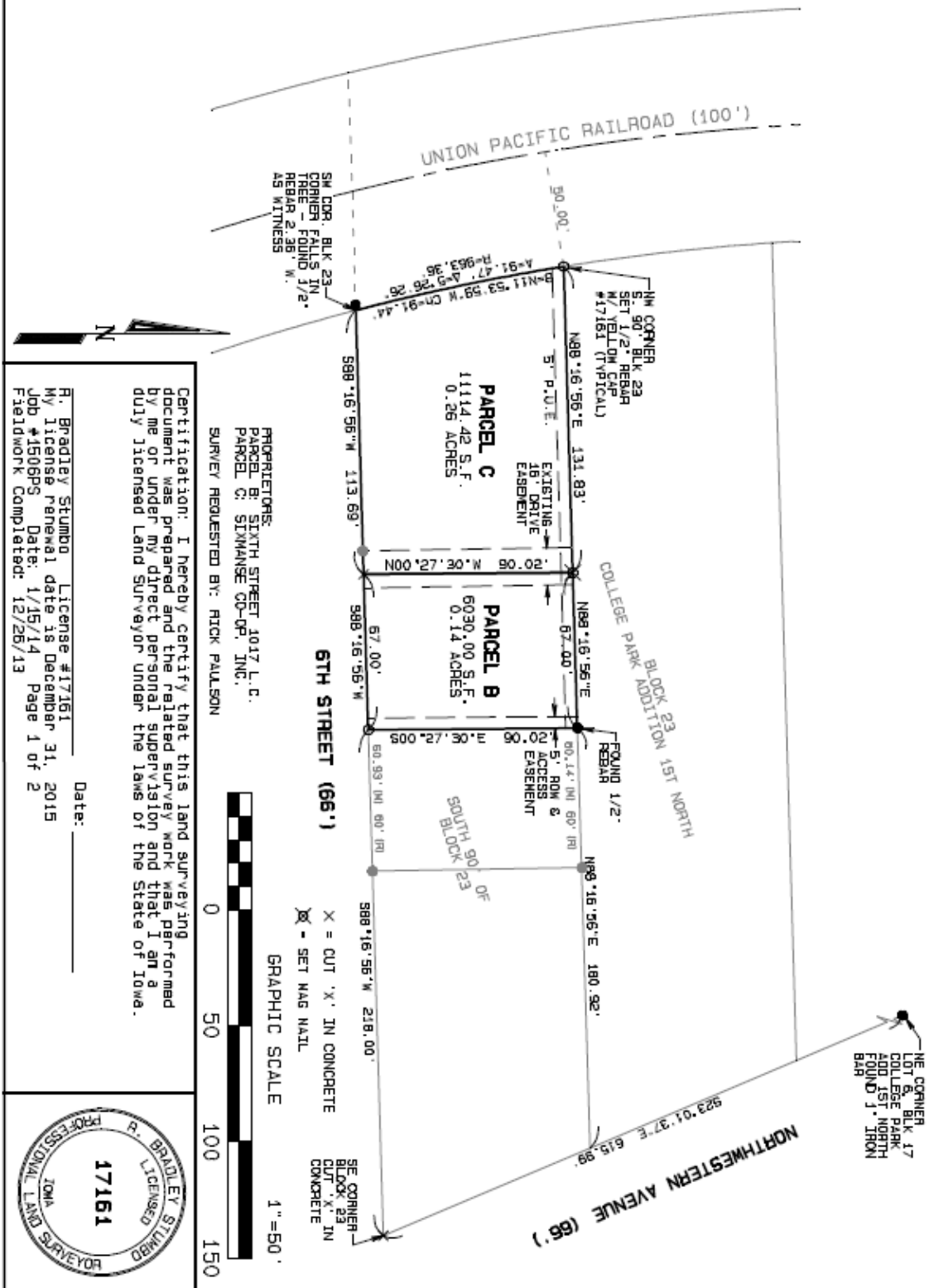
Legend
[Black outline] Subject Parcels



ATTACHMENT B PROPOSED PLAT OF SURVEY

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

PLAT OF SURVEY



R. Bradley Stumbo License #17161
 My license renewal date is December 31, 2015
 Job #1506PS Date: 1/15/14 Page 1 of 2
 Fieldwork Completed: 12/26/13

Date: _____
 Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

PROPRIETORS:
 PARCEL B: SIXTH STREET 1017, L.C.
 PARCEL C: SIMMANS CO-OP, INC.
SURVEY REQUESTED BY: RICK PAULSON

