

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 633 18<sup>th</sup> STREET, 1916 GRAND AVENUE, AND 1924 GRAND AVENUE**

**BACKGROUND:**

The City's subdivision regulations 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 633 18<sup>th</sup> Street, 1916 Grand Avenue, and 1924 Grand Avenue were originally platted as four lots for single-family homes (see Attachment A). In 2009, the southern two lots were combined through a plat of survey. **The proposed plat of survey (see Attachment B) is adjusting the boundary line of the four original platted lots to create three parcels of similar size.** The northern parcel and the southern parcel contain an existing single family home on each lot. The middle parcel is vacant and is being marketed for sale for construction of a new single-family home. No public improvements are required with the proposed plat of survey.

The proposed middle parcel contains an accessory structure. This will need to be relocated to the southern or northern lot or removed prior to releasing the plat of survey for recording. Zoning regulations do not allow an accessory structure without a principal building on the lot.

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

**ALTERNATIVES:**

1. The City Council can adopt a resolution approving the proposed plat of survey subject to removal of the accessory building the middle parcel.
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 Subdivision Code requirements and has rendered a preliminary approval.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting a resolution approving the proposed plat of survey subject to removal of the accessory building the middle parcel.

**ADDENDUM: PLAT OF SURVEY FOR 633 18<sup>th</sup> STREET, 1916 GRAND AVENUE,  
AND 1924 GRAND 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:

Owners:                    Lots 2 and 3: David Cole and Ruth Cole  
                                  Lots 4 and 5: Orville Cole and Francis Cole as Trustees of the  
                                  Cole Family Living Trust

Assessor's Parcels: 0535300120, 0535300140, 0535300150

Legal Description: Lots 2, 3, 4, and 5, Gerbrach's Addition to Ames, Ames, Iowa

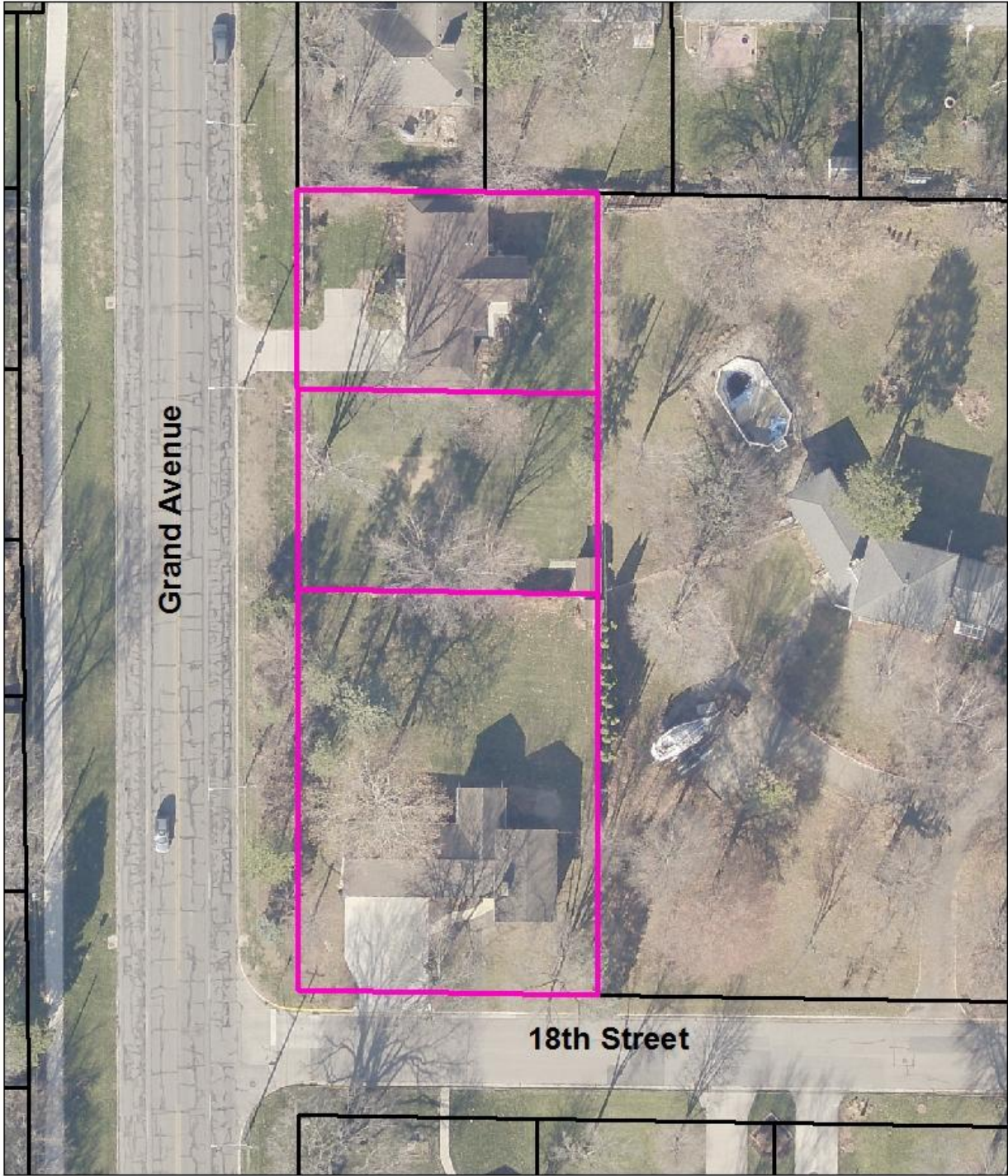
**Public Improvements:**

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:

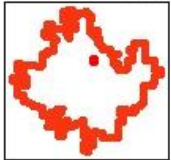
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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**



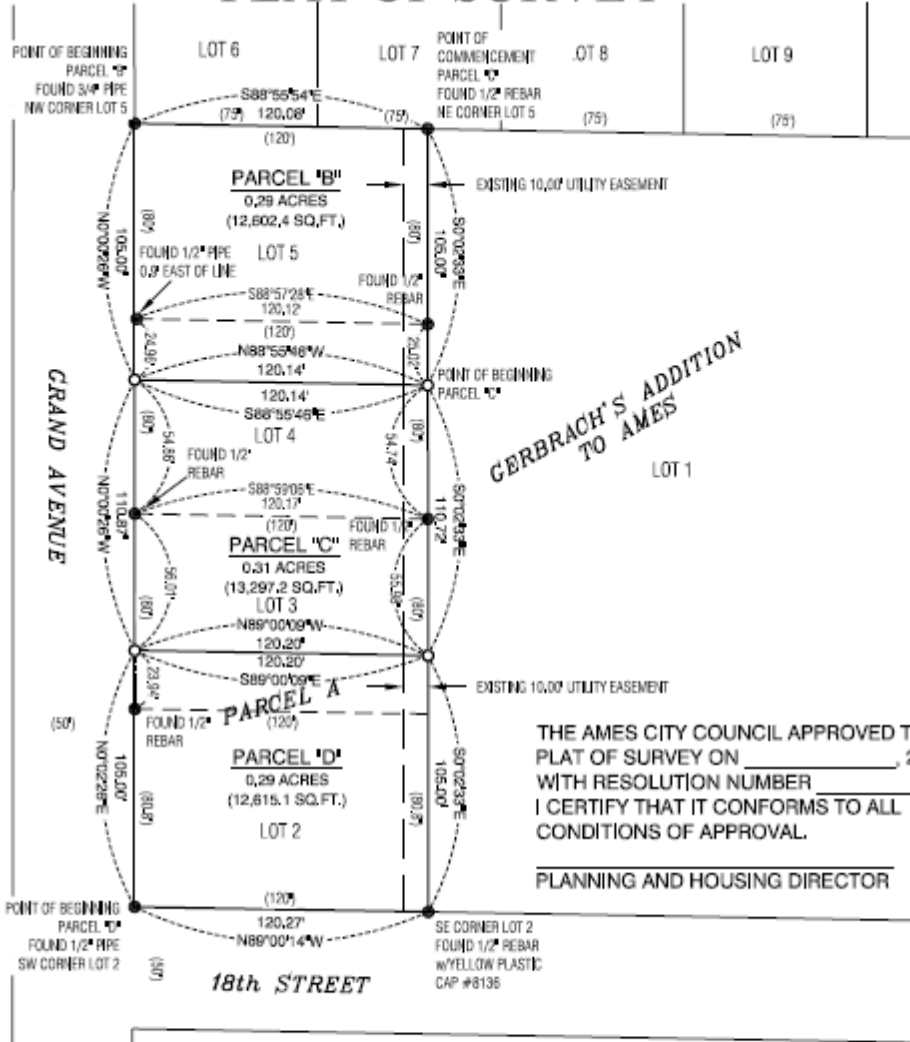
**Legend**  
 Subject Site



# ATTACHMENT B PROPOSED PLAT OF SURVEY

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6700

## PLAT OF SURVEY



**GERBRACH'S ADDITION  
TO AMES**

THE AMES CITY COUNCIL APPROVED THIS  
PLAT OF SURVEY ON \_\_\_\_\_, 20\_\_\_\_  
WITH RESOLUTION NUMBER \_\_\_\_\_  
I CERTIFY THAT IT CONFORMS TO ALL  
CONDITIONS OF APPROVAL.

PLANNING AND HOUSING DIRECTOR

**DESCRIPTION PARCEL 'B'**  
SEE SHEET 2 OF 2

**DESCRIPTION PARCEL 'C'**  
SEE SHEET 2 OF 2

**DESCRIPTION PARCEL 'D'**  
SEE SHEET 2 OF 2

**OWNERS OF RECORD:** LOT 2 & LOT 3 - DAVID A. COLE AND RUTH E. COLE  
LOT 4 & LOT 5 - ORVILLE COLE AND FRANCIS L. COLE,  
AS TRUSTEES OF THE COLE FAMILY LIVING TRUST

**SURVEY REQUESTED BY:** DAVID A. COLE  
**FIELD WORK COMPLETED:** 10-7-2013

- LEGEND:**
- ▲ GOVERNMENT CORNER MONUMENT FOUND
  - △ GOVERNMENT CORNER MONUMENT SET  
1/2" x 3/8" REBAR w/ORANGE PLASTIC ID CAP #17162
  - PARCEL OR LOT CORNER MONUMENT FOUND
  - SET 1/2" x 3/8" REBAR w/ORANGE PLASTIC  
ID CAP #17162
  - ( ) RECORDED AS

**NOTE:**  
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

	<p><b>COLE SURVEY</b> LOTS 2 THRU 5, GERBRACH'S ADDITION TO AMES AMES, IOWA</p> <p>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 Professional Land Surveyor under the laws of the State of Iowa.</p> <p>Travis R. Stewart, PLS _____ date _____ Iowa License Number 17162 My License Renewal Date is December 31, 2015 Pages or sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2</p>	<p>Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6700 www.cgaia.com</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN WLB</td> <td style="width: 50%;">SHEET NO. 1 OF 2</td> </tr> <tr> <td>DATE 1-15-2014</td> <td>PROJECT NO. 78273.05</td> </tr> </table>	DRAWN WLB	SHEET NO. 1 OF 2	DATE 1-15-2014	PROJECT NO. 78273.05
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