

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 313 LYNN AVENUE

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations 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 as a boundary line adjustment for the purpose of consolidating parcels.

This plat of survey is for a proposed consolidation of two existing tracts for Iowa State House Delta Gamma Fraternity, LLC for the purpose of a building addition to the front and rear of the existing residential structure. The lot's location is shown on Attachment A Location Map. 313 Lynn Avenue is the site of a residential building, which is proposed to be converted into a Greek house (Delta Gamma sorority).

The parcel is zoned High-Density Residential (RH) with the West University Impacted Area Overlay (O-UIW). The combined lot size will be 27,542 square feet (0.63 acres). There is an existing building and parking on the site. The proposed boundary line adjustment conforms to zoning standards. The frontage of the site is fully improved.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, 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 23.308 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:

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval.

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 313 LYNN 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: Iowa State House of Delta Gamma

Existing Street Addresses: 313 Lynn Avenue

Assessor's Parcel #: 0909201085

Legal Description: All of lots 2 and 3 in H.T. Hill's Subdivision of Lot 8 in Parker's Addition to the City of Ames, Story County, Iowa

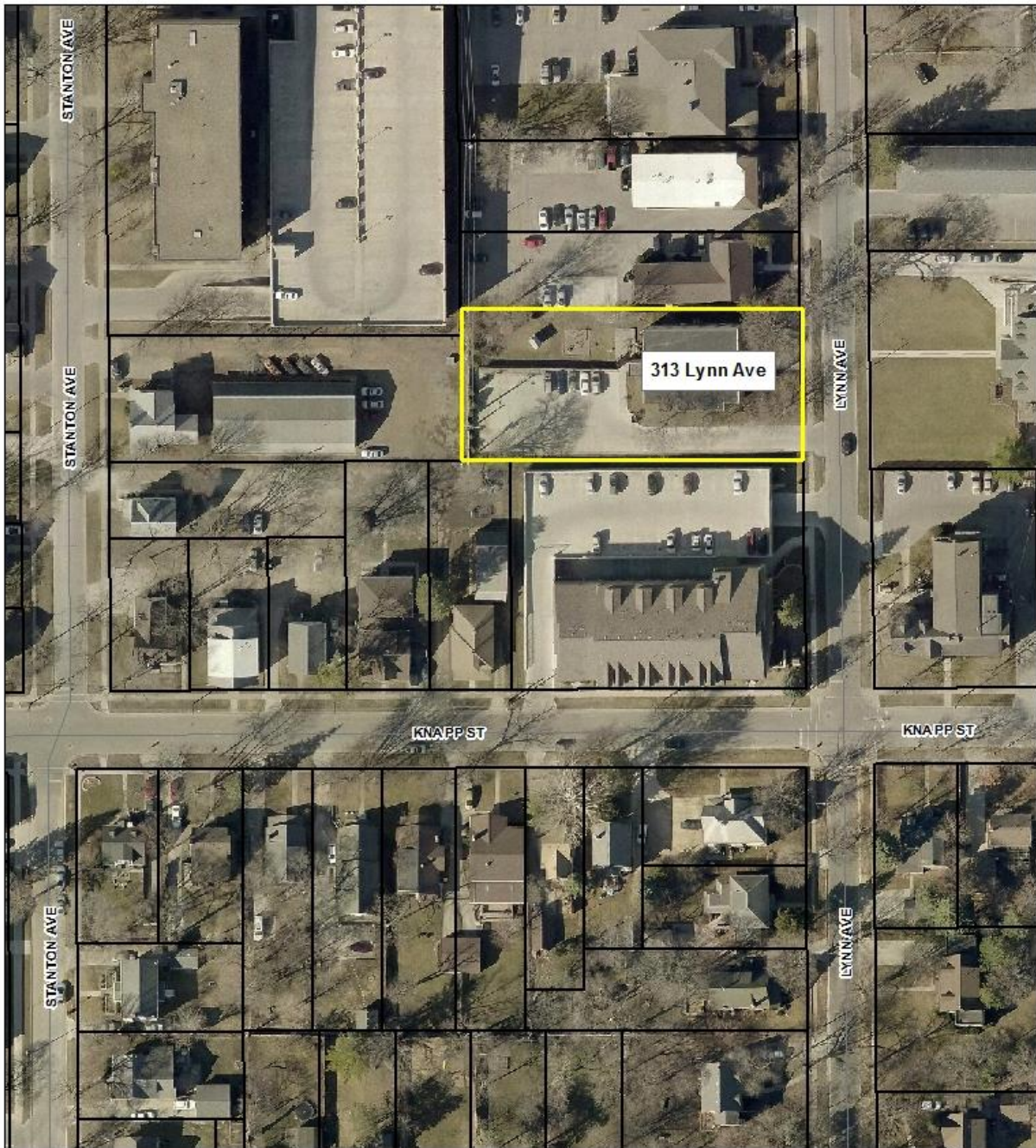
Public Improvements:

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:

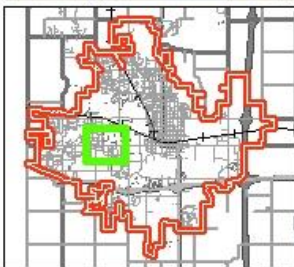
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

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



313 Lynn Ave



313 Lynn Ave

ATTACHMENT B: PROPOSED PLAT OF SURVEY

