

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 502 AND 512 DOUGLAS 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 adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

**This plat of survey combines two tax parcels (three platted lots) into a single parcel.** One tax parcel, 502 Douglas Avenue, is two lots that were informally combined when the existing building was built (in 1900 according to the City Assessor files). The residence on the other platted lot, 512 Douglas Avenue, was demolished recently. **Adams Funeral Home seeks to combine the two tracts in order to construct an off-street parking lot to the north of their building. The Zoning Board of Adjustment approved the Special Use Permit and site plan at their meeting on September 27. In order to maintain consistency with zoning standards in the Downtown Service Center zoning district, the Board placed a condition that the two tracts need to be combined into a single parcel.**

The plat of survey does not trigger any new infrastructure or frontage improvements.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and 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 approve the proposed plat of survey consistent with the boundary line adjustment standards of Chapter 23.
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.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has determined that the proposed plat of survey satisfies all Code requirements for the consolidation of the properties for the boundary line adjustment and has made a

preliminary decision of approval. Staff has also determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code.

**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 502 AND 512 DOUGLAS 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: 502 and 512 Douglas Avenue

Owner: Soderstrum-Reimers, Inc.  
Parcel ID: 09-02-377-080 and 09-02-377-090

New Legal Descriptions: Parcel G of Lots 6, 7, and 8, Block 7, Original Town of Ames, Story County, Iowa.

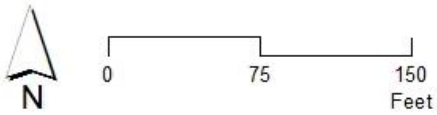
**Public Improvements:**

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



# ATTACHMENT B: PLAT OF SURVEY

