

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1407 & 1411 FLORIDA AVENUE

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the *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.

The subject properties were created by vacation of right-of-way in the past. It appears, based on documentation found in Resolution No. 4028, that the 60' by 100' conveyance parcel north of Lot 9, Block 3, Original Town of Ontario subdivision, was street right-of-way that was vacated previously to acceptance of public right-of-way in the Town of Ontario, by the City of Ames. In addition in 1971, 10-foot wide strips of public street right-of-way were also conveyed to the property owner along the west side of Florida Avenue and the south side of Toronto Street, as found in Ordinance No. 2347, adopted by the City Council on July 28, 1970.

It has been determined by the Director of Planning & Housing, in accordance with the authority granted by *Section 23.307(4)(d) of the Municipal Code*, that the original conveyance parcel is a pre-established conveyance parcel due to presence of survey monuments. **The property owner is requesting a boundary line adjustment to combine the previously conveyed 10-foot strip of public right-of-way with Lot 9, Block 3, Original Town of Ontario subdivision, and create new property lines as Parcel "C" for permitting purposes. As an established parcel, the property owner is also requesting a boundary line adjustment to combine the previously conveyed right-of-way with the pre-established parcel, and to create new property lines as Parcel "D" for permitting purposes.**

The proposed "Parcel C" will include 6,950 square feet of lot area, and "Parcel D" will include 7,371 square feet of lot area. There is a single-family home located on Parcel "C." Zoning for the property is "RH" (Residential High Density). There are no sidewalk improvements on either street frontage of the parcel.

Boundary line adjustments do not trigger additional infrastructure improvements, unless partial infrastructure improvements exist and are required to be extended across a property. No public sidewalk exists on the subject properties and no improvements are required.

Approval of this plat of survey 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. Adopt the resolution approving the proposed Plat of Survey.
2. 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. Refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the original parcel meets the definition of a pre-established parcel and the combining of other property is permissible as a boundary line adjustment. The proposed Plat of Survey satisfies all code requirements for approval. **Therefore, it is the recommendation of the City Manager that the City Council accept Alternative No. 1, as noted above.**

**ADDENDUM
PLAT OF SURVEY FOR 1407 & 1411 FLORIDA 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:

Owner: Happe Homes, LLP

Existing Street Addresses: 1407 & 1411 Florida Avenue

Assessor's Parcel #: 05-31-478-020

New Legal Description: See attached Plat of Survey

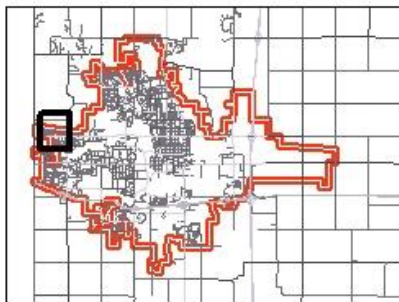
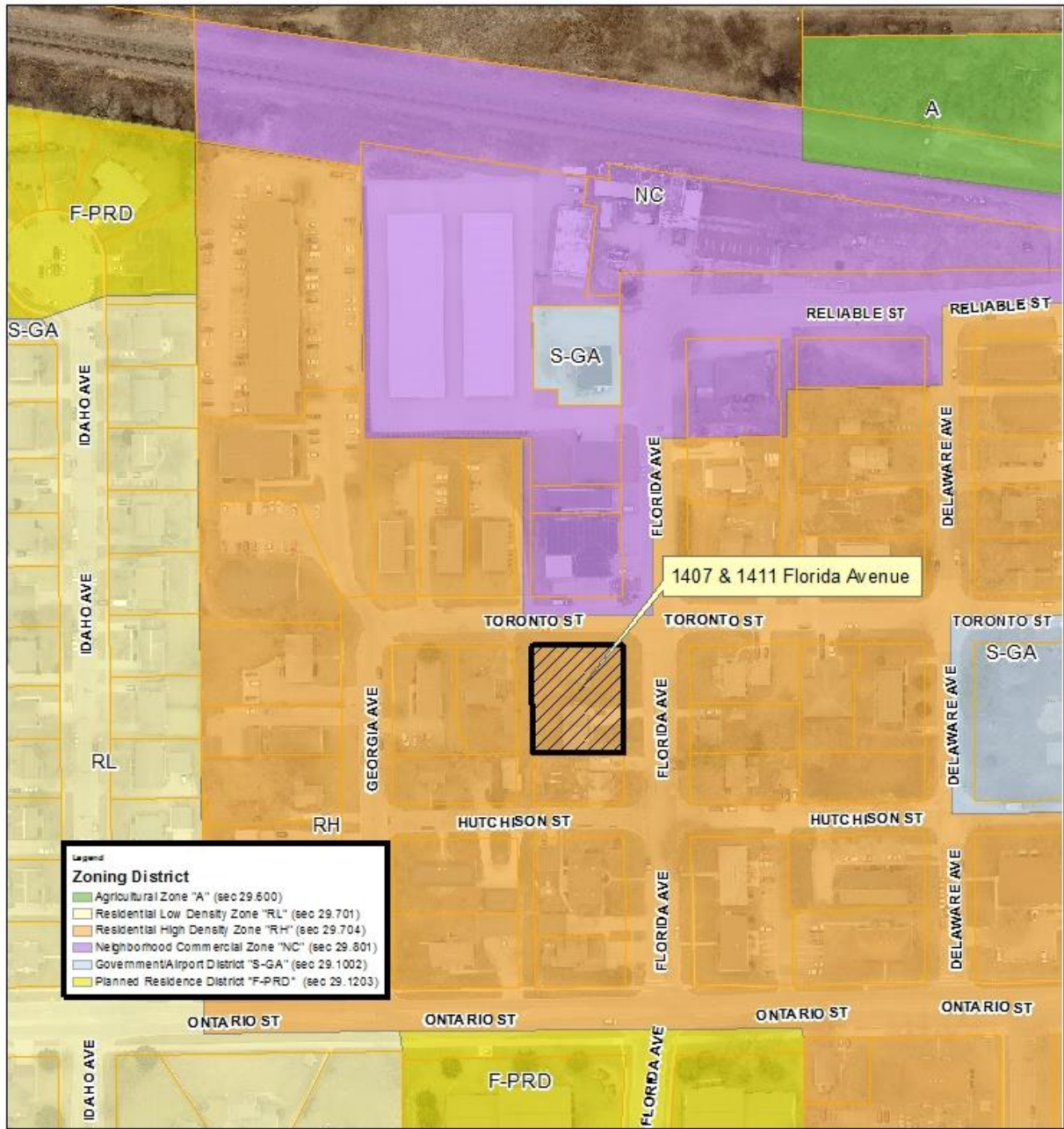
Public Improvements:

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.

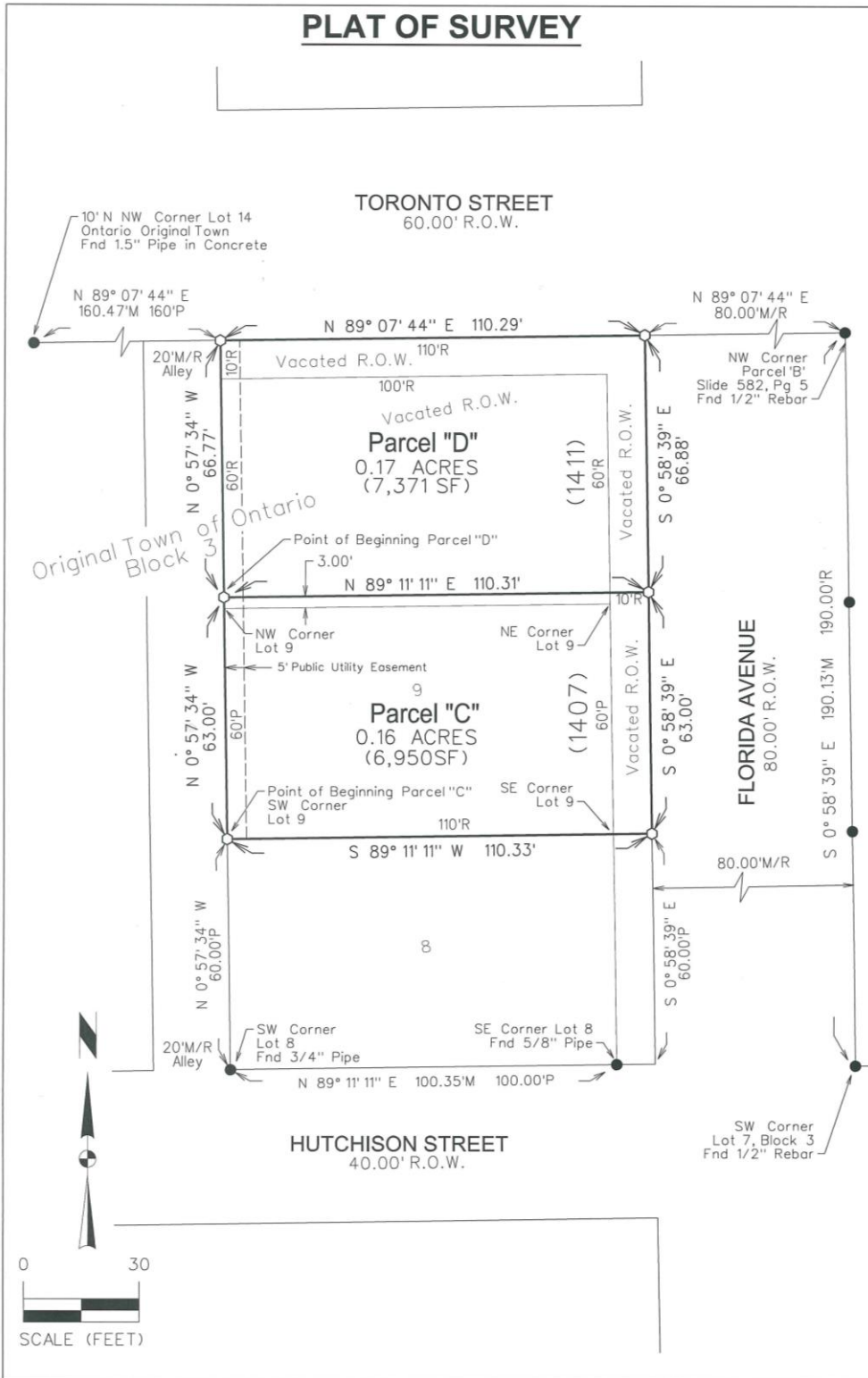
ATTACHMENT A: LOCATION & ZONING MAP



**Location & Zoning Map
1407 & 1411 Florida Avenue**



ATTACHMENT B: PROPOSED PLAT OF SURVEY (SHEET 1 OF 2)



HAPPE HOMES - 1407 & 1411 FLORIDA AVE		Revised: 06-28-18	SHEET 2 OF 2
PLAT OF SURVEY			PN: 1180389
			FLD BK: 982C PG: 49
2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020			DATE: 04/30/18
			PW/TECH: EJM/JJB

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