

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (CONVEYANCE PARCEL)
FOR 702 RIDGEWOOD AVENUE

BACKGROUND:

The City's subdivision regulations in Chapter 23 of the Ames Municipal Code include a process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property.

This proposed plat of survey is for a conveyance parcel described as the North 45 feet of Lot 14, Chautauqua Park Addition to Ames, Story County, Iowa, which is addressed as 702 Ridgewood Avenue. This parcel includes approximately 6,307 square feet and is zoned Residential Low Density (RL). It is currently developed with a single-family home.

A conveyance parcel is any parcel created by the division of land through a deed or contract conveyance, or any boundary line adjustment of land established through a deed or contact conveyance, initially created or established without the benefit of City review and approval. This parcel was part of a complete lot that was platted as part of the Chautauqua Park Subdivision in 1914. The property owner sold of the north 45 feet in 1946 to create the parcel as it is today. Although the parcel does not meet current zoning standards, the created parcel appears to have complied with the Ames Zoning Ordinance as it existed in 1946.

The parcel is categorized as a non-conforming conveyance parcel per the City's Subdivision Code, due to its 45-foot lot width compared to a current requirement of 50 feet. Section 23.307 (6)(b) allows the Planning & Housing Planning Director to make a determination that although it is a non-conforming parcel, that it has legal lot status as a parcel and therefore does not require approval by the Zoning Board of Adjustment for creating the parcel. The Director made this determination based on the standards in place at the time it was created and that it had survey monuments already in existence, although a survey was not recorded. Upon approval of the proposed plat of survey, the parcel will become a conforming conveyance parcel and then building and zoning permits can be issued for use of the site.

The proposed Plat of Survey keeps the parcel as is with its current dimensions. The parcel is only 45 feet in width, which is 5 feet less than the Residential Low-Density Zoning District requires. **Although the lot is non-conforming per zoning standards, it may still be built upon subject to compliance with all zoning standards, such as setbacks and lot coverage.** The current home on the lot meets these standards. All new construction would also be subject to meeting current zoning standards for setbacks and coverage.

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 adopt the resolution approving the plat of survey consistent with the standards of Chapter 23.307 for approval.
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 23.307 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:

The conveyance parcel process was established in 2009 to create a means for property owners to bring parcels of land into compliance with the City's permitting processes. The goal was to establish usable and buildable parcels with a recorded survey in order to have measurable property lines. Approving this proposed plat of survey will recognize the current parcel as a legal lot for permitting purposes. Approving the plat of survey as a conveyance parcel will not exempt the parcel from meeting zoning development standards for building, such as setbacks and coverage.

Staff has determined that the proposed Plat of Survey satisfies all Subdivision Code requirements for a conforming conveyance parcel and has made a preliminary decision of approval. The creation of a legal parcel of the current lot does not increase any nonconformities related to the RL zoning district. There are no gaps in infrastructure requiring improvements with the Plat of Survey. Any future construction on the site will be reviewed by staff for compliance with zoning standards.

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 2125 GREELY STREET

Application for a proposed Plat of Survey has been submitted for:

- Conveyance parcel (per Section 23.307.6 (b))
- 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:

Property Owner: Nathan and Carol Sage

Existing Street Addresses: 702 Ridgewood Avenue

Assessor's Parcel #: 09-03-425-300

Survey Description-Parcel A:

North 45 Feet of Lot 14, Block 1, Chautauqua Park Addition

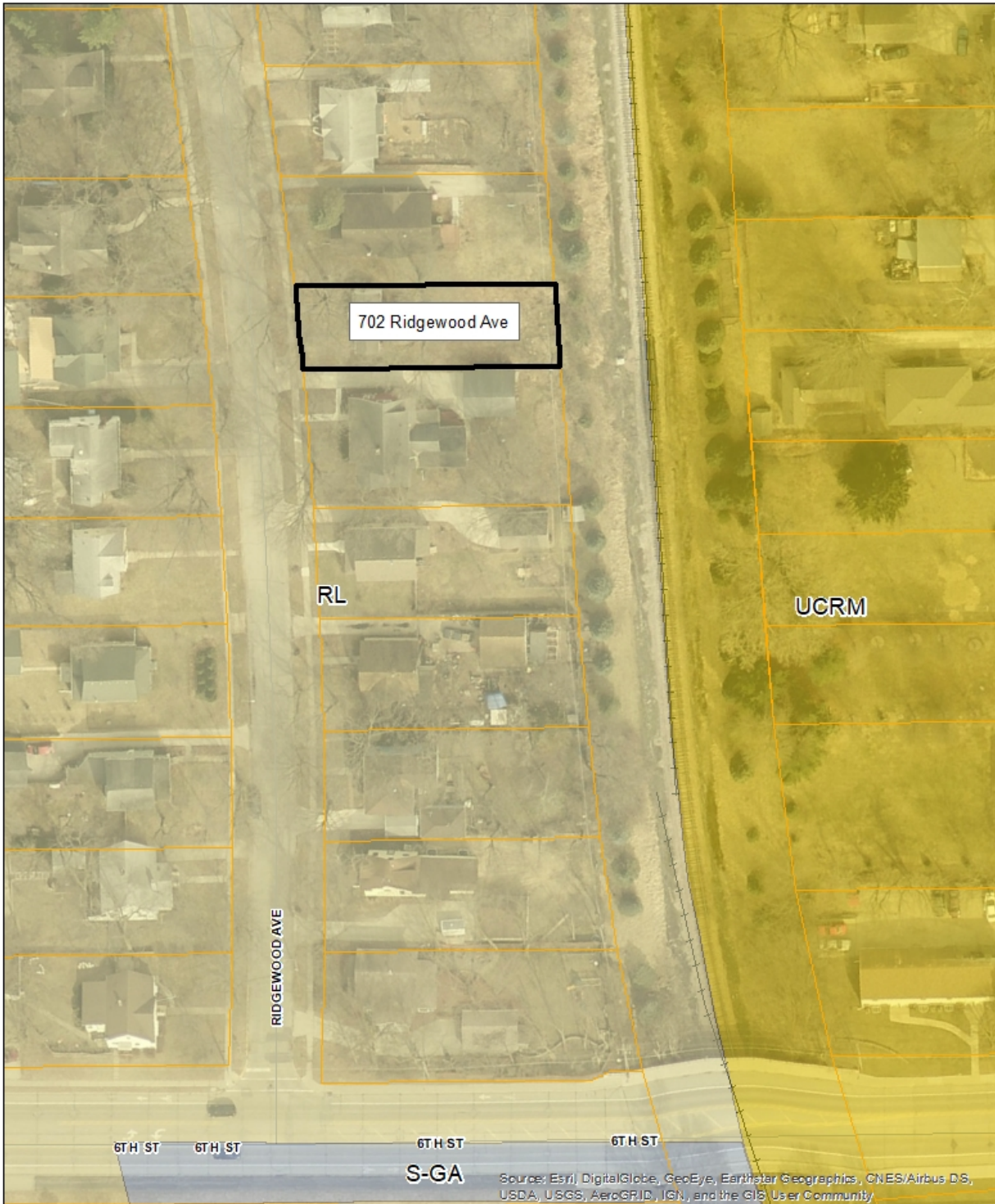
Public Improvements:

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. (no additional improvements required)

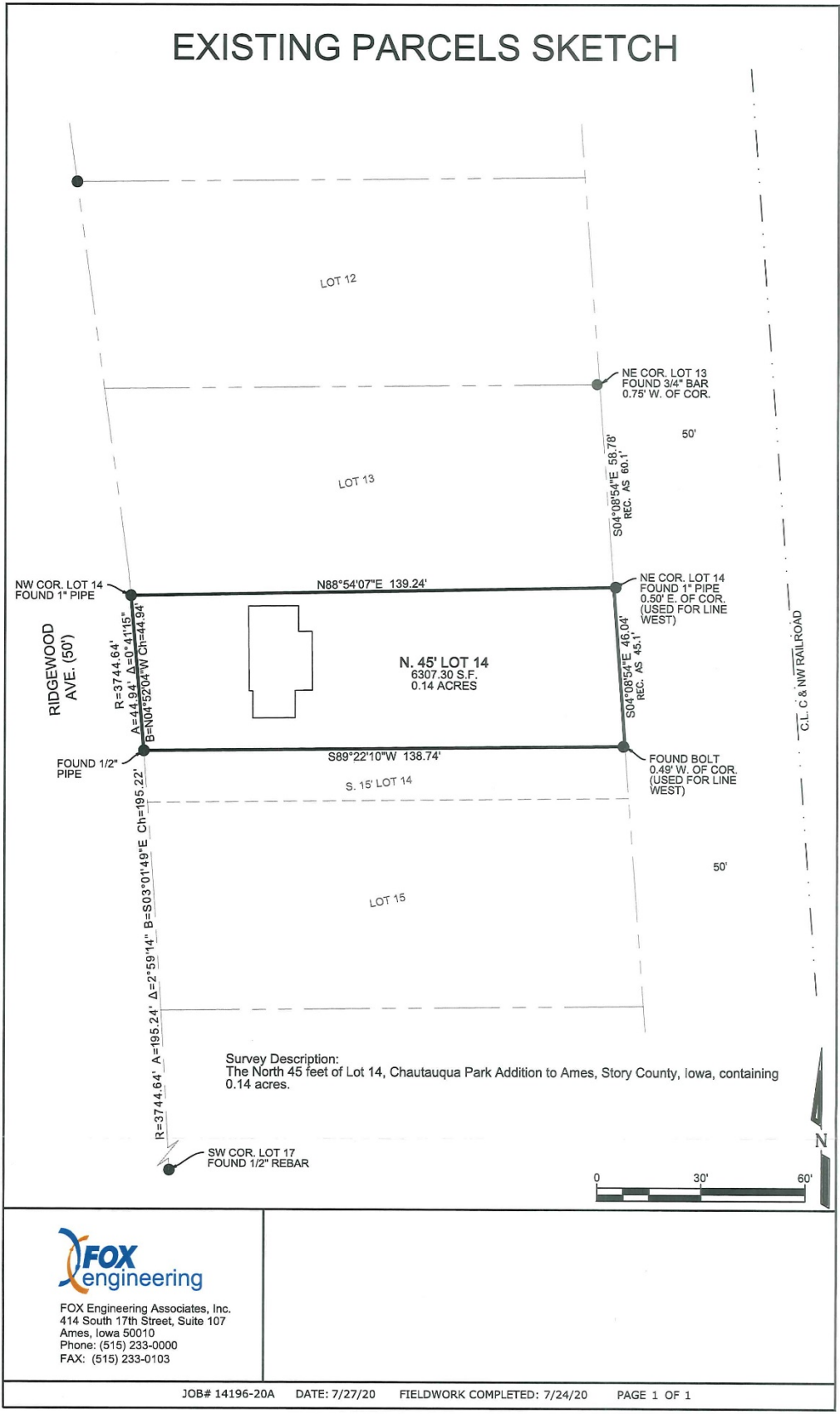
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A: LOCATION MAP



**Location & Zoning Map
702 Ridgewood Avenue**

Attachment B: Sketch of Existing Conditions



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Attachment C: Plat of Survey

