



Council Communication

Office of the City Manager

Date	February 25, 2008
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Agenda Item No.	16
Roll Call No.	<u>08-</u>
Communication No.	<u>08-092</u>
Submitted By:	Larry Hulse, Community Development Director

AGENDA HEADING:

Approving Final Plat for Eastern Mounds Plat 1.

SYNOPSIS:

Recommend approval of the Final Plat for Eastern Mounds Plat 1, located in the vicinity of 4100 Indianapolis Avenue. The owner and developer of the property is Celebration Homes, L.L.C., Mack Diechman, President, 3320 Emerald Drive, Ames, IA 50010.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Plat 1 consists of a total of 4 single family residential lots and a large outlot for future development on 5.49 acres. There is also a separate 1.5-acre outlot that is to the south of Dubuque Avenue intended for future single family home development that will require final plat approval in later phases of the project. This plat is the first phase of the larger Eastern Mounds residential development, which was preliminarily platted for a total of 33 single family home lots, injecting market rate housing into the Gray's Woods Neighborhood. Eastern Mounds Plat 1 only necessitates the installation of public sidewalks and sanitary sewer stubs to the four proposed lots being platted. Future platting of outlots within this development will require standard developer requirements to improve adjacent infrastructure, such as streets and storm sewers that are currently not built to urban standards.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): Plan and Zoning Commission

Roll Call Action: 06-2461

Action: Recommended approval of a preliminary subdivision plat for "Eastern Mounds" (4100 Indianapolis Avenue) to allow division of property into 33 single family residential lots subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of additional plats within the Eastern Mounds plat boundary.