



Council Communication

Office of the City Manager

Date

April 7, 2008

Agenda Item No. 17
Roll Call No. 08-
Communication No. 08-180
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, which is 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 four (4) single family residential lots and a large outlot for future development on 5.49 acres. There also is a separate 1.50-acre outlot that is to the south of Dubuque Avenue and is intended for future single family home development, which 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. It will inject market rate housing into the Gray's Woods Neighborhood.

Eastern Mounds Plat 1 necessitates the installation of public sidewalks and sanitary sewer stubs in 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.

The previous Council plat approval on February 25, 2008, expired 30 days after conditional approval was granted.

PREVIOUS COUNCIL ACTION(S):

Date: February 25, 2008

Roll Call Action: 08-296

Action: Approving final plat for Eastern Mounds Plat 1 in vicinity of 4100 Indianapolis Avenue. (Council Communication No. 08-092) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: December 7, 2006

Roll Call Action: 06-2461

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for "Eastern Mounds" located at 4100 Indianapolis Avenue to allow division of the property into thirty- three (33) single family residential lots subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of additional plats within the Eastern Mounds plat boundary.

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