



# Council Communication

Office of the City Manager

Date

July 14, 2008

Agenda Item No. 18  
Roll Call No. 08-  
Communication No. 08-393  
Submitted By: Larry Hulse, Community  
Development Director

## AGENDA HEADING:

Approving a reduction in the required security for, and an extension of time for the recording of, the Final Plat for Airport Industrial Park Plat 2.

## SYNOPSIS:

Recommend City Council approval of reduction in the required amount of security and extension of time to satisfy the conditions of approval and to record the Final Plat for Airport Industrial Park Plat 2, located in the vicinity of 4375 SW 63<sup>rd</sup> Street. The owner and developer of the property is Cornerstone Family Church, Cornerstone Family Church Trustees, officer, 3114 SW 63<sup>rd</sup> Street, Des Moines, IA 50321.

The Final Plat for Airport Industrial Park Plat 2 was approved subject to satisfaction of a number of conditions, including satisfactory security for completion of the required public improvements. A portion of the required improvements are now under contract and no longer subject to the security requirement.

## FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

## ADDITIONAL INFORMATION:

The plat consists of one Planned Business Park lot for development on 17 acres. There is also an additional 30 acres of land classified as Outlots 'X', 'Y' and 'Z' that may be developed commercially as a result of additional platting in the future.

As a condition of plat approval, the developer is granting the City roadway easements for the right-of-way to the future SW Connector project, as well as an extension of Stanton Avenue, which could provide a logical street connection to the SW Connector. Dedication of land is the preferred method for obtaining property used by the City for right-of-way purposes. However, the project has not yet been designed, making the specific location of the planned roadway difficult to pinpoint at this time. Furthermore, granting an easement allows the private property owner the ability to use and maintain the property until such a time when the land is needed by the City for the SW Connector project.

The City Council approved the plat on June 9, 2008, subject to several conditions, including a requirement that satisfactory security in the amount of \$289,899 be provided for completion of the required public improvements. That approval expired after 30 days. Further, by another action on the July 14<sup>th</sup> agenda, the City Council has been asked to approve a Private Construction Contract for a portion of

the required improvements for this plat. Such action allows the amount of the security to be reduced to \$22,254. The developer requests that the City Council approve a reduction in the amount of the required security to \$22,254, and grant an extension of time within which to record the plat.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 9, 2008

Roll Call Action: 08-973

Action: Approving final subdivision plat for Airport Industrial Park Plat 2 located in vicinity of 4375 SW 63<sup>rd</sup> Street. (Council Communication No. 08-321) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 10, 2008

Roll Call Action: 08-524

Action: On request from Cornerstone Family Church to approve a PBP (Planned Business Park) Concept Plan for "Cornerstone Family Church" in the vicinity of 4375 SW 63<sup>rd</sup> St. to allow development of 16.3 acres as an office/business park use and a four (4) acre outlot, subject to conditions, (3-24-08). Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Date: February 21, 2008

Roll Call Action: 08-390

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for "Cornerstone Family Church" located in the vicinity of 4375 SW 63<sup>rd</sup> Street, subject to conditions, to allow division of the property into six (6) commercial and planned business park lots, with an outlot on the southern portion of the property that may be used for commercial development, if platted.

Date: February 21, 2008

Roll Call Action: 08-389

Action: On request from Cornerstone Family Church to approve a PBP (Planned Business Park) Concept Plan for "Cornerstone Family Church" in the vicinity of 4375 SW 63<sup>rd</sup> St. to allow development of 16.3 acres as an office/business park use and a four (4) acre outlot, subject to conditions, (3-24-08). Moved by Hensley to adopt. Motion Carried 7-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of additional plats within the Airport Industrial Park Plat 2 boundary.

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