

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 26, 2010
	Agenda Item No. 9 Roll Call No. <u>10-1196</u> Communication No. <u>10-452</u> Submitted by: Phil Delafield, Acting Community Development Director

AGENDA HEADING:

Conditional approval of Final Plat for Brownstones on Grand Plat 2.

SYNOPSIS:

Recommend conditional approval of the final plat for Brownstones on Grand Plat 2, located in the vicinity of 201 Grand Avenue. The owner and developer of the property is Brownstones on Grand, LLC, represented by Steve Niebuhr, Senior Vice President, 6900 Westown Parkway, West Des Moines, IA 50266.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

This proposed subdivision plat contains 25 townhome residential lots on a 0.66 acre downtown infill tract of land.

The developer has elected to modify the scope of the Brownstones on Grand project from the previously approved version after finding that the market will not support the entire site being developed under the current model. The developer is proposing to add new residential unit plans to market the project to a broader base of prospective buyers. The original approval of the project contained a total of 43 three-story townhome units, with 18 of the units already constructed. The new layout will seek to build out the remainder of the site with 16 two-story units and 9 three-story units.

All new units will contain 2-car garage spaces accessed by the private internal drives and rooftop garden/patio space. The private drives used for access into this development and a central green space will be owned and maintained by a private association. The site plan for this project was approved by the Plan and Zoning Commission on May 6, 2010, with the first phase of construction expected to start in late summer 2010.

PREVIOUS COUNCIL ACTION(S):

Date: February 22, 2010

Roll Call Number: 10-277

Action: Applications for Enterprise Zone Benefits for the [Brownstones on Grand](#): Construction of 16 townhome units at 3rd Street and Watson Powell Drive in the Gateway Enterprise Zone. [Council Communication No. 10-091](#)

Date: February 26, 2007

Roll Call Number: 07-334

Action: [Approving](#) final subdivision plat entitled Brownstones on Grand, located at 201 Grand Avenue. ([Council Communication No. 07-091](#)) Moved by Hensley to adopt. Motion Carried 6-1.

Date: April 26, 2006

Roll Call Number: 06-835

Action: [Hearing on](#) vacation and conveyance of permanent easement to Brownstones on Grand, L.L.C. for subsurface rights located in one foot strip of street right-of-way adjacent to block encompassed by 2nd Avenue, Watson Powell, Jr. Parkway, 3rd Street and Grand Avenue, \$2,200. ([Council Communication No. 06-223](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: May 6, 2010

Roll Call Number: None

Action: Plan and Zoning Commission voted 13-0 to approve the amended preliminary subdivision plat and site plan for “Brownstones on Grand”, located in the vicinity of 201 Grand Avenue, to allow for the creation of twenty-five (25) “postage stamp” townhome lots for a row home development subject to conditions.

Date: December 18, 2006

Roll Call Number: 06-2460

Action: Plan and Zoning Commission voted 10-0 in support of a motion to approve a preliminary subdivision plat for the “Brownstones on Grand, to provide separate lots for 43 rowhome dwellings along with related common space subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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