

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	January 24, 2011
	Agenda Item No. Roll Call No. Communication No. Submitted by:	13 <u>11-0090</u> <u>11-029</u> Phil Delafield Community Development Director

AGENDA HEADING:

Subdivision Improvement Bond Reduction for Airport Industrial Park Plat 2.

SYNOPSIS:

Recommend reduction of the original subdivision improvement bond in the amount of \$22,254 for the Airport Industrial Park Plat 2 subdivision, since partial completion of the required improvements has been completed to the satisfaction of the Engineering Department. A replacement subdivision improvement bond in the amount of \$6,477 has been provided for the remaining sidewalk improvements that have not yet been installed.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

On June 9, 2008, the City Council approved and accepted the original bond for infrastructure improvements in the amount of \$22,254 for the Airport Industrial Park Plat 2 subdivision. The developer has requested a reduction in the required surety since much of the grading and subdivision improvement work has been completed. The installation of 470 LF of 4' wide sidewalk is remaining, and will still require surety in the amount of \$6,477 to make certain that the remaining improvements will be in place when the development of the plat is completed.

On behalf of the trustees of the Cornerstone Family Church (developer), Two Rivers Group Consulting, 4257 NE 80th Street, Altoona, IA 50009, Art Jones, President, has provided a Bond Rider to the original subdivision improvement bond in the amount of \$6,477 from IMT Insurance Company.

Airport Industrial Park Plat 2 is located in the vicinity of the 4300 Block of SW 63rd Street and consists of one 16 acre development parcel and several outlots for future development. The Mid-Iowa Council of the Boy Scouts of America has purchased the development parcel within the plat, and intends to build the 30,000 sq. ft. Fred Maytag II Scout Center, consisting of collaborative conference space and an administrative office wing, among other scouting-related activities.

PREVIOUS COUNCIL ACTION(S):

Date: October 25, 2010

Roll Call Number: 10-1731

Action: [On](#) renaming a portion of Stanton Avenue, east of Highway 28, to “Scout Trail”, (11-8-10). Moved by Mahaffey to adopt. **Motion Carried 7-0.**

Date: June 9, 2008

Roll Call Number: 08-973

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

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: February 21, 2008

Resolution Number: 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 63rd 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.

Board: Plan and Zoning Commission

Date: February 21, 2008

Resolution Number: 08-389

Action: On request from Cornerstone Family Church to approve a PBP (Planned Business Park) Concept Plan for Airport Industrial Park Plat 2 in the vicinity of 4375 SW 63rd Street to allow development of 16.3 acres as an office/business park use and four (4) acre outlot, subject to conditions

Board: Plan and Zoning Commission

Date: May 3, 2004

Resolution Number: 04-912

Action: On request from Cornerstone Family Church, to rezone property at 4375 SW 63rd Street “PBP” (Planned Business Park) to “M-1” (Light Industrial to limited “C-2” (General Retail Highway-Oriented Commercial), to allow for a retail center development on the property in conjunction with the planned religious assembly use, (5-17-04). Moved by Hensley to adopt. Motion Carried 7-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of remaining subdivision improvement bond for Airport Industrial Park Plat 2.

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