

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 29, 2011
	Agenda Item No. 18 Roll Call No. <u>11-1441</u> Communication No. <u>11-537</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approval of final plat for Brownstones on Grand Plat 3.

SYNOPSIS:

Recommend approval of the final plat for Brownstones on Grand Plat 3, located at 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 9 townhome residential lots on a 0.24 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 row home units. Eighteen of the units were constructed in the original configuration, and 16 of the 2-story units are currently under construction. The amended site plan for this project was approved by the Plan and Zoning Commission on June 16, 2011. The new layout will seek to build out the remainder of the site with 9 two-story units, to begin construction in the Fall of 2011.

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.

PREVIOUS COUNCIL ACTION(S):

Date: July 26, 2010

Roll Call Number: 10-1196

Action: [Conditional](#) approval of Final Subdivision Plat for “Brownstones on Grand Plat 2”, vicinity of 201 Grand Avenue. ([Council Communication No. 10-452](#)) **Moved by Hensley to adopt. Motion Carried 7-0.**

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.**

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 16, 2011

Resolution Number: None

Action: Plan and Zoning Commission voted 9-0 to approve the amended site plan preliminary plat for “Brownstones on Grand”, located in the vicinity of 201 Grand Avenue, to allow an amendment to nine (9) “postage stamp” townhome lots for a row home development subject to conditions.

Board: Plan and Zoning Commission

Date: May 6, 2010

Resolution 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.

Board: Plan and Zoning Commission

Date: December 18, 2006

Resolution 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 row home dwellings along with related common space subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.