

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 29, 2011
	<p>Agenda Item No. 17</p> <p>Roll Call No. <u>11-1440</u></p> <p>Communication No. <u>11-561</u></p> <p>Submitted by: Phillip Delafield, Community Development Director</p>

AGENDA HEADING:

Approval of final subdivision plat for Jack’s Place, located in the vicinity of 3700 John Lynde Road, Mary Jan Krantz Revocable Trust, represented by Paul Tyler (Registered Agent), 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309.

SYNOPSIS:

Recommend approval of the final subdivision plat for Jack’s Place.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

The final subdivision plat for Jack’s Place includes seven existing single-family dwelling units with an area of 8.84 acres. The final subdivision plat is intended to reconfigure the lots to eliminate encroachments, and bring the lots into additional conformance with the Zoning Code. As a result of the replatting, a new, original, official plat name will be given to the property.

The plat is accessible from John Lynde Road, Arapahoe Drive, 37th Street and Lincoln Place Drive. Proposed 30-foot wide public sanitary and storm sewer easements will replace existing easements that do not meet current standards. In addition, a 35-foot wide private access ingress-egress easement is to be provided on Lot 2 to the benefit of Lot 1 and a 46.11-foot wide private access ingress-egress easement is to be provided on Lot 5 to the benefit of Lot 6.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: June 2, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission voted 7 to 3 to recommend approval of a preliminary subdivision plat, Jack's Place, located at 3700, 3714 and 3724 John Lynde Road; 3530, 3534, and 3540 Arapahoe Drive; and 3707 Lincoln Place, to allow for the replatting of seven existing single family residential lots. The recommended approval of the plat is subject to the revision of Lot 2 to ensure an 80-foot minimum lot width measured at the front yard building setback line, compliance with all Engineering Department comments for abandonment of public utility and drainage easements, and provision of replacement easements.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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