

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 6, 2013
	Agenda Item No. 15 Roll Call No. [] Communication No. <u>13-207</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving Final Plat for Browns Woods Plat 3.

SYNOPSIS:

Recommend approval of the Final Plat for Browns Woods Plat 3, located at 4111 Tonawanda Drive. The owner of the property is ST Investments, LLC, represented by Steve Howard, Principal, 1130 Westbrooke Drive, Waukee, IA 50263.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The Preliminary Plat would allow division of the 2.54-acre parcel into two (2) lots. “Lot 1” would have 77,454 square feet of area and 80 feet of lot width at the required front yard setback along Tonawanda Drive. “Lot 2” would be developed with a single-family dwelling and would have 33,852 square feet of lot area and 200 feet of lot width at the required front yard setback along Tonawanda Drive. A 6-inch water main would be extended to the site from 42nd Street within Tonawanda Drive right-of-way.

The proposed lots would both comply with the zoning regulations applicable in the “R1-80” District, which requires at least 10,000 square feet of lot area and 80 feet of lot width. A private ingress-egress easement will be provided on Lot 2 for the benefit of both properties for having a shared access to Tonawanda Drive.

The Minor Plat is necessary since a utility (water main) must be extended for development on the lot. If no new utilities were necessary, the proposed lot split could be approved administratively in accordance with a Plat of Survey since the proposed parcels satisfy the “R1-80” District bulk regulations.

A tree mitigation and preservation plan has been submitted for review and approval and is on file in Community Development.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: January 3, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission voted 12-0-1 (1 Abstention) in support of a motion to approve the preliminary subdivision plat for “4111 Tonawanda”, now known as “Browns Woods Plat 3”, located at 4111 Tonawnda Drive, to subdivide the 2.54 acre property into a single 1.79 acre parcel with existing single-family dwelling, and a 0.78 acre parcel. The recommended approval of the plat is subject to compliance with all administrative Plat review comments by the Permit and Development Center and the provision of a note that shall be added to the Preliminary Plat to state that “no tree removal or grading shall occur on the site until such time that a plot plan for the future construction of a single-family dwelling and driveway has been approved by the City’s Planning Administrator. This plot plan shall minimize any necessary tree removal and shall identify tree preservation and mitigation measures, and shall protect views from the adjoining Salisbury House property to a reasonable extent”.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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