

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: December 9, 2013
	Agenda Item No. 13 Roll Call No. Communication No. <u>13-578</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving Final Plat of Brownstones on 7th Street Plat 1.

SYNOPSIS:

Recommend conditional approval of the Final Plat of Brownstones on 7th Street Plat 1, located in the vicinity 325 SW 7th Street, subject to receipt of an updated title opinion and attachments to the plat as required by Iowa Code §354.11, and approval of the same by the City Legal Department. The owner and developer of the property is Hubbell Realty, LLC (developer), represented by Steve Niebuhr (officer), 6900 Westown Parkway, West Des Moines, Iowa 50266.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This proposed subdivision plat contains 34 row house residential lots on a 1.8 acre downtown infill tract of land.

The subject site is located at the northeast corner of the intersection of SW 7th Street and Tuttle Street. The subdivision contains six (6) four-unit and two (2) five-unit two-story buildings. All new units will contain two (2) car garage spaces accessed by the public alley and private internal drives. The private drives used for access into this development and a central green space will be owned and maintained by a private association. Each unit will have a rooftop garden/patio space with pergola. Each unit is to be three (3) bedrooms with a total of 1,350 square feet.



PREVIOUS COUNCIL ACTION(S):

Date: June 10, 2013

Roll Call Number: [13-0882](#)

Action: [On](#) approval of a Private Construction Contract with McAninich Coporation and Brownstones on 7th, LLC for sanitary sewer improvements in SW 6th Street, Brownstones on 7th Street Plat 1, \$22,680. Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 28, 2013

Roll Call Number: [13-0122](#)

Action: Applications to the Iowa Economic Development Authority for Enterprise Zone Benefits for the following: ([Council Communication No. 13-034](#))

- (I) [Brownstones](#) on 7th, LLC for construction of 34 housing units at 325 SW 7th Street in the Gateway Enterprise Zone. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: February 7, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission recommends approval of request from Hubbell Realty Company (owner) represented by Steve Niebuhr (officer) for review and approval of a Site Plan under design guidelines for multiple-family dwellings, to allow for development of six (6) four-unit row house dwellings at 325 SW 7th Street and two (2) five-unit row house dwellings at 314 SW 6th Street for a total of 34 two-story row house dwellings. Motion Passed 15-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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