 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 9, 2015
	Agenda Item No. 17 Roll Call No. <u>15-0375</u> Communication No. <u>15-102</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditional approval of final plat for Artisan Row Plat 1.

SYNOPSIS:

Recommend conditional approval the final plat for Artisan Row Plat 1, located in the vicinity of 16th Street and Grand Avenue, subject to receiving 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 Artisan Row, LLC (owner), 6900 Westown Parkway, West Des Moines, IA 50266, represented by Steve Niebuhr (officer).

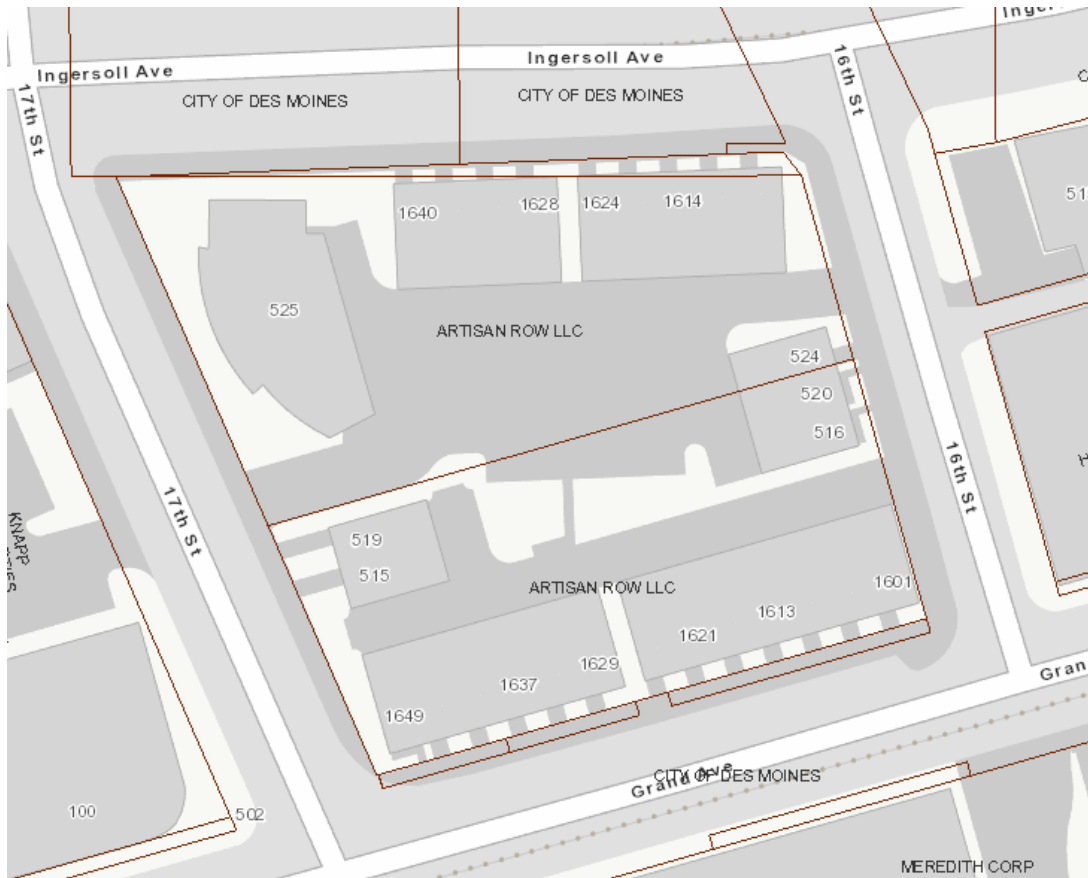
FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This subdivision plat contains 26 townhome home lots, an outlot for a common area, and a lot for an existing commercial site on 1.59 acres on an infill development site near the Western Gateway area of downtown.

The Artisan Row development commenced phased construction in fall of 2014, and will consist of 26 two-story, 1,600-square-foot row homes with rooftop decks and pergolas. The project is located on a block between Ingersoll Avenue and Grand Avenues, from 16th Street to 17th Street.

This plat is recommended for conditional approval to allow additional time for the updated title opinion document to be submitted to the satisfaction of the City's Legal Department. The conditional approval is valid for a period of 30 days, upon which time reaffirmation of the approval would be required prior to recording the plat.



PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2014

Roll Call Number: [14-0178](#)

Action: [On](#) vacation and conveyance of a segment of Ingersoll Avenue right-of-way adjoining 525 17th Street to Artisan Row, LLC in exchange for a comparable parcel of land adjoining 1623 Grand Avenue. Moved by Hensley to adopt. Motion Carried 7-0.

- (A) [First](#) consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,258](#). Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: August 21, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Artisan Row, LLC (owner) represented by Steve Niebuhr (officer), for review and approval of the preliminary subdivision plat “Artisan Row” on property located at 1623 Grand Avenue, to allow division of the property into 27 row house lots, an outlot for common area, and a lot for an existing commercial site, subject to compliance with all administrative review comments of the City’s Permit and Development Center. Motion Carried 11-0.

Board: Plan and Zoning Commission

Date: November 21, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of a Site Plan “Artisan Row” under design guidelines for multiple-family dwellings to allow development of 27 two-story row dwellings subject to the conditions and approval for vacation of an irregular segment of Ingersoll Avenue right-of-way lying south of the travelled portion of the street between 16th Street and 17th Street, to incorporate within the proposed development site on that block subject to the provision of any necessary easements for existing utilities. Motion Carried 13-0.

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 first 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.