

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	November 23, 2015
	<b>Agenda Item No.</b>	<b>13</b>
	<b>Roll Call No.</b>	<b><u>15-1954</u></b>
	<b>Communication No.</b>	<b><u>15-607</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Conditionally approving final plat for Bloomfield Estates.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Bloomfield Estates, located in the 7400 block of Bloomfield Road, 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 Bloomfield Acres, L.L.C., PO Box 1247, Johnston IA, 50131, Karie Ramsey, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

This subdivision plat contains 34 single-family home lots on 13.32 acres, on property that is zoned R1-80, Single-Family Residential.

Bloomfield Estates is located in the 7400 block of Bloomfield Road. The subdivision will divide the property into 34 lots for single-family dwelling use. Of those lots, 12 will have frontage onto proposed E. Luster Lane, 12 will have frontage onto proposed SE 19<sup>th</sup> Street, and the remaining 16 will front the proposed segment of SE 19<sup>th</sup> Court. The lots will comply with zoning regulations applicable in the “R1-80” zoning district which requires at least 10,000-square-feet of lot area and 80 feet of minimum lot width.

Subdivision improvement bond number IAC584843 in the amount of \$262,450 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,300-linear-feet of 5-foot public sidewalk along E. Luster Lane, 600-linear-feet of 5-foot public sidewalk along SE 19<sup>th</sup> Street, 1600-linear-feet of 5-foot public sidewalk along SE 19<sup>th</sup> Court, installation of grading and erosion control measures, and “as-built” survey costs for sanitary and storm sewer structures within the development.

This plat is recommended for conditional approval to allow additional time for the updated title opinion 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): NONE**

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: May 7, 2015

Resolution Number: N/A

Action: Plan and Zoning Commission recommend conditional approval of request from Eva M. Smith Trust (owner) represented by Eva M. Smith (trustee) for review and approval of a Preliminary Plat "Bloomfield Acres" on 13.32 acres of property located within the 3200 block of Bloomfield Road.

Tim Fitzgerald moved staff recommendation for approval of the proposed Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review requirements of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance.

3. The proposed Outlot X for stormwater detention shall be maintained by an owner's association or by covenants applied to each residential property owner.
4. The proposed Outlot Y shall be maintained by an owner's association or by covenants applied to each residential property owner.
5. Provision of 5-foot wide sidewalks along both sides of all public streets.
6. Provision of a note to reference that any single-family dwelling shall comply with the following minimum design standards:
  - a) The dwelling shall have a minimum width facing the street of 24 feet.
  - b) A minimum of 15% of the facade of the building facing the street shall consist of windows, doors and other building openings.
  - c) The front door of the dwelling shall appear to face the street.
  - d) The main part of the dwelling shall have a minimum roof pitch of 3:12.
  - e) The dwelling shall have a roof overhang around the entire perimeter.
  - f) Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.

Motion Passed 11-0.

#### **ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of subdivision improvement bond upon project completion and full build-out of the subdivision.

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