

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> January 11, 2016
	<b>Agenda Item No.</b> 15 <b>Roll Call No.</b> <u>16-0037</u> <b>Communication No.</b> <u>16-007</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Conditionally approving final plat for Grandview Meadows.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Grandview Meadows, located in the 4200 Block of Grandview Avenue subject to receipt of revised plat maps 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, LLC, L.L.C., PO Box 1247, Johnston IA, 50131, Dan Novelli, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

This subdivision plat contains 34 single family home lots on 10.6-acres, on property that is zoned “R1-60”, Single-Family Residential.

Grandview Meadows is located in the 4200 block of Grandview Avenue. The subdivision will divide the property into 34 lots for single family dwelling use. Two (2) new public street segments (Grandview Avenue and Morton Avenue) will be extended to service the development. The lots will comply with zoning regulations applicable in the “R1-60” Single-Family Residential zoning district which requires at least 7,500-square-feet of lot area and 60 feet of minimum lot width.

Subdivision improvement bond number IAC585185 in the amount of \$208,710 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 2,500-linear-feet of 5-foot public sidewalk along public streets, and 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 minor revisions to be made to the plat maps, submitted to the satisfaction of the City’s Community Development Department. The conditional approval of this plat is valid for a period of 30 days, upon which time reaffirmation of the approval by the City Council would be required prior to recording the plat.



**PREVIOUS COUNCIL ACTION(S):**

Date: December 21, 2015

Roll Call Number: [15-2180](#) and [15-2181](#)

Action: Private Construction Contracts between Little Kading Construction Company, Inc. and Bloomfield Acres LLC in Grandview Meadows for the following:

- (A) Sanitary sewer improvements. Moved by Mahaffey to adopt. Motion Carried 6-1. Nays: Coleman.
- (B) Storm sewer improvements. Moved by Mahaffey to adopt. Motion Carried 6-1. Nays: Coleman.

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

Board: Plan and Zoning Commission

Date: October 1, 2015

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Bloomfield Acres, LLC (purchaser) represented by Rick and Mary Kading (officers) for review and approval of a Preliminary

Plat “Grandview Meadows” on 10.6-acres of property located within the 4200 block of Grandview Avenue.

Greg Wattier moved staff recommendation for approval of the preliminary plat subject to the following conditions:

1. Provision of a minimum of one (1) street tree in the Right-of-Way, one (1) ornamental tree and one (1) over story tree per lot.
2. Provision that at the time of final plat a representative return to the Commission to explain how the abandoned mineshaft was compacted or capped to prevent subsidence.
3. Compliance with all comments from the administrative review by the Permit and Development Center.

THE VOTE: 5-4

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

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

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](mailto:cityclerk@dmgov.org).