

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 25, 2016
	Agenda Item No. 45 Roll Call No. <u>16-0151</u> Communication No. <u>16-035</u> Submitted by: 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.

Staff has prepared the following responses to Council inquiries regarding the development of the property:

What is the zoning history of the property?

The subject property was rezoned from A-1, Agriculture District to R1-60, One Family Low Density Residential District on May 8, 2006. The only zoning conditions placed on the property were to require a tree survey and tree protection plan as part of any preliminary plat and no removal of any trees over 6-inches in diameter without consent of the Municipal Arborist until a grading plan is approved with the Preliminary Plat.

What are the plans for the housing units?

No building plans for individual housing units have been submitted to date. Staff has notified the applicant that Council would like this information. At a minimum, Section 134-342 (b) of the City Code states:

“All single-family detached dwellings for which a building permit has been issued on or after July 1, 1997, shall comply with the following minimum design standards:

1. The dwelling shall have a minimum width facing the street of 24 feet.
2. A minimum of 15% of the facade of the building facing the street shall consist of windows, doors and other building openings.
3. The front door of the dwelling shall appear to face the street.
4. The main part of the dwelling shall have a minimum roof pitch of 3:12.
5. The dwelling shall have a roof overhang around the entire perimeter.
6. Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.”

Will the housing units have basements?

The applicant has not provided information regarding this matter to date. The building code does not require basements. Neither the existing zoning of the property nor the previous or current Preliminary Plats require basements to be constructed. The zoning code does require all single-family dwellings to provide at least 80-square-feet of storage. This storage area can be provided in a basement, garage or detached accessory structure.

Will the housing units be owner occupied or rental? Will the plats be parceled off to other developers?

Zoning and subdivision regulations distinguish land use (single-family, multi-family, commercial, industrial, etc.) not tenancy (rental vs. owner occupied). The lots may be held under common ownership or sold to multiple owners. Any single-family dwelling can be rented if it complies with the City's rental codes and has a rental certificate.

What are the next steps in the development process?

Per City Code, the Planning Commission approves Preliminary Plats and City Council approves Final Plats. The Final Plat must be consistent with the Preliminary Plat. Overall subdivision grading can

occur after a Preliminary Plat is approved. Public infrastructure and utilities are typically installed and lots are sold after a final plat is approved. The proposed conditional approval requires a performance bond for public improvements. Portions of the bond may be released as improvements are installed and accepted by the City. Final lot grading occurs when each house is built.

Are there plat plans that could be shared?

The preliminary plat and minutes of the October 1, 2015 Plan and Zoning Commission meeting are attached. Staff will have a copy of the Final Plat at the Council meeting but it still shows a maximum of 34 lots. Individual houses are subject to building permit review.

Who will be responsible for any damage done to the public streets while heavy equipment is in use?

The City will be having various inspectors traveling these streets during the construction process, and the contractor is responsible for cleaning up any tracking issues that may occur on City streets. Otherwise, our normal protocol for addressing street maintenance issues or complaints would be applicable--which is contacting the Public Works Department for repairs needed. Community Development Staff will notify the Public Works director about these concerns so that if maintenance needs arise, they can get to them quickly as construction winds down.



PREVIOUS COUNCIL ACTION(S):

Date: January 11, 2016

Roll Call Number: [16-0037](#)

Action: [Conditionally](#) approving Final Subdivision Plat of Grandview Meadows located in the 4200 block of Grandview Avenue. ([Council Communication No. 16-007](#)) Moved by Westergaard to continue to the January 25, 2016 Council meeting. Motion Carried 7-0.

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.

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