

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> November 7, 2016
	<b>Agenda Item No.</b> 15 <b>Roll Call No.</b> <u>16-1896</u> <b>Communication No.</b> <u>16-623</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Conditionally approving final plat for Skyline Plat 1.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Skyline Plat 1, located in the 3300 block of McKinley Avenue, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The owner and developer of the property is Priority Excavation LLC, 9550 Hickman Road, Suite 101, Clive, IA, 50325, Toby Torstenson, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- Skyline Plat 1 is located at the 3300 block of McKinley Avenue, and comprises approximately 2.39-acres on property that is zoned R1-80, One-Family Residential. The proposed development will consist of five (5) single-family dwellings and will comply with R1-80 zoning regulations.
- This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of the City 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: September 26, 2016

Roll Call Number: [16-1607](#)

Action: [Regarding](#) approval of a preliminary plat “Skyline Plat 1” in the 3300 block of McKinley Avenue to allow subdivision into five lots for single-family residential development, subject to conditions. (Continued from the September 12, 2016 Council Meeting) Moved by Gray to receive and file. Motion Carried 6-1. Absent: Hensley.

Date: September 12, 2016

Roll Call Number: [16-1507](#)

Action: [Regarding](#) approval of a preliminary plat “Skyline Plat 1” in the 3300 block of McKinley Avenue to allow subdivision into five lots for single-family residential development, subject to conditions. Moved by Moore to continue to the September 26, 2016 City Council Meeting; refer to the City Manager to review the tree protection plan for this plat. Motion Carried 7-0.

Date: August 25, 2014

Roll Call Number: [14-1288](#)

Action: [Regarding](#) request from Landmark Development Services, Inc. for review and approval of a Preliminary Subdivision Plat “Skyline Plat 1” located in the 3400 block of West McKinley Avenue to allow division into five lots for single-family development, subject to conditions. Moved by Hensley to receive and file. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: September 1, 2016

Resolution Number: N/A

Action: Plan and Zoning Commission approved of a request from Priority Excavating, LLC (owner) represented by Toby Torstenson (officer) for review and approval of a Preliminary Plat subdivision “Skyline Plat 1” on property located in the 3300 block of McKinley Avenue, to allow division into five (5) lots for single-family residential development.

David Courard-Hauri moved staff recommendations for approval of the proposed Preliminary Plat subject to compliance with all platting requirements of the Permit and Development Center. THE VOTE: 8-0.

Board: Plan and Zoning Commission

Date: August 7, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission approved of a request from Landmark Development Services, Inc. (developer) represented by Bill Spencer for review and approval of a Preliminary Subdivision Plat “Skyline Plat 1” on property located in the 3400 block of McKinley Avenue, to allow division of the property into five (5) lots for single-family development. The subject property is owned by Priority Excavating, LLC.

CJ Stephens moved staff recommendation to approve the proposed Preliminary Plat subject to conditions. THE VOTE: 10-0.

Board: Plan and Zoning Commission

Date: February 4, 2010

Resolution Number: N/A

Action: Plan and Zoning Commission approved of a request from Iowa Financial Associates, LLC (owner) represented by Eric Papcun (officer) for review and approval of Skyline Plat 1, a Preliminary

Plat of property located at 4325 McKinley Avenue, to divide the property into five (5) lots for single-family residential development and two (2) outlots.

Kent Sovern moved staff recommendation to approve the proposed Preliminary Plat subject to conditions. THE VOTE: 12-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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