

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: December 19, 2016
	Agenda Item No. 15 Roll Call No. <u>16-2142</u> Communication No. <u>16-698</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditionally approving final plat for 5Fifty5 Plat 1.

SYNOPSIS:

Recommend conditional approval of the final plat for 5Fifty5 Plat 1, located in the 555 SW 7th Street, 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 HRC 7th Street, L.L.C., 6900 Westown Parkway, West Des Moines, IA, 50111, Steven L. Niebuhr, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This subdivision plat contains 47 row home lots on 4.12-acres, on property that is zoned C-3A, Downtown Support Commercial.

- 5Fifty5 Plat 1 is located at 555 SW 5th Street.
- The subdivision will consist of 10 rowhouse buildings and divide the property into 47 rowhouse lots within a common lot to be maintained by a homeowner’s association.
- Nineteen of the rowhouses are proposed at 3-stories, six (6) units are proposed with 2-stories with added roof gardens, and 22 units are proposed to be 2-stories.
- All units will either have first level garage access either underneath or adjoining the rowhouse.
- 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 Hubbell Properties I, LC, (owner) represented by Steve Niebuhr (officer) for review and approval of a Site Plan “5Fifty5” and Preliminary Plat “5Fifty5 Plat 1” on 4.12 Acres of property located at 555 SW 7th Street.

Mike Simonson recommended approval of the submitted Site Plan subject to conditions and approval of the Preliminary Plat subject to conformance with all administrative comments. Motion Passed 10-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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