

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 12, 2017
	<b>Agenda Item No.</b> 16 <b>Roll Call No.</b> <u>17-0966</u> <b>Communication No.</b> <u>17-463</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Approving final plat for Brook Landing Plat I.

**SYNOPSIS:**

Recommend approval of the final plat for Brook Landing Plat I, located in the vicinity of 3300 E. 56<sup>th</sup> Street, 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 JJ Equity, LLC, (PO Box 7502, Urbandale, IA 50323, Jon Galloway, Officer).

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- Brook Landing Plat I is located in the vicinity of 3300 E. 56<sup>th</sup> Street, and comprises approximately 25.07-acres on property that is zoned Planned Unit Development (PUD).
- The proposed development will consist of 54 single-family dwellings and one (1) lot to be used for the future development of a religious assembly use. An extension of E 54<sup>th</sup> Court will connect E. Douglas Avenue and Brook View Avenue. The development will comply with zoning regulations as defined by the Brook Landing PUD Concept Plan.



**PREVIOUS COUNCIL ACTION(S):**

Date: September 12, 2016

Roll Call Number: [16-1504](#)

Action: [Acceptance](#) of Planned Unit Development (PUD) Restoration Bond for the Brook Landing Plat 1 Preliminary Plat located in the vicinity of 3300 E. 56th Street. ([Council Communication No. 16-499](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: July 14, 2016

Resolution Number: Plan and Zoning Commission recommend approval of request from quest from J.J. Equity, LLC (developer) represented by Jon Galloway (officer) for property located in the vicinity of 3300 East 56<sup>th</sup> Street.

- (A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.
- (B) Rezone property at 3734, 3735, & 3768 East 55<sup>th</sup> Street from “A-1” Agricultural District to “PUD” Planned Unit Development. The subject property is owned by Darlene A. Fini (ZON2016-00109).
- (C) First Amendment to the Brook Landing PUD Conceptual Plan for an expansion to add 2.08 acres of land to be divided into six (6) parcels with frontage on East 55<sup>th</sup> Street for single-family residential dwelling development.

Motion Passed 11-1.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of required PUD Restoration Bond.

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