

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 23, 2018
	Agenda Item No. 13 Roll Call No. [_____] Communication No. <u>18-375</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of Subdivision Bond for Bloomfield Estates.

SYNOPSIS:

Recommend release of Subdivision Improvement Bond number IAC584843 from Merchant’s Bonding Company, in the amount of \$262,450 for Bloomfield Estates, located in the 7400 block of Bloomfield Road since completion of the required improvements has been completed to the satisfaction of the Engineering Department.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- On November 23, 2015, the City Council approved the subdivision improvement bond for Bloomfield Estates. The developer has now requested the release of the surety since the work has now been completed. The improvements and associated requirements of the bond were inspected on June 13th, 2018 by Engineering and were found to be complete.
- Bloomfield Estates is located in the 7400 block of Bloomfield Road. This subdivision plat contains 34 single-family home lots on 13.32-acres, on property that is zoned R1-80, Single-Family Residential.



PREVIOUS COUNCIL ACTION(S):

Date: November 23, 2015

Roll Call Number: [15-1954](#)

Action: [Conditionally](#) approving final subdivision plat of Bloomfield Estates, 7400 block of Bloomfield Road. ([Council Communication No. 15-607](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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 Eva M. Smith Trust (owner) represented by Eva M. Smith (trustee) for review and approval of a Preliminary Plat “Bloomfield Acres” on 13.32 Acres of property located within the 3200 block of Bloomfield Road.

Tim Fitzgerald moved staff recommendation for approval of the proposed Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review requirements of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance.
3. The proposed Outlot X for stormwater detention shall be maintained by an owner’s association or by covenants applied to each residential property owner.
4. The proposed Outlot Y shall be maintained by an owner’s association or by covenants applied to each residential property owner.
5. Provision of 5-foot wide sidewalks along both sides of all public streets.
6. Provision of a note to reference that any single-family dwelling shall comply with the following minimum design standards:
 - a) The dwelling shall have a minimum width facing the street of 24-feet.
 - b) A minimum of 15% of the facade of the building facing the street shall consist of windows, doors and other building openings.
 - c) The front door of the dwelling shall appear to face the street.
 - d) The main part of the dwelling shall have a minimum roof pitch of 3:12.
 - e) The dwelling shall have a roof overhang around the entire perimeter.
 - f) Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.

Motion Passed 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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