City Council Communication

Department: Community Development Case No. SUB-18-017 Owner/Applicant: New Community Development Corporation d/b/a NeighborWorks Home Solutions 222 South 6th Street Council Bluffs, IA 51501 Surveyor: Snyder and Associates, Inc. Attn: Michael G. Geier 1751 Madison Avenue Council Bluffs, IA 51503	Resolution No. _____	City Council Meeting: 11/5/2018

Subject/Title

Request: Final plat approval of a seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, being a replat of Lots 1 through 9, Block 9, Benson's First Addition and the north one-half vacated alley adjacent, City of Council Bluffs, Pottawattamie County, Iowa.

Location: Between North 29th and North 30th Street, south of Avenue K.

Background/Discussion

The Community Development Department has received a request from New Community Development Corporation d/b/a NeighborWorks Home Solutions for final plat approval of a seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, located on property legally described above (see Attachments 'A' and 'B'). The proposed subdivision consists of 1.19 acres of land, and is situated between North 29th Street and North 30th Street, lying south of Avenue K.

The subject property is the north half of the block that was previously used by Walnut Grove Elementary School for open space/playground. In 2017, the applicant received City Council approval to replat the south half of the block into a seven lot residential subdivision known as Walnut Grove Subdivision (see Resolution No. 17-32). Since receiving final plat approval the applicant has successfully built seven new detached, single-family residential dwellings in said subdivision. The applicant is now requesting approval to replat Lots 1 through 9, Block 9, Benson's First Addition and the north one-half vacated alley adjacent into Walnut Grove Subdivision, Plat 2 in order to construct seven new detached, single-family residential dwellings.

Comments

The proposed replat has been provided for comment to all utility companies and City Departments. The following comments have been received:

1. The Council Bluffs Water Works stated water is available for Walnut Grove Subdivision Plat 2 on Avenue K.

2. MidAmerican Energy stated they have no objections to the final plat, and noted they have electrical distribution facilities in the adjoining streets. They have sent a proposal to the applicant to extend the electrical facilities into the replat, and are waiting for the proposal to be signed and returned.
3. The Public Works Department and the Fire Department have no comments for the proposed plat.
4. The Council Bluffs Fire Department stated they have no comments.
5. The subject property is zoned R-1/Single-Family Residential District (see Attachment 'C'). All proposed lots in the subdivision comply with R-1 District lot size and dimension standards.
6. The proposed subdivision is consistent with the Bluffs Tomorrow: 2030 Plan as well as the purpose and intent of the Council Bluffs Subdivision and Zoning Ordinances.
7. All lots have direct access to an existing public street (North 29th Street, North 30th Street, and/or Avenue 'K').
8. All lots have access to existing utilities (e.g., water, storm sewer, and sanitary sewer). Any cost to move, relocate, and/or extend utilities to this subdivision shall be at the expense of the applicant and not the City. All utilities shall be installed underground.
9. There are existing public sidewalks along the frontage(s) of each lot in this subdivision. Any cost to repair and/or replace the damaged sidewalk panels due to construction activity in the subdivision shall be at the expense of the applicant and not the City.
10. The final plat states that private covenants will be recorded in a separate instrument. The applicant shall provide the City with a copy of said private covenants prior to the final plat being executed.

The following technical corrections shall be made to the final plat prior to being executed by the City.

1. Rename the subdivision "Walnut Grove Subdivision, Phase 2" for name consistency purposes and make all other corresponding name changes to the plat.

Recommendation

The Community Development Department recommends final plat approval of a seven lot residential subdivision to be known as Walnut Grove Subdivision Plat 2, being a replat of Lots 1 through 9, Block 9, Benson's First Addition and the north one-half vacated alley adjacent, subject to the following conditions:

1. Final plats must be recorded within 90 days of City Council approval or the plat will become null and void unless an extension has been requested and granted by the Director of the Community Development Department.
2. Prior to executing the final plat, any corrections required by the Community Development Department and/or Public Works Department shall be incorporated into the final plat.
3. All utilities shall be installed underground. Any cost to remove, relocate, and/or extend utilities shall be at the expense of the applicant and the not the City.
4. Any cost to repair and/or replace the damaged sidewalk panels due to construction activity in the subdivision shall be at the expense of the applicant and not the City.
5. The applicant shall provide a copy of any proposed covenants and/or private restrictions associated with the subdivision to the City, prior to the final plat being executed.

Attachments

Attachment A: Letter of intent from Leslie Coleman, Executive Director, NeighborWorks Home Solutions.
Attachment B: Walnut Grove Subdivision Plat 2 – Final Plat
Attachment C: Location/zoning map

Surveyor: Snyder and Associates, Inc. – Michael G. Geier – 1751 Madison Avenue, Council Bluffs, IA 51503

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