

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-382

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

AGENDA:

JULY 22, 2002

SUBJECT:

FINAL PLAT FOR
HAMILTON
INDUSTRIAL PARK

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SYNOPSIS -

This plat is for the Hamilton Industrial Park located north of the Des Moines City limits within the two-mile joint review area for plats in Polk County. The property is located in the vicinity north of N.E. 46th Avenue and west of N.E. 22nd Street. There are approximately 46 acres in the plat which is zoned for industrial use by the County. The developer is Central Recycling, Inc, (Grant Corell, principal, P.O. Box 65430, West Des Moines, IA).

The Plan and Zoning Commission approved the preliminary plat on May 2, 2002 with the condition that lots 2 and 3 connect to an approved sanitary sewer system within one year of availability, followed by the immediate abandonment of any and all private disposal systems, and the owners of the property not protest the extension of sewer or the cost of connecting to the sewer to the property.

FISCAL IMPACT -

SUBMITTED BY:

JAMES M. GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

None.

RECOMMENDATION -

Approval.

BACKGROUND -

This area is located in an industrially zoned area in the county. It is within the two-mile joint review area adjacent to the Des Moines City limits. Unplatted areas in other parts of the County will likely be reviewed in the future. County Officials are in favor of these covenants.

The Plan and Zoning Commission approved the plat subject to

providing a dry sewer on the property that would be later connected to a sanitary sewer when it became available. The applicant and engineering firm initially agreed to do this, but it was determined that the county did not know where the trunk sewer would be constructed, at what depth, and at what angle. The applicant then asked that the construction of the dry sewer not be required since no one knew where or when a design would be started and completed and where the sewer would be located. The covenants attached to the roll call would meet the requirements set forth in the Plan and Zoning recommendation without the need to construct the dry sewer.
