

COUNCIL COMMUNICATION

	Number:	20-037	Meeting:	January 27, 2020
	Agenda Item:	12	Roll Call:	20-136
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Acceptance of Letter of Credit and approving final plat for McKinley Acres.

SYNOPSIS:

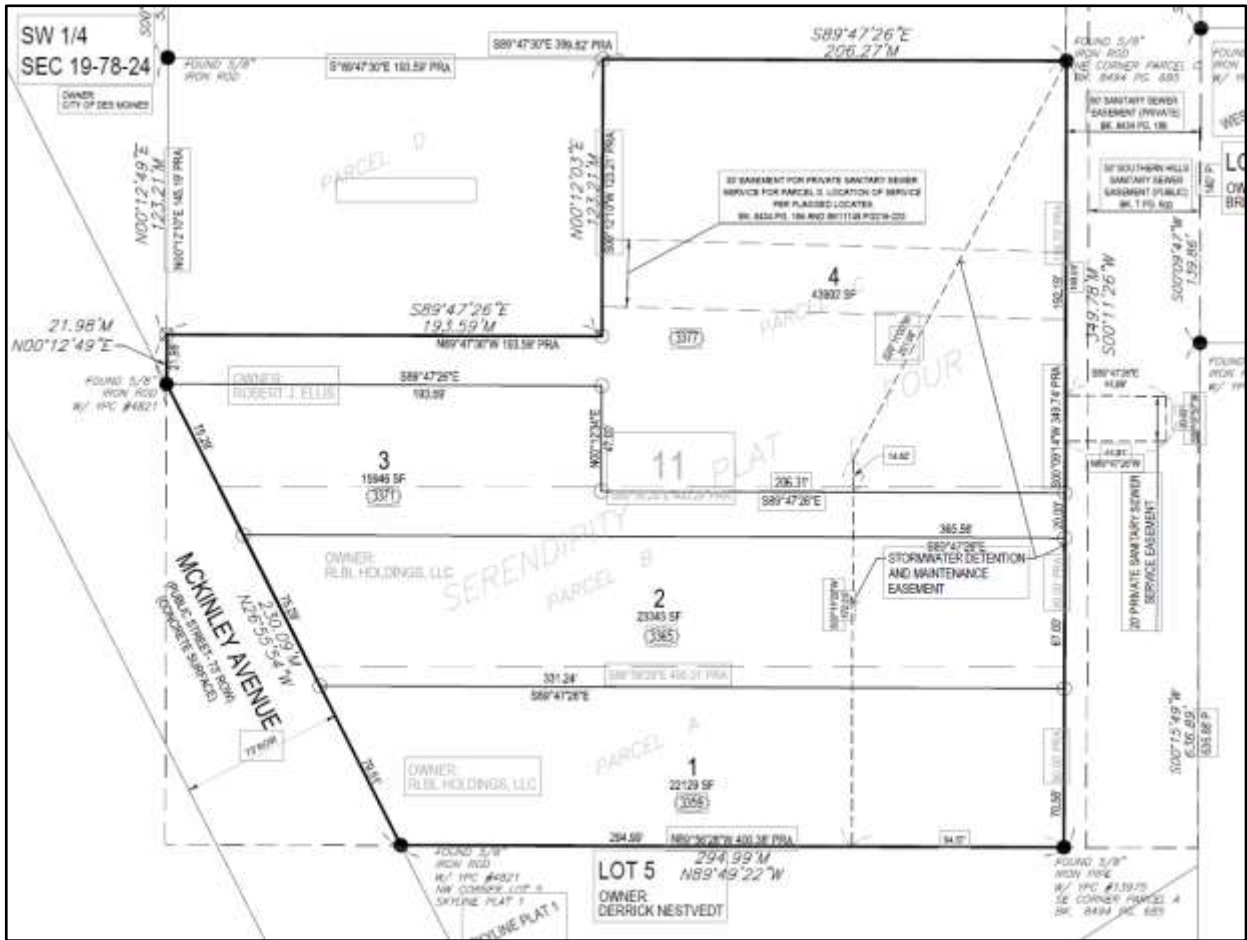
Recommend approval of the final plat for McKinley Acres, located in the vicinity of 3401 McKinley Avenue. The owner and developer of the property is Richard K. Hansen, (2400 NW 86th Street, #17, Urbandale, IA 50322) and RBLR Holdings, LLC (31385 Champagne Road, Waukee, IA, 50263, Rob Lee Bierma, Authorized Agent).

Recommend acceptance and approval of the surety for required sidewalk in the amount of \$3,286, with all necessary improvements related to this item being completed, as reviewed by the Engineering Department. The letter of credit is necessary and applicable to sidewalk installation needed within this development, until the subdivision is built out and work has been completed to the satisfaction of the Engineering Department.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- McKinley Acres Final Plat is located in the vicinity of 3401 McKinley Avenue, and comprises approximately 2.42-acres on property that is zoned N1a.
- McKinley Acres will consist of four (4) single-family residential lots. The development will comply with zoning regulations. The owner and developer of the property is Richard K. Hansen (2400 NW 86th Street, #17, Urbandale, IA 50322) and RBLR Holdings, LLC (31385 Champagne Road, Waukee, IA, 50263, Rob Lee Bierma, Authorized Agent).
- The Irrevocable Letter of Credit number 109076808 in the amount of \$3,286 from Luana Savings Bank has been provided as surety for the required public improvements, which include a combined 155 linear feet of 5-foot public sidewalk along McKinley Avenue.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: July 18, 2019

Resolution Number: N/A

Action: Request from Robert Ellis (owner) for review and approval of a Preliminary Plat “McKinley Acres” on property located in the 3401 block of McKinley Avenue, to allow re-platting of 2.16 acres of property into four (4) lots for single-family residential development. Previous approval of this Plat by the Plan and Zoning Commission on January 19, 2017 has expired. Additional subject property is owned by RLBR Holdings, LLC represented by Rob and Lynda Bierma.

David Courard-Hauri made a motion for approval of the proposed Preliminary Plat subject compliance with all administrative review requirements of the Permit and Development Center, including limiting the four (4) lots to only two (2) shared drive approach accesses from McKinley Avenue.

THE VOTE: 13-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required Letter of Credit upon project completion.

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