

## COUNCIL COMMUNICATION

	Number:	<b>20-348</b>	Meeting:	<b>August 17, 2020</b>
	Agenda Item:	<b>9</b>	Roll Call:	[ ]
	Submitted by:	<b>Chris Johansen, Community Development Director</b>		

### AGENDA HEADING:

Conditionally approving final plat for Brook Landing Plat 2.

### SYNOPSIS:

Recommend conditional approval of the final plat for Brook Landing Plat 2, located in the vicinity of 5300 Brook View Avenue, 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 Brook Landing, LLC, PO BOX 7502, Urbandale, IA 50323, Jon Galloway, Officer.

Further, recommend acceptance of a replacement subdivision improvement bond rider NIA3439 from Merchant's Bonding Company in the remaining amount of \$87,360 for Brook Landing Plat 2. The subdivision bond is necessary and applicable to sidewalk and curb installation, and sanitary and storm structures 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:

- Brook Landing Plat 2 is located in the vicinity of 5300 Brook View Avenue and comprises approximately 13.85-acres on property that is zoned Planned Unit Development (PUD).
- The proposed development will consist of 48 single-family dwellings. An extension of Brook Landing Court will connect Brook View Avenue and Village Run Drive. The development will comply with zoning regulations as defined by the Brook Landing (PUD) Concept Plan.
- Subdivision improvement bond number NIA3439 in the amount of \$87,360 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes a combined 3,800 linear feet of a 5-foot public sidewalk along Brook Landing Court, Leyden Avenue, and Village Run Drive; and "as-built" survey costs for sanitary and storm sewer structures within the development.



**PREVIOUS COUNCIL ACTION(S):**

Date: June 12, 2017

Roll Call Number: [17-0966](#)

Action: [Approving](#) Final Subdivision Plat Brook Landing Plat 1, located in the vicinity of 3300 E. 56<sup>th</sup> Street. ([Council Communication No. 17-463](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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

Date: July 14, 2016

Resolution Number: N/A

Action: 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 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 Subdivision Bond.

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