

## COUNCIL COMMUNICATION

|   |               |   |            |                        |
|---|---------------|---|------------|------------------------|
|  | Number:       | <b>20-351</b>   | Meeting:   | <b>August 17, 2020</b> |
|   | Agenda Item:  | <b>10</b>   | Roll Call: | [ ]                    |
|   | Submitted by: | <b>Chris Johansen, Community Development Director</b> |            |                        |

### AGENDA HEADING:

Approving final plat for Busco Addition.

### SYNOPSIS:

Recommend approval of the final plat for Busco Addition, located at 1650 East Washington Avenue. The owner and developer of the property is Busskohl Family, LLC, 720 East Norfolk Avenue, Norfolk, NE, 68701-5558, Steve Busskohl, Authorized Agent.

Recommend acceptance and approval of the surety for required sidewalk in the amount of \$21,465, with all necessary improvements related to this item being completed, as reviewed by the Engineering Department. Recommend acceptance and approval of updated Letter of Credit surety for Subdivision Improvements. 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:

- Busco Addition Final Plat is located in the vicinity of 1650 East Washington Avenue and comprises of approximately 3.40-acres on property that is zoned I1, General Industrial.
- The Busco Addition Final Plat is proposed to allow the property to be divided into two (2) lots for industrial development, with extension of the public sanitary sewer main in East 17<sup>th</sup> Street to serve the property. The development will consist of one (1) additional lot in addition to the remaining existing developed lot. The owner and developer of the plat is Busskohl Family, LLC, 720 E Norfolk Avenue, Norfolk, NE, 68701-5558, Steve Busskohl, Authorized Agent.
- The Irrevocable Letter of Credit Loan Number 4017943359 in the amount of \$21,465 from Community State Bank has been provided as surety for the required public improvements, which include a combined 750 lineal feet of 5-foot public sidewalk and one (1) curb ramp along East Washington Avenue.



**PREVIOUS COUNCIL ACTION(S): NONE**

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

Board: Plan and Zoning Commission

Date: April 5, 2018

Resolution Number: N/A

Action: Request from Busskohl Family, LLC (owner) represented by Steve Busskohl (officer) for review and approval of a minor Preliminary Plat “Grandview Gardens” on property located at 1650 East Washington Avenue, to allow the property to be divided into two lots for industrial development, with extension of the public sanitary sewer main in East 17th Street to serve the property. Greg Jones made a motion for approval of the submitted Preliminary Plat subject to conditions. **THE VOTE: 15-0.**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of required Subdivision Bond.

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