Call Meeting to Order

Roll Call

A. Approval of the Minutes

B. Adoption of the Agenda

C. Action Items

1. Case Name: 1, 25, and 115 Wright Brothers Blvd SW (Preliminary Plat) 
   PRPT-028267-2019; Case Manager: Vern Zakostelecky

Consideration of a Preliminary Plat for American Prairie Addition in an S-RFL, Suburban Residential Low Flex District, and S-MC, Suburban Mixed-Use Community Center District, as requested by Focus Development (Applicant) and Krivanek Farm, LLC (Titleholder).
STAFF REPORT TO CITY PLANNING COMMISSION
Major Preliminary Plat

CPC Date: June 27, 2019
To: City Planning Commission
From: Development Services Department
Applicant: Focus Development
Titleholder: Krivanek Farm, LLC
Plat Name: American Prairie Addition
Location: 1, 25, and 115 Wright Brothers Blvd. SW
Request: Consideration of a Major Preliminary Plat in a S-RFL, Suburban Residential Low Flex District, and S-MC, Suburban Mixed-Use Community Center District
Case Manager: Vern Zakostelecky
Case Number: PRPT-028267-2019

BACKGROUND INFORMATION:
The applicant is requesting approval of a Major Preliminary Plat for land located south of Wright Brothers Blvd. SW and east of Earhart Ln. SW. The property is currently undeveloped, consists of 140 acres and is zoned S-RFL, Suburban Residential Low Flex District (135 acres), and S-MC, Suburban Mixed-Use Community Center District (5 acres). The property was annexed in April of this year.

The proposed site details as submitted includes the following:
- One & two-family residential to the south (120 acres-3.21 units per acre)
- Four-plexes & multi-family residential to the north (15.0 acres)
- Overall residential density of 4.4 units per acre
- Approximately 5 acre being dedicated for Park & Open space
- Proposed trail along Wright Brothers Blvd. SW and through the development
- Site Development Plans will need to be submitted for review and approval prior to development of the 4-plexes, the multi-family and commercial areas.
- Site plans will be submitted at the time of application for a building permit for the one and two family dwelling units.
- Storm water management will be provided via an existing retention pond on the south end of the site.
- There will be other storm water management areas provided as necessary to meet the City’s Storm Water Management Regulations.
Applicant is working with property owners to the south to obtain a sanitary sewer easement and to look into potential measures to resolve existing drainage issues.

2-accesses are proposed to Wright Brothers Blvd. SW.
3-street extensions to the east, 2-street extensions to the west and 2-street extensions to the south.

FINDINGS:
The City Planning Commission shall review the application based on the following criteria:

1. That the proposed use and development will be consistent with the intent and purposes of the Comprehensive Plan and other applicable codes and regulations.

Staff Comments: The proposed uses and development are consistent with the intent and purposes of the Comprehensive Plan. The property is shown as “Urban Medium-Intensity” on Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan. The proposed subdivision will be in accord with the Future Land Use Map designation and the goals and objectives of the City’s Comprehensive Plan. Future development will comply with all other applicable codes, regulations and approvals.

RECOMMENDED CONDITIONS:

If the City Planning Commission approves the proposed major preliminary plat, adoption of the following conditions as recommended by Development Services should be considered. The City Planning Commission may approve with additional conditions.

1. As part of the final plat submittal to City Council, the property owner shall be responsible to submit to the City an acceptable signed agreement for ownership, maintenance, and payment of taxes for lettered lots on this site to be privately owned and maintained.
2. When this property is final platted, it must comply with lot area and width requirements prescribed for in the Zoning Ordinance.
3. All construction other than one and two family residential dwellings will require review and approval by the Eastern Iowa Airport and the FAA.
4. AS PART OF FINAL PLAT SUBMITTAL TO CITY COUNCIL, the property owner shall be responsible to complete the following:
   A. Dedication to the public of additional street right-of-way along Wright Brothers Blvd. SW providing a minimum 60’ half width right-of-way for said street adjoining this site in addition to the additional right-of-way determined by the City to be necessary for the 2 proposed roundabouts.
   B. Submittal to the City of a signed Public Improvements Petition and Assessment Agreement for street improvements in Wright Brothers Blvd. SW adjoining this site. The City will provide copies of the above noted agreement forms upon request by the property owner.
5. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
6. PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
   A. For the lot(s) through which overland conveyance of the 100-year storm event will occur, the property owner shall provide certification by a civil engineer licensed in the State of Iowa verifying the runoff from the 100-year storm event can be conveyed through the site.
without damage to building structures in both the interim and final conditions.

B. Construction of concrete mixed use sidewalk (10’ wide) along Wright Brothers Blvd. SW adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.

7. The Developer agrees the storm water drainage swales graded as part of the overall storm water management plan approved by the City for this site shall not be modified in such a manner that may impair the function of the swales without prior approval by the City. The Developer agrees that fill materials or other obstructions will not be placed within the drainage swales without permission by the City. The Developer also agrees that if the property owners do not maintain the drainage swale areas in a manner acceptable to the City, the City may take necessary action to restore the drainage swales in accordance with the storm water management plan and invoice the property owners for the costs incurred by the City.

8. The Developer agrees to maintain the public storm water detention basin(s) in the development for a period of ten years, or until such time as ninety five percent (95%) of the lots, or other number of lots approved by the City, that are tributary to the detention basin(s) have been built and stabilized, whichever occurs first. Upon completion of the detention basin(s) construction and stabilization, and after the agreed upon time period for the Developer to maintain the basin(s), the City Engineer shall cause to be filed a release instrument of this condition. Such release instrument will indicate that the improvements have been completed and the detention basin(s) maintenance responsibilities are being assumed by the City and will release the Developer and the Real Estate from all obligations due under this Agreement and will specifically discharge and release the Developer and the Real Estate from any lien.

9. Prior to consideration of a final plat, Owner will sign an Airport Acknowledgement Agreement prepared by the City, to be included in the Final Plat bound documents. The agreement will inform potential lot buyers of the close proximity of the subdivision to the flight path of the Eastern Iowa Airport, and possible annoyances and inconveniences associated with the airport operations.

10. The developer shall dedicate necessary right-of-way for construction of a future roundabout at the intersection of Wright Brothers Blvd. and Kirkwood Blvd. SW at the time of final plat for this area.

11. The developer shall dedicate necessary right-of-way for construction of a future roundabout at the intersection of Wright Brothers Blvd. and Sundrops Lane SW at the time of final plat for this area.

12. The CITY has determined that 16-inch and 12-inch water mains will be required along the public streets for segments as shown on the Preliminary Plat to benefit the wider distribution system. The City will reimburse the DEVELOPER a portion of the cost to oversize the water main as permitted by Section 12.05 (c) of the Municipal Code and a method described therein as to how to determine the CITY’s cost participation. The basis for reimbursement is subject to confirmation based upon what is required for fire protection purposes (for mains larger than 8-inch) according to an approved construction phasing plan and lengths based on the approved as-built quantities.