F10b

City of Hiawatha

Community Development Department

Building, Zoning, Code Enforcement & Development

101 Emmons St., Hiawatha Iowa, 52233-1697

Purpose: Sidewalk Deferral **Date: 08/03/2018**

To: Hiawatha City Council

Name of Plan: World Class Industries

Address: 1535 Stamy **Zone**: C-4

Number of Lots: 1

Reviewed by: Patrick Parsley, Community Development Director

Description: The applicant has requested a sidewalk deferral from the City Council. The sidewalk would terminate at the end of the developed portion of their lot along Anchor Drive and Stamy.

Report: The sidewalk installation may be more appropriate when there is an extension of development on the lot. There is currently no sidewalk to connect toward Tower Terrace Road on either ROW. The applicant is aware the request is only valid until further development occurs or the Council requests the installation.

Recommendation: CD supports the sidewalk deferral at this time.

WORLD CLASS
INDUSTRIES

WORLD CLASS INDUSTRIES, INC.
PH: (319) 378-1766 • FAX: (319) 378-1493
925 North 15th Avenue • Hiawatha, IA 52233-2207

July 31, 2018

Honorable Mayor & City Council Members
City of Hiawatha
101 Emmons Street
Hiawatha, IA 52233

RE: Petition for Sidewalk Construction Deferral
Lot 1, Sherman Square Ninth Addition to the City of Hiawatha, Iowa
1535 Stamy Road, Hiawatha, IA 52233

Honorable Mayor & City Council Members:

World Class Industries hereby requests the City of Hiawatha, Linn County, Iowa defer the requirement to construct portions of the 5-foot wide sidewalk along Stamy Road and Anchor Drive adjacent to Lot 1, Sherman Square Ninth Addition to Hiawatha, Iowa.

We will be purchasing this lot and constructing an approximate 65,412 square foot office & warehouse building starting in September 2018. The lot is 13.01 acres in size and we will initially only develop the southerly 7.2 acres. The remaining portion of the site will be developed in the future when we construct building, parking & truck dock additions to our facility.

As part of our initial development, we will construct 5-foot wide sidewalk along the entire 639-foot long Kacena Road frontage, 414-feet of the Stamy Road frontage and 566-feet of the Anchor Drive frontage.

Due to project budget considerations and the future construction, we respectfully request deferral of two portions of the 5-foot wide sidewalk:

1. The northerly 448-foot long portion along Stamy Road.
2. The northerly 397-foot long portion along Anchor Drive.

We would install these two portions of sidewalk in the future when we construct the future building, parking & truck dock extensions to our facility. The attached Exhibit A illustrates the portions of the sidewalk we are requesting be deferred for ease of reference.

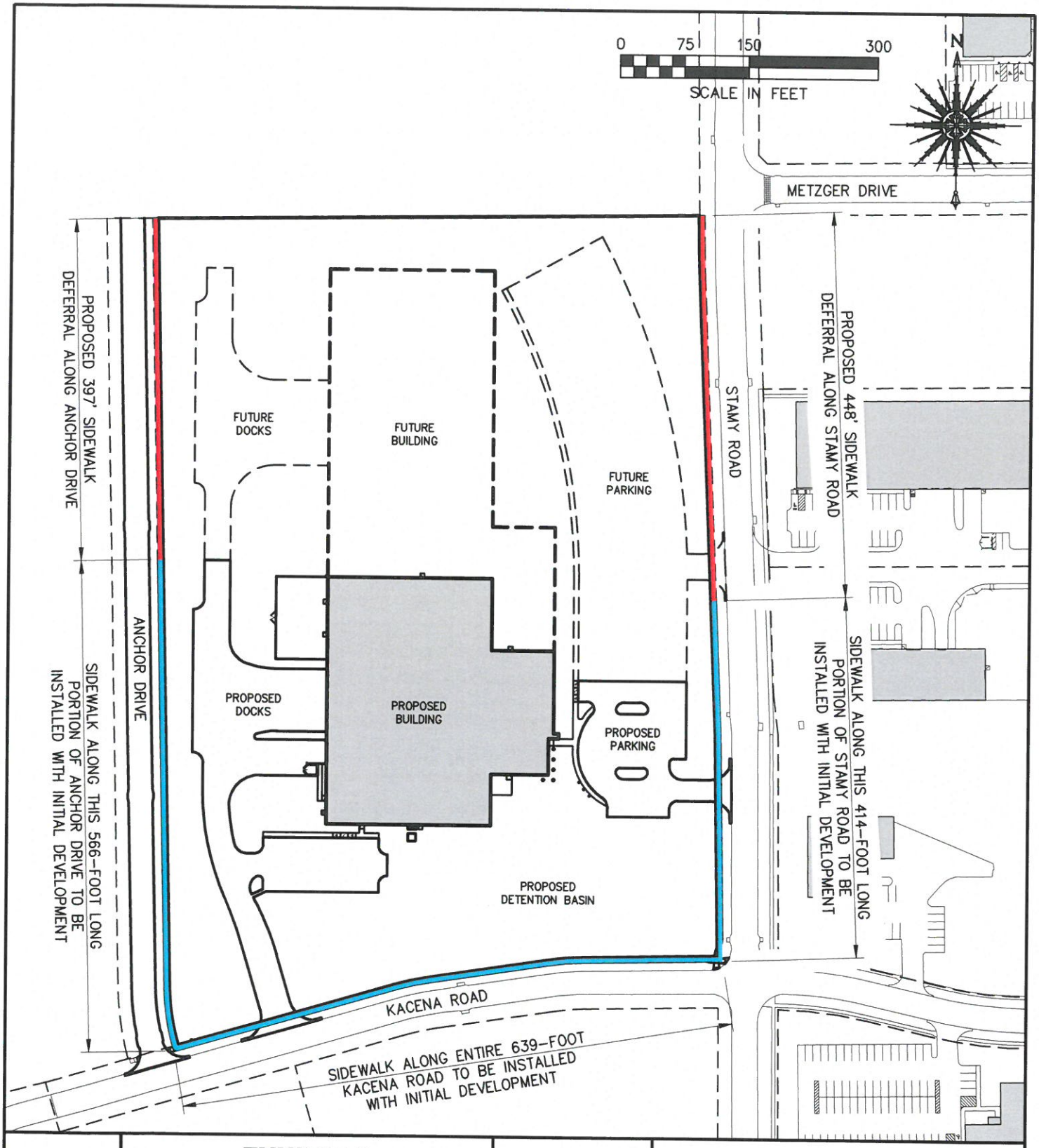
We trust you will find this request reasonable. If you have any questions, please call Tred Schnoor with Schnoor-Bonifazi Engineering & Surveying at 319-298-8888. Thank you for the consideration.

Sincerely,

WORLD CLASS INDUSTRIES

Brent Cobb, President

Encl.: Exhibit A – "Sidewalk Deferral Plan"



1 OF 1	**EXHIBIT A** **SIDEWALK DEFERRAL PLAN** **WORLD CLASS INDUSTRIES NEW OFFICE & WAREHOUSE BUILDING** **1535 STAMY ROAD** **HIAWATHA, IOWA 52233**	DRAWN: TRED S. APPROVED: TRED S. ISSUED FOR: REVIEW DATE: 07/31/2018 PROJECT NO.: 18008	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE SW CEDAR RAPIDS, IA 52404 (319) 298-8888 (PHONE) Schnoor Bonifazi Engineering & Surveying

DRAFT

Prepared/Return to City of Hiawatha, Kelly Kornegor, 101 Emmons Street Hiawatha, Iowa 52233, Phone: 319-393-1515

RESOLUTION NO. 18-
City Council

RESOLUTION APPROVING SIDEWALK DEFERMENT
1535 STAMY ROAD FOR WORLD CLASS INDUSTRIES

WHEREAS, a letter requesting deferment of sidewalk installation for 1535 Stamy Road, Hiawatha, Linn County, Iowa, has been received from World Class Industries, and

WHEREAS, at this time, it has been determined that sidewalks are not feasible for the property located at 1535 Stamy Road because there are no connecting sidewalks in the area until future development occurs, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve a deferment of sidewalk installation for the property located at 1535 Stamy Road, Hiawatha, Linn County, Iowa, received from World Class Industries. Said deferment shall run with the land and shall be binding upon all present and future owners of the subject property with the clear understanding that any person or future owner of said property shall be responsible for all installation costs of sidewalk for the property located at 1535 Stamy Road, Hiawatha, Linn County, Iowa, at such time that the City of Hiawatha, Iowa, determines installation of sidewalks is needed.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 15th day of August, 2018.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kelly Kornegor, City Clerk

I, Kelly Kornegor, City Clerk of the City of Hiawatha, Iowa do hereby certify that the above and foregoing Resolution is a true and the correct copy of the Resolution as passed by the City Council of the City of Hiawatha, Iowa on the 15th day of August, 2018.

_____

Kelly Kornegor, City Clerk