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City of Hiawatha
Community Development Department
Building, Zoning, Code Enforcement & Development

Purpose: Revised Preliminary Plat **Date: 1/29/2019**

To: Hiawatha City Council

Name of Plan: Todd Hills Addition

Address: Various: **Zone**: R-3

Number of Lots: Approximately 70 lots

Reviewed by: Patrick Parsley, Community Development Director

Description: This original development encompassed approximately 90 lots and has been reduced to 71lots. It is currently zoned for residential development; R-3 and the revisions do not change the zoning designation.

The development is adjacent to residential development on all sides including three sides abutting non-annexed property. It is on a future arterial street and is buffered from commercial zones. The Comprehensive Plan shows this area as a preferred less-dense residential area. The new revisions have increased the average size of the proposed lots which is consistent with the zoning district.

Report:
Site Considerations: The site development allows for access to necessary utilities, and meets the minimum standards for lot sizes, lot frontages and street access. The developer is proposing public streets, sidewalks, street lights and utilities located in the ROW. Easements are detailed to accommodate other utilities such as communication wires. A detention basin is proposed for the development and will be privately maintained. The revisions include the elimination of about 14 lots and two streets. It also designates an outlot C of 7.48 acres for which no use has been designated.
The improvements are to be constructed by the developer in accordance with new SUDAS standards. A sewer lift station is included for the sanitary system and will become part of the accepted improvements for the final plat. Staff has reviewed the plans for compliance to our platting specifications and the following issues have been addressed and maintained in the revision.

1. The R-3 setback requirements are noted.
2. Developable lots are outside the flood plain.
3. Access to the development is through two openings on Todd Hills Road and one from Reed Road.
4. No access from private lots will be allowed onto Todd Hills Road.
5. The method for storm water management includes a home-owners-association shared detention basin.
6. Inlets and pipes for storm drainage and the sewer lift are located in designated utility easements.

In addition the water utility is requiring water pressure controls to be added to the plan of improvements or added to each individual home due to the elevation of the lots.

Recommendations: Community Development and the Planning and Zoning Commission support a recommendation for approval of this revised preliminary plat request.

DRAFT

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING REVISED PRELIMINARY PLAT
TODD HILLS ADDITION, HIAWATHA, IOWA

WHEREAS, a revised preliminary plat of Todd Hills Addition to the City of Hiawatha, Linn County, Iowa, has been received and reviewed by appropriate officials and Planning & Zoning Commission found to be in conformance with regulations of the City of Hiawatha, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to approve the revised preliminary plat of Todd Hills Addition to the City of Hiawatha, Linn County, Iowa, as recommended by the City Engineer, Hiawatha Water Superintendent and Planning & Zoning Commission.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 6th day of February, 2019.

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Bill Bennett, Mayor

ATTEST:

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Kari Graber, Deputy City Clerk