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City of Hiawatha
Community Development Department

Purpose:	Final Plat	**Date: 01/29/2019**
To:	Hiawatha City Council	
Name of Plan:	Heritage Bank 1st Addition	
Address:	2250, 2252 and proposed 2260 Blairs Ferry Road	**Zone**: C-4
Number of Lots:	2 lots of 3 acres including ROW dedication totaling .92 acres	
Reviewed by:	Patrick Parsley, Community Development Director	

Description: This property is located on Blairs Ferry Road. The applicant is proposing no improvements to utilities as sewer and water are available in the Blairs Ferry ROW. No road construction is planned; however there is land dedicated to the expanded ROW for Blairs Ferry and no additional accesses are proposed. The final plat is for two lots. No rezoning is associated with this plat.

Report: The proposed lot and road locations are in compliance with Hiawatha development standards. The proposed plat and site plan of the existing building also comply with the Hiawatha Unified Development standards.

The Planning and Zoning Commission was concerned the existing detention basin continue to be maintained for both lots. To address the issue the final plat delineates this basin as a "shared storm water easement" similar to the shared access driveway on Blairs Ferry. Ownership and maintenance will be the responsibility of the property owners.

The necessary blue bounds and utility sign offs have been submitted.

Recommendation: Community Development and the Planning & Zoning Commission support the recommendation to approve the Final Plat.

DRAFT

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING FINAL PLAT
HERITAGE BANK FIRST ADDITION, HIAWATHA, IOWA

WHEREAS, a Final Plat of Heritage Bank First Addition to the City of Hiawatha, Linn County, Iowa, has been received and reviewed by the City Engineer, Hiawatha Water Superintendent and Planning and Zoning Commission and found to be in conformance with regulations of the City of Hiawatha, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIAWATHA, IOWA, to approve the final plat of Heritage Bank First Addition to the City of Hiawatha, Linn County, Iowa.

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