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City of Hiawatha
Community Development Department

Purpose:	Final Plat	**Date: 04/23/2019**
To:	Hiawatha City Coucil	
Name of Plan:	Burt Homes 1st Addition	
Address:	Current address is 3514 Todd Hills Road	
	(Pines 1st Addition Plus Outlot J of Pines 4th Addition)	**Zone**: R-3 PUD
Number of Lots:	1.81 acres divided to four lots	
Reviewed by:	Patrick Parsley, Community Development Director	
Description:	This property is located at the corner of Todd Hills Road and Edgewood Road. The current lot contains a house and detached accessory buildings and two driveways onto Todd Hills Road. The proposed plat contains four lots of complying size.	
Report:	Access is not proposed from Edgewood Road. The plat retains two accesses to Todd Hills Road which are adjusted away from the intersection. Access to lot 4 will be from Diamondhead Circle and include Outlot J designated for access in the previous plat. The existing residential structure complies with the R-3 PUD setbacks and the detached structures are to be demolished. The proposed lots are in compliance with Hiawatha development standards. The final plat includes: 1. An access easement shared by lots 2 and 3. 2. Note stating no access allowed to Todd Hills Road or Edgewood Road from lot #4. 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.	

City of Hiawatha

Engineering Department

101 Emmons St., Hiawatha Iowa, 52233-1697
PHONE (319) 393-1515 ext. 511 FAX (319) 393-1516

To: **Planning and Zoning Commission** **Date:** **April 15, 2019**

From: John C Bender PE, City Engineer

Re: 2019 Burt Homes 1st Addition

Description: Final Plat

Report:

Engineering has reviewed the final plat for the property located west of Edgewood Road and south of Todd Hills Road. This Burt Homes Addition is approximately 2 acres of the original Pines at Turtle Creek 1st Addition. There is one existing house on the property and one barn structure.

Currently, the sewer and water utilities are already installed adjacent to the property from Todd Hills Road and Diamondhead Circle. The services are already stubbed into the lots. Any storm water drainage was calculated and planned for during the require detention platting process of the 1st addition.

During the plat review process, we asked for a maximum of two access points to be connected to Todd Hills Road. We proposed one access for the existing house and one shared access for the lots 2 and 3. We asked for no access to Todd Hills Road or Edgewood Road from the proposed lot 4. Linn County was also contacted and they felt they had no jurisdiction for the proposed access points. Both these request were complied with.

Engineering has reviewed the final plat of Burt Homes 1st Addition and find the revisions requested have been completed. Engineering recommends approval and submitting this plat to the City Council for consideration.

If you have any questions please let me know.

RESOLUTION NO. 19-002
Planning & Zoning Commission

RESOLUTION APPROVING THE FINAL PLAT
FOR BURT HOMES 1ST ADDITION
HIAWATHA, IOWA

WHEREAS, A FINAL PLAT FOR BURT HOMES 1ST ADDITION TO HIAWATHA, IOWA, HAS BEEN FILED WITH THE CITY CLERK AND AFTER CONSIDERATION OF THE SAME IS FOUND TO BE CORRECT AND IN ACCORDANCE WITH THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, AND THE ORDINANCES OF THE CITY OF HIAWATHA, IOWA, IN RELATION TO PLATS AND ADDITIONS TO CITIES, NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HIAWATHA, IOWA, THAT SAID FINAL PLAT AND DEDICATIONS OF SAID BURT HOMES 1ST ADDITION TO HIAWATHA, LINN COUNTY, IOWA, IS HEREBY ACKNOWLEDGED AND APPROVED ON THE PART OF THE PLANNING AND ZONING COMMISSION OF HIAWATHA, IOWA, AND THAT THE CHAIRMAN AND SECRETARY OF THE HIAWATHA PLANNING AND ZONING COMISSION ARE HEREBY DIRECTED TO CERTIFY THIS RESOLUTION OF APPROVAL AND AFFIX THE SAME TO SAID PLAT AS BY LAW PROVIDED, AND RECOMMEND THAT THE HIAWATHA CITY COUNCIL APPROVE SAME.

PASSED THIS 22nd DAY OF April, 2019.

_____
Mark Ross, Vice Chair

ATTEST:_____
Clerk, Tiffany Stinson

STATE OF IOWA)
)SS
LINN COUNTY)

We, Mark Ross; Vice Chair, and Community Development Clerk; Tiffany Stinson, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the Planning and Zoning Commission of the City of Hiawatha, Iowa, on this 22nd day of April, 2019.

_____
Mark Ross, Vice Chair

_____
Clerk, Tiffany Stinson

Hiawatha!™

Final Plat of Improvements for Burt Homes First Addition

April 5th, 2019

The Water Department has completed inspection and reviewed Burt Homes First Addition Final Plat of improvements that were submitted by Brain Engineering. The Water Department recommends approval of Burt Homes First Addition.

Marty Recker

Marty Recker

Water Superintendent

Cc. Kari Graber, City Clerk

WATER DEPARTMENT • P.O. BOX 485 • HIAWATHA, IA 52233-0485 • PHONE (319) 393-5556 • FAX (319) 393-1516

RESOLUTION NO. 19-
City Council

RESOLUTION APPROVING FINAL PLAT
BURT HOMES FRIST ADDITION, HIAWATHA, IOWA

WHEREAS, a Final Plat of Burt Homes First Addition to the City of Hiawatha, Linn County, Iowa, containing 1.81 acres divided to four (4) lots, 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

WHEREAS, the City Engineer recommends City Council approval of the Development Agreement as submitted, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIAWATHA, IOWA, to approve the final plat of Burt Homes First Addition to the City of Hiawatha, Linn County, Iowa, 1.81 acres divided to four (4) lots be approved and direct the Mayor and City Clerk to execute the agreement.

AYES:
NAYS:

PASSED AND APPROVED this 1st day of May, 2019.

_____
Bill Bennett, Mayor

ATTEST:

_____
Kari Graber, City Clerk

STATE OF IOWA, COUNTY OF LINN

I, Kari Graber, City Clerk of the City of Hiawatha, Iowa do certify that the above and foregoing Resolution is a true and correct copy of the Resolution as passed by the City Council of the City of Hiawatha, Iowa on the 1st day of May, 2019.

_____
Kari Graber, City Clerk