

West Village, Part Two

Final Plat



June 30, 2011

Memo

To: North Liberty Planning Commission
From: Dean Wheatley, Planning Director
Subject: Final Plat Approval Request for West Village Part Two Subdivision
(Outlot A of West Village Part 1)

Your North Liberty city staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Tom Palmer, City Building Official
Scott Peterson, City Attorney
Kevin Trom, City Engineer
Dean Wheatley, Planning Director

This request is to approve a final plat of 19 single-family lots generally located north of West Zeller Street and east of Kansas Avenue. This final plat is consistent with the existing RS-6 zoning and with the preliminary plat for this area approved in April of 2008 (see second page), and is recommended for approval.

Notes:

Sewer tap-on fees, St. Andrews Drive reconstruction proration, and storm water management fees all need to be paid prior to Council action on this plat.

The final plat will be held from City Council action until improvements have been built or bonded.

Recommended for approval by Planning Commission 7/5/2011 with no conditions. Plat has been held since then for completion of improvements and payment of fees, now complete.

**RESOLUTION APPROVING THE FINAL PLAT OF WEST VILLAGE, PART 2,
NORTH LIBERTY, IOWA.**

WHEREAS, the owner and developer, Robson Homes, has filed with the City Clerk a final plat for the property described in Exhibit A, which is attached hereto and made a part hereof, and

WHEREAS, said real estate is owned by the above-named party and the subdivision is being made with the free consent and in accordance with the desires of the owner, and

WHEREAS, said final plat has been examined by the North Liberty Planning and Zoning Commission, which did recommend that the final plat of property described as West Village, Part 2 be accepted and approved with no conditions, and

WHEREAS, said final plat is found to conform with Chapter 354 of the Code of Iowa and ordinances of the City of North Liberty, and

WHEREAS, the City of North Liberty approved an Agreement with Robson Homes for the installation of Property Improvements in Corridor West Village, Part 2 as a condition of final plat approval, said, and

WHEREAS, the requirements of the Agreement for West Village, Part 2 entitled Property Improvements, except for sidewalks, have been installed in accordance with the design standards and Municipal Code requirements of the City of North Liberty.

NOW, THEREFORE, BE IT RESOLVED that the City Council of North Liberty, Iowa, does hereby approve the final plat of West Village, Part 2, including such modifications, variances and waivers from the general requirements of the Municipal Code of North Liberty as shown on the final plat and that Property Improvements, except for sidewalks, in West Village, Part 2 are hereby accepted and approved.

Adopted at North Liberty, Iowa, this _____ day of _____, 20____.

CITY OF NORTH LIBERTY

By: _____
Thomas A. Salm, Mayor

Attest: _____
Tracey Mulcahey, City Clerk