City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 08/14/2019**

To: Planning and Zoning Commission

Name of Plan: Todd Hill First Addition

Address: Dell Ridge Lane and Forrest Hill Court **Zone**: R-3

Number of Lots: 29 lots/Approximately 20 acres

Reviewed by: Patrick Parsley, Community Development Director

Description: This is part of the Todd Hills preliminary plat. The lot lines have been adjusted but no major changes are proposed differing from the preliminary plat. The lot sizes comply with the UDC and all buildable lots are outside the 100 year flood plain. There is no request for a zoning change.

Report: This final plat matches closely to the most recent preliminary plat. The plan of improvements has been received and the improvements are being completed. The plan includes a private detention basin for the subdivision. The plat also specifies no access to individual lots will be permitted onto Todd Hills Road.

The acceptance of the improvements or a developer's agreement is still being considered. Final blue bound documents and utility sign-offs will be submitted before Council consideration.

The water department has reviewed the final plat and has no issues.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat contingent upon Council acceptance of the improvements or approval of a developer's agreement. NOTE: No occupancy will be allowed until the improvements have been accepted by Council.