City of Hiawatha
Community Development Department

Purpose: Final Plat Approval **Date: 11/20/2019**

To: Planning and Zoning Commission

Name of Plan: Final Plat-Next Level 22 Second Addition

Address: 999 Boyson Road **Zone**: C-3

Number of Lots: One lot (Lot 1), three outlots (A, B, and C) and Lot A to be deeded to the city for Boyson Road ROW.

Reviewed by: Patrick Parsley, Community Development Director

Description:

This is the final plat for the property at the corner of Boyson Road and NCPR which was a group of residential and commercial properties. The owner recently purchased additional residential lots on Kainz Drive along with a public parcel known as Kainz Park. The lots with residential homes and a portion of the City owned basin lots have been rezoned to C-3. The remainder of the basin lots and the Kainz Park lot remain zoned as R-1.

In addition, easement locations have changed so the final plat includes the vacation of utility easements no longer in use. Utility company sign offs will be required with the final plat. They will verify there are no longer utilities located in the vacated easements.

The property is now owned as one property and is located partially within zoning district C-3 and partially within zoning district R-1. The R-1 zoned areas are not to be used as display or sales areas for the Auto business. Therefore, the R-1 zoning areas are labeled for public use or as stormwater easements and shall be used as such unless rezoned. Outlots A, B and C were created for signage purposes only. Due to the sign code revisions these outlots are no longer required.

Report: The lots are in compliance with the UDC for size and frontage.

Recommendation: Community Development supports the Planning and Zoning Commission recommendation for approval of this final plat.