City of Hiawatha
Engineering Department

To: **Planning and Zoning Commission** **November 19, 2019**

From: **John Bender PE City Engineer**

RE: **Final Plat Next Level 22 2nd Addition**

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

Report:

This is a new final plat of the property located at the southeast corner of Boyson Road and Center Point Road. This plat is owned by Dave Wright and includes and number of properties that were acquired from various owners as the new car dealership was constructed. This appears to be an effort to combine all the legal descriptions of the numerous properties into a single plat and legal description. This will allow the County to create one parcel number for the entire area.

During staff review, we required the parcel to be split into 3 lots as there are deed restrictions on certain areas for storm water detention and shared use parking. We also had the City Attorney review our approach as we did not feel one single large lot of the area was appropriate.

The requested modifications to the plat have been completed, therefore Engineering recommends approval. If any questions, please let me know.