

RESOLUTION NO. 1056

RESOLUTION APPROVING LOT #1 PEDERSEN VALLEY, PART ONE SITE PLAN.

WHEREAS, Michael L. Furman had originally submitted a proposed Site Plan to construct a proposed eight unit multi-family residential building on Lot #1 Pedersen Valley, Part One, West Branch, Iowa; and

WHEREAS, said proposed Site Plan had heretofore been reviewed by City Staff, including the City Engineer; and

WHEREAS, the proposed Site Plan was found to conform to West Branch Code of Ordinances; and

WHEREAS, the proposed Site Plan was approved by the West Branch Planning and Zoning Commission at their special meeting held on Tuesday June 26, 2012; and

WHEREAS, the proposed Site Plan was approved by the West Branch City Council at their meeting held on July 16, 2012; and

WHEREAS, Michael L. Furman was asked by a member of the West Branch City Council at their meeting held on July 16, 2012 to consider adding a commercial component to this development; and

WHEREAS, Michael L. Furman submitted a revised site plan for a mixed-use development on this site; and

WHEREAS, the revised Site Plan has heretofore been reviewed by City Staff, including the City Engineer; and

WHEREAS, the revised Site Plan has been found to conform to West Branch Code of Ordinances; and

WHEREAS, the revised Site Plan was approved by the West Branch Planning and Zoning Commission at their meeting held on Tuesday November 27, 2012 with the following four recommendations to amend the Conditional Zoning Agreement between the City of West Branch and Michael L. and Sherri P. Furman: 1) allow for nine residential units instead of eight, 2) allow for three stories instead of two, 3) clarify that a mixed-use development will be allowed, and 4) clarify that since it is a mixed-use development, a 25-foot RB-1 front setback will be allowed; and

WHEREAS, the West Branch City Council has discussed the Conditional Zoning Agreement between the City of West Branch and Michael L. and Sherri P. Furman dated February 8, 1999; and

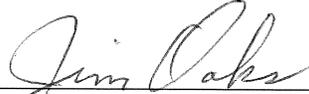
WHEREAS, the West Branch City Council has approved Resolution 1054 amending the conditional zoning agreement with Michael L. and Sherri P. Furman; and

WHEREAS, it is now necessary for the City Council to approve said revised Site Plan.

NOW, THEREFORE, be it resolved by the City Council of the City of West Branch, Cedar County, Iowa, that the aforementioned Site Plan for the Project be and the same are hereby accepted and approved.

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Passed and approved this 17th day of December, 2012.

  
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~~Don Kessler, Mayor~~ PRO TEM  
JIM OAKS

ATTEST:

  
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Matt Muckler, City Administrator/Clerk