

**City of Mount Vernon
Planning and Zoning Commission
City Hall 213 First St NW
April 12, 2023, 6:30 pm**



AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of November 9, 2022, minutes.
5. Public Discussion - Items not on the Agenda. Each citizen is limited to 5 minutes per discussion item.

Development Items

6. Discussion and possible action approving the vacating of Lot B in Stonebrook Fifth Addition.
7. Discussion and review of the Preliminary Plat for Stonebrook 7th – Phase two, 10th and 11th additions.
8. Adjournment.

Remote / Zoom Access:

For those individuals that are unable to attend or still do not feel comfortable with in-person meetings, the city is providing a Zoom option. For those planning to attend via Zoom, please contact Leigh Bradbury at (319) 895-8742 x114 for Meeting ID and password information.

PLANNING & ZONING COMMISSION
April 12, 2023

STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #6

Item for Consideration: Resolution Approving Vacation of Lot

Requested Action: Recommend approval of Resolution City Council

Applicant / Owner: City of Mount Vernon

Background Information:

Lot B, Stonebrook Fifth Addition, is immediately adjacent to the MVCSD Athletic Complex on Lot 2, 731 Palisades Road SW and a potential emergency access point for that facility. Discussion has taken place with MVCSD administration and the district has agreed to provide maintenance of the street stub and sidewalk going forward.

Location: Lot B is located between 440 13th Avenue SW and 570 13th Avenue SW, and immediately adjacent to Lot 2, 731 Palisades Road SW in the City of Mount Vernon, Franklin Township, Linn County, Iowa. The lot is approximately 60 feet wide (north to south) by 130 feet deep (west to east), according to the plat recorded in book 7492 page 561-577 of the public record of Linn County, Iowa.

Size: 60 x 130' (.18 acres)

Zoning: Traditional Residential

Location Map:



AGENDA ITEM #6 (cont.)

Staff Recommendation: City staff recommends vacating Lot B of the Stonebrook Fifth Addition for sale and use by the Mount Vernon Community School District (MVCSD) in the amount of \$1.00 with the implied understanding that the Mount Vernon Community School District (MVCSD) agree to maintain the street stub and sidewalk.

Next Step: Two resolutions go before City Council for their approval in regards Lot B, Stonebrook 5th Addition:

- Resolution Approving Vacation of Lot
- Resolution Disposing of Certain Real Estate and Approving Issuance of a Deed

Attachment(s):

1. Resolution Approving Vacation of Lot
 2. GIS Image showing Lot B in relation to MVCSD Athletic Complex Site location (Lot 2, 731 Palisades Road SW)
 3. Final Plat – Stonebrook 5th Addition
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PLANNING & ZONING COMMISSION
April 12, 2023

STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM #7

Item for Consideration: Preliminary Plat - Stonebrook 7th- Phase II, 10th and 11th Addition

File Date: March 15, 2023 **45 Day Limitation Period:** April 29, 2023

Requested Action: Approval of Preliminary Plat

Applicant: MMS Consultants Inc.	Owner: DARR Inc.
1917 S. Gilbert St.	222 3 rd Ave SE
Iowa City, IA 52240	Cedar Rapids, IA 52401

Size: 21.03 Acres

Zoning: Traditional Residential (TR)

Location: West of Stonebrook 6th, 7th - Phase 1 and 9th Addition

Location Map:



AGENDA ITEM #7 (cont.)

Analysis:

Developer purchased an additional 10 acres, allowing a revision of stormwater calculations and drainage patterns.

Staff Recommendation:

City staff recommends approval of the site plan with the following adjustments:

Next Step: Approval of Preliminary Plat by City Council

Attachment(s):

- Preliminary Plat Stonebrook 7th Addition – Phase Two, 10th and 11 Addition
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