



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

00-172

SYNOPSIS -

AGENDA:

APRIL 24, 2000

Approval of the final plat of Three Lakes Estates Plat 3 located in the vicinity south of East Army Post Road and east of Three Lakes Parkway. The area is zoned PUD (Planned Unit Development). The principal that owns the development is Tim Erickson, Erickson Development, Inc. This plat is the third plat of the Three Lakes Estates development and is approximately 13 acres in size.

SUBJECT:

APPROVAL OF
FINAL PLAT THREE
LAKES ESTATES
PLAT 3

FISCAL IMPACT -

None.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval.

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

BACKGROUND -

The area is a large area zoned for residential development. The Plan and Zoning Commission and the City Council have approved the first plat of this area in 1997. This plat is a continuation of residential development in this area of the City.

On April 3, 2000 this plat was deferred by the Council due to a drainage problem that appeared to be present in Plat 1. The engineer for this project, Mr. Eric Gjersvik, and the developer, Mr. Tim Erickson, have met with the property owner at Lot 19, Three Lakes Estates Plat 1, and agreed to install a drainage swale on the west side of this lot to provide drainage of the rear yard. Attached to the roll call is a communication from Gjersvik and Associates that addresses this issue specifically.

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