

**CITY COUNCIL
COMMUNICATION:**

03-465

AGENDA:

SEPTEMBER 22, 2003

SUBJECT:

FINAL PLAT OF DEER
RIDGE II PLAT 1

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

LARRY HULSE
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM _____

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

SYNOPSIS —

This is the first plat of the Deer Ridge II area, which includes four lots on approximately seven acres located in the vicinity east of SW 63rd Street and north of Creston Avenue. The property is zoned Planned Unit Development (PUD), which allows multi-family residential. The developer is Raccoon Valley Estates, L.C. (James Conlin, Principal, 319 - 7th Street, Suite 300, Des Moines, 50309).

FISCAL IMPACT —

None.

RECOMMENDATION —

Approval.

BACKGROUND —

This development, which includes 115 residential units, has been developed under a single site plan. The developer desired to subdivide this property to create lots for each of the apartment buildings either built, or planned to be built on this site. This development has been found to be in compliance with the Subdivision Ordinance.

The Plan and Zoning Commission approved the preliminary plat on September 4, 2003.

