

**CITY COUNCIL
COMMUNICATION:**

03-487

AGENDA:

OCTOBER 6, 2003

SUBJECT:

FINAL PLAT FOR
CARMAN
ESTATES PLAT 2

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 plat is the second plat of the Carman Estates subdivision located in the vicinity south of Easter Lake Drive and east of Indianola Avenue, to be developed by the St. Andrews Group (Ron Grubb, Principal, 3301 - 106 Street, Urbandale, IA 50322. The area is zoned Planned Unit Development (PUD). There are approximately 20 acres in this plat with 96 condominium units on six lots and 70 bi-attached lots.

FISCAL IMPACT —

None.

RECOMMENDATION —

Approval.

BACKGROUND —

The Plan and Zoning Commission approved the preliminary plat on May 17, 2002. The bi-attached lots may be combined in order to construct larger single-family homes if there are at least two lots per unit.

