



**Council
Communication**
Office of the City Manager

Date

March 20, 2006

Agenda Item No. 15
Roll Call No. 06-
Communication No. 06-138
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Reapproving final plat entitled Woodside Estates West Plat No.3 in vicinity of NW 54th Avenue and NW 57th, (within the 2-mile review area).

SYNOPSIS:

Reapproval of the Final Plat for Woodside Estates West Plat No. 3 in Polk County, located north of NW 54th Avenue and south of NW 57th Place on either side of NW 3rd Court. The plat will have 18 residential lots zoned Suburban District and is in the 2-mile review area the City has outside its City Limits.

This plat was conditionally approved by the City Council on January 23, 2006, but the revised final plat meeting all requirements was not received until March 9, 2006. The previous Council action had a 30-day limit in which conditions must have been met for the plat to be filed and recorded. This deadline was not met and, therefore, the previous action has expired. The developer now wants to proceed with the project and has requested that Council reapprove the plat and send it to the Polk County Auditor for filing. Because of complications like this with late filing, the Permit and Development Center will no longer recommend conditional approval of plats to City Council. In the future, developers must meet all conditions before seeking Council approval.

FISCAL IMPACT: NONE

Amount:

Funding Source:

ADDITIONAL INFORMATION:

The City has review oversight of all plats within 2 miles of its boundaries. Both the City and the County Administration review and approve the proposed plat before the plat can be officially recorded at the County Recorder's Office. The approval of this 31-acre plat allows the developer of the property to proceed with developing the property according to the plat. Any site development activities will be administered and reviewed by the County Administration according to their regulations.

PREVIOUS COUNCIL ACTION(S):

Date: January 23, 2006

Roll Call Number: 06-149

Action: Conditionally Approving final plat entitled Woodside Estates West Plat No.3 in vicinity of NW 54th Avenue and NW 57th, (within the 2-mile review area). ([Council Communication No. 06-026](#)) Moved by Brooks to adopt. Motion Carried 7-0.

Date: February 28, 2005

Roll Call Number: 05-425

Action: Communication from the Planning and Zoning Commission regarding preliminary subdivision plat for Woodside Estates West Plat 3, vicinity of 301st Block of NW 54th Avenue (within two-mile jurisdiction of Des Moines). Moved by Hensley to receive and file. Motion Carried 7-0.

Date: December 16, 2002

Roll Call Number: 02-2888

Action: P&Z Recommendation for approval of a preliminary subdivision plat for "Woodside Estate West Plat 2", vicinity of NW 57th Place and NW Torgerson Lane, within the 2 mile jurisdiction for subdivision review. Moved by Hensley to receive and file. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: February 17, 2005

Roll Call Number: Plan and Zoning Commission

Action: Approve Preliminary Plat Woodside Estates West Plat No.3

Date: December 8, 2002

Roll Call Number: Plan and Zoning Commission

Action: Approve Preliminary Plat Woodside Estates West Plat No.2

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of preliminary and final plat 4 of Woodside Estates West.