



Council Communication

Office of the City Manager

Date

December 4, 2006

Agenda Item No. 14B
Roll Call No. 06-
Communication No. 06-747
Submitted By: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Final Plat for Summersfield Plat 2.

SYNOPSIS:

Recommend approval of the Final Plat for Summersfield Plat 2 located in Des Moines, east of E. 46th Street and southeast of Hubbell Avenue. The owner and developer of the property is Hubbell Properties II, L.C., 6900 Westown Parkway, West Des Moines, IA 50266, Rick Tollakson, principal.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The plat consists of a total of 6.1 acres of land and will have one 2.5 acre lot for Limited Conditional Highway-Oriented Commercial Use, one 2.9 acre outlot used for open space and stormwater detention purposes, and two smaller lots that are contained in present road right-of-way. All are zoned Planned Unit Development (PUD). This is a slight reduction in commercial use area, and a slight increase in open space/storm water detention area from the PUD Concept Plan that was conditionally approved by Council on September 26, 2005.

PREVIOUS COUNCIL ACTION(S):

Date: January 9, 2006

Roll Call Action: 06-081

Action: Rezoning of property from "A-1" (Agricultural) to "PUD" (Planned Unit Development) to permit property to be incorporated into adjoining Summersfield Development by Hubbell Properties. Moved by Mahaffey to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

Date: November 7, 2005

Roll Call Action: 05-2667

Action: Setting date of hearing on Voluntary Annexation and declaring the City's support to proceed with the Summersfield Development, (66 ft. wide parcel, north of Aurora and east of NE 46th Street) without requirement to improve Aurora Avenue, (1-9-06). ([Council Communication No. 05-621](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: September 26, 2005

Roll Call Action: 05-2375

Action: Public hearing on request from Hubbell Properties II, LC to rezone property in the vicinity of 4615 NE Hubbell Avenue, from "A-1" (Agricultural) to "PUD" (Planned Unit Development), to allow 38.89 acres of land identified for single-family residential development, with a minimum lot width of 55 feet and lot area of 6,875 square feet; 2.6 acres designated for open space, and 3.12 acres along Hubbell Avenue identified for Highway-Oriented Commercial Use, and approval of the Summersfield Concept Plan subject to conditions. Moved by Mahaffey to adopt including conditional approval of the "PUD" conceptual plan, subject to a further requirement that the "PUD" conceptual plan be further amended to identify that at the final development plan stage the development must include additional land adjoining the south line of the subject property to permit larger and deeper residential lots. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: February 2, 2006

Roll Call Action: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Summersfield Plats 1 and 2.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of future plats within the Summersfield PUD.