



# Council Communication

Office of the City Manager

Date

July 09, 2007

Agenda Item No. 18  
Roll Call No. 07-  
Communication No. 07-386  
Submitted By: **Larry Hulse, Community  
Development Director**

## AGENDA HEADING:

Approving Final Plat for South of Grand Estates.

## SYNOPSIS:

Recommend approval of the Final Plat for South of Grand Estates located in Des Moines, in the vicinity of 401 31<sup>st</sup> Street. The owner and developer of the property is Nelson Development 13, LLC, Jake Christensen, principal.

## FISCAL IMPACT: NONE

## ADDITIONAL INFORMATION:

The plat consists of a total of four single-family residential lots for development on 2 acres. The development is served by an approved common private drive, providing access to the 4 lots. All infrastructure improvements are private, with the exception of public sanitary sewer. The lots within the plat all contain at least 16,929 sq. ft. of total lot area and, by condition of zoning, must contain a minimum square footage above the basement level and independent of the garage of 1,200 square feet for a single-story and 1,400 square feet for a two-story or greater. Homes on Lots 2, 3, & 4 must have a primary entrance oriented toward the private drive, and the home on Lot 1, must have a primary entrance oriented toward either 31<sup>st</sup> Street or the private drive.

## PREVIOUS COUNCIL ACTION(S):

Date: October 23, 2006

Roll Call Action: 06-2123 thru 06-2125

Action: Rezoning of portion of property from "R1-80" (Single Family Residential) to "PUD" (Planned Unit Development) for development of single family residential lots. Moved by Hensley to adopt and approve the rezoning and Conceptual Plan as amended above, subject to final passage of the rezoning ordinance. Motion Carried 6-0.

## BOARD/COMMISSION ACTION(S):

Date: December 7, 2006

Roll Call Action: 06-2462

Action: Plan and Zoning Commission approved preliminary plat for South of Grand Estates.

Date: September 21, 2006

Roll Call Action: None

Action: Plan and Zoning Commission recommended approval for rezoning of property from “R1-80 (Single Family Residential) to “PUD” (Planned Unit Development), with conditions.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**