



Council Communication

Office of the City Manager

Date

July 23, 2007

Agenda Item No. 14
Roll Call No. 07-
Communication No. 07-454
Submitted By: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Final Plat for Sawyer's Landing Plat 2.

SYNOPSIS:

Recommend approval of the Final Plat for Sawyer's Landing Plat 2 located in Des Moines, in the vicinity of Twana Drive and 29th Street. The owner and developer of the property is Savannah Homes, Inc., 1309 50th Street, West Des Moines, IA 50266, Ted Gob, principal.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The plat consists of a total of 47 single family residential lots for development on 12.42 acres. Plat 2 is the final phase of the larger Sawyer's Landing PUD, containing a total of 103 single family residential lots, ranging in area from 7,500 sq. ft. to 12,453 sq. ft.

Based on previous agreements between City staff and the developer, a temporary vehicular turnaround is proposed for the southwestern corner of the plat, where Merced Drive will temporarily dead end, to the east of Woodlawn Park. If a north-south public street connecting to Merced Drive is constructed in the future, the developer is responsible for removing the temporary vehicular turnaround, restoring all drive approaches and installing all required sidewalks. Security in the form of an improvement bond has been received for the costs of temporary turnaround restoration work, based on improvement estimates calculated by City Engineer's Office staff. To preserve the City's ability to extend a future north-south street connection to Merced Drive, Savannah Homes, Inc., is dedicating to the City one-half of the right-of-way needed for a north-south street connection. A requirement placed on the approval of the project stipulates that a subdivision improvement bond or security to restore the temporary turnaround be held for 6 years from date of City Council approval of the final plat. Upon the expiration date of the 6th year of final plat approval, if no street connection has been installed, the developer may request the release of improvement bond.

PREVIOUS COUNCIL ACTION(S):

Date: November 20, 2006

Roll Call Action: 06-2290

Action: [Approving](#) final subdivision plat entitled Sawyer's Landing Plat 1 located in vicinity of Hillcrest Drive and north of Twana Drive. ([Council Communication No. 06-713](#)) Moved by Coleman to adopt. Motion Carried 6-0.

Date: January 9, 2006

Roll Call Action: 06-77

Action: Resolution closing hearing and approving rezoning of land from "A-1" (Agricultural) to "PUD" (Planned Unit Development) and approving "PUD" Conceptual Plan for single family residential development, (Sawyer's Landing). Moved by Coleman to adopt, subject to final passage of the rezoning ordinance and subject to the annexation of the property into the City of Des Moines, Iowa. Motion Carried 5-1. Nays: Brooks. Council Member Vlassis declares a conflict of interest and abstains from voting.

BOARD/COMMISSION ACTION(S):

Date: April 20, 2006

Roll Call Action: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for "Sawyer's Landing Plats 1 & 2".

Date: November 3, 2005

Roll Call Action: N/A

Action: Plan and Zoning Commission recommended approval for rezoning of property from "A-1" (Agricultural) to "PUD" (Planned Unit Development), with conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE