



# Council Communication

Office of the City Manager

Date

December 17, 2007

Agenda Item No. 13  
Roll Call No. 07-  
Communication No. 07-729  
Submitted By: Larry Hulse, Community  
Development Director

## AGENDA HEADING:

Approving Final Plat for Carman Estates Plat 6.

## SYNOPSIS:

Recommend approval of the Final Plat for CARMAN ESTATES PLAT 6, located at 5800 SE 24<sup>th</sup> Street in Des Moines, subject to payment of the required sewer connection fee. The owner and developer of the property is Silver Oak Enterprises, LLC, Jerry Grubb, principal, 3301 NW 106<sup>th</sup> Street, Urbandale, IA 50322.

## FISCAL IMPACT: NONE

## ADDITIONAL INFORMATION:

The plat consists of a total of 76 “ranch row” townhome residential lots for development on 12.57 acres. Plat 6 is a phase of the larger Carman Estates PUD (Planned Unit Development), containing a mixture of residential living options, from single family to townhome to condominium. The “postage stamp” townhome lots vary in size from 2,964 sq. ft. to 3,510 sq. ft.

The subdivision is served by a series of 22 ft. wide private drives (on-street parking not allowed by private association covenant) with access to a public street via two connections to SE 24<sup>th</sup> Street. The maintenance and repair of said private drives will be the responsibility of a homeowner’s association for this development. A 50 ft. wide public ingress/egress, water main and public utility easement provides public access to infrastructure serving this development.

The previous Council plat approval on September 10, 2007, expired 30 days after conditional approval was granted.

## PREVIOUS COUNCIL ACTION(S):

Date: May 7, 2007

Roll Call Action: 07-850, 07-851, 07-852

Action: Approving reduction of Subdivision Bonds for the satisfactory completion of remaining improvements for CARMAN ESTATES PLATS 2, 3 and 5. (Council Communication No. 07-261, 07-256, 07-257) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: February 26, 2007

Roll Call Action: 07-388

Action: On request from Silver Oak Enterprises, LLC for a Fourth Amendment to the Carman Estates PUD Conceptual Plan defining development for property at 5800 SE 24th Street immediately northeast of intersection of Indianola Avenue and E. Payton Avenue to allow for development of 76 ranch row townhome units, subject to conditions. Moved by Meyer to adopt, and remove the requirement for hardi-plank siding and approve .42 vinyl siding for the project. Motion Carried 6-1. Nays: Vlassis.

Date: June 6, 2005

Roll Call Action: 05-1382

Action: Approving final Subdivision Plat entitled CARMAN ESTATES PLAT 5, located north of East Payton Avenue in the vicinity of SE 24<sup>th</sup> Street. (Council Communication No. 05-153) Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 22, 2005

Roll Call Action: 05-2045

Action: Approving final plat entitled CARMAN ESTATES PLAT 4, located north of East Payton Avenue in the vicinity of SE 24<sup>th</sup> Street. (Council Communication No. 05-456) Moved by Hensley to adopt. Motion Carried 6-1. Nays: Brooks.

**BOARD/COMMISSION ACTION(S):**

Date: April 5, 2007

Roll Call Action: 07-749

Action: Plan and Zoning Commission approved Preliminary Plat for “CARMAN ESATES PLAT 6”.

Date: February 12, 2007

Roll Call Action: None

Action: Plan and Zoning Commission recommended approval for amending the Carman Estates “PUD” (Planned Unit Development) Concept Plan to allow for the development of ranch row town home units.

Date: September 27, 2004

Roll Call Action: None

Action: Plan and Zoning Commission recommended conditional approval for amending the Carman Estates “PUD” (Planned Unit Development) Concept Plan to allow for the development of 96 condominium residential units within six (6) two story structures.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of future subdivision plats with the Carman Estates PUD.