



Council Communication

Office of the City Manager

Date

June 9, 2008

Agenda Item No. 18
Roll Call No. 08-
Communication No. 08-323
Submitted By: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Final Plat for Holland Estates Plat 1.

SYNOPSIS:

Recommend approval of the Final Plat for Holland Estates located at 2758 113th Avenue in unincorporated Warren County, within the two mile jurisdiction for extraterritorial review by the City of Des Moines. The owners and developers of the property are Samuel and Raeome Holland, 2761 Highway 65/69, Carlisle, IA 50047.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

The plat consists of 3 single family residential lots on 32.7 acres, zoned A-1, Agriculture (Warren County Zoning Designation). The existing property contains one existing single family home located on 2 acres. The proposed subdivision would create two additional 2 acre lots for the placement of single family homes. A large remainder parcel is designated as an outlot used for agricultural purposes, and will be undevelopable until a preliminary plat amendment can be provided by the applicant. The undevelopable outlot is imperative at this time, so that a logical future roadway extension of Carpenter Avenue can be more specifically defined, as called for in the Highway 5/North River Master Plan study. Both lots will have private sanitary sewage disposal systems in accordance with Warren County regulations for properties not connected to sanitary sewer.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Date: May 1, 2008

Roll Call Action: 08-863

Action: Plan and Zoning Commission Approved Preliminary Plat for Holland Estates.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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