



Council Communication

Office of the City Manager

Date

October 27, 2008

Agenda Item No. 12
Roll Call No. 08-
Communication No. 08-657
Submitted By: Larry Hulse, Community
Development Director

AGENDA HEADING:

Reaffirming the approval and granting an extension of time to record the Final Plat for Wakonda Plat 1.

SYNOPSIS:

Recommend Council reaffirm approval of the final plat for Wakonda Plat 1, located at 1900 Park Avenue. The owner and developer of the property is Wakonda Living, LLC, R. Michael Hays, officer, 6900 Westown Parkway, West Des Moines, IA 50266.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

The plat consists of 11 single-family detached townhome residential lots and 15 single-family residential lots for development on 7.84 acres on the northern fringe of the Wakonda Club Golf Course, beginning at the intersection of Fleur Drive and Park Avenue and heading east.

All lots will have vehicle access to a public street by utilizing a shared private drive. There are two drive approaches located on Park Avenue providing access into the development, which is revised from 3 drive approaches shown on earlier versions of the preliminary plat. Exterior building, driveway, lawn and landscape and storm water management facility maintenance will be provided through arrangement of a homeowner's association. Mature tree protection measures for all saved trees have been installed on site and inspected, per agreement between the developer and the Community Development Department.

The final subdivision plat for Wakonda Townhomes was conditionally approved during the September 22, 2008 City Council meeting. By City Code Section 106-104, if the plat is not officially recorded with the Polk County Recorder's Office within 30 days of City Council approval, the previous Council action expires. By reaffirming approval and granting an extension of time for the filing of the final subdivision plat, the developer can satisfy outstanding conditions pertaining to the legal documents.

PREVIOUS COUNCIL ACTION(S):

Date: September 22, 2008

Roll Call Number: 08-1647

Action: Approving final subdivision plat entitled Wakonda Plat 1, 1900 Park Avenue. (Council Communication No. 08-580

) Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 28, 2008

Roll Call Number: 08-160 through 08-162

Action: On request from Hubbell Realty Company to rezone property from “R1-80” (One Family Residential) to “PUD” (Planned Unit Development) to allow for 5.16 acres of large lot single-family detached townhome units and 2.68 acres of single-family semi-detached townhomes, sharing three vehicular access drives from Park Avenue on the northwestern portion of the Wakonda Club property. Motion Carried 7-0. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #14,743. Motion Carried 7-0.

Date: January 28, 2008

Roll Call Number: 08-159

Action: To amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Park/Open Space to Low/Medium Density Residential. Moved by Hensley to adopt, and approve the proposed amendment. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: April 3, 2008

Roll Call Number: 08-661

Action: Plan and Zoning Commission voted 14-0 to support a motion to approve a preliminary subdivision plat for “Wakonda Townhomes” located in the vicinity of 1900 Park Avenue, to divide property into 11 single-family detached lots and 15 single-family residential lots, subject to conditions.

Date: December 20, 2007

Roll Call Action: 08-035

Action: Plan and Zoning Commission voted 12-0 to support a motion to recommend approval of a request to rezone property from the “R1-80” One Family Residential District to the “PUD” Planned Unit Development to allow for 5.16 acres of large lot single-family detached townhome units and 2.68 acres of single-family semi-detached townhomes, sharing three vehicular access drives from Park Avenue on the northwestern portion of the Wakonda Club property.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the second floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.