

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: November 21, 2011
	Agenda Item No. 18 Roll Call No. [_____] Communication No. <u>11-707</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision Improvement Bond Release for Prairie Hills of Des Moines Plat 1.

SYNOPSIS:

Recommend release of the original subdivision improvement bonds in the amount of \$18,656 and \$31,232 for the Prairie Hills of Des Moines Plat 1 subdivision, since the required improvements have been completed to the satisfaction of the Engineering Department.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

On August 11, 2008, the City Council approved and accepted the original bonds for infrastructure improvements in the amount of \$18,656 and soil erosion control and restoration in the amount of \$31,232 for the Prairie Hills of Des Moines Plat 1 subdivision. The developer has requested a release of the required surety since all of the grading and subdivision improvement work has now been satisfactorily completed.

Prairie Hills of Des Moines Plat 1 is located in the vicinity of the 2600 block of E. Payton Avenue and consists of one 11.5 acre lot and one 14,500 sq. ft. lot for single family development. An adjacent 6.4 acre outlot is intended for future single family residential development. The developer of the property has completed construction of a 41,000 sq. ft. assisted living facility, with occupancy commencing in 2010.

PREVIOUS COUNCIL ACTION(S):

Date: August 11, 2008

Roll Call Number: 08-1413

Action: [Approving](#) final subdivision plat entitled Prairie Hills of Des Moines Plat 1 located at 2680 E. Payton Avenue. ([Council Communication No. 08-470](#)). Moved by Hensley to adopt. Motion Carried 7-0.

Date: January 7, 2008

Roll Call Number: 08-069 through 08-071

Action: [Hearing](#) on request from Tim Hildebrandt to rezone property from “R1-80” (One Family Residential) to “R-3” (Multiple-Family Residential) to allow a 50-unit assisted living residential apartment complex.

[First](#) consideration of ordinance above. Moved by Meyer that this ordinance be considered and given first vote for passage. Motion Carried. 7-0. Moved by Meyer to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

[Final](#) consideration of ordinance above, (waiver requested by the applicant), requires votes. Moved by Meyer 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, [#14,740](#). Motion Carried 7-0.

Date: January 7, 2008

Roll Call Number: 08-068

Action: [To](#) amend the Des Moines 2020 Community Character Land Use plan future land use designation from Public/Semi-Public and Easter Lake New Town Plan General Development Zone, and Low-Density Residential, to Low/Medium Density Residential – only for the portion of property designated for the assisted living project on the submitted development concept. Moved by Meyer to adopt and approve the proposed amendment. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: January 17, 2008

Resolution Number: 08-127

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for “Prairie Hills of Des Moines” located in the vicinity of 2680 East Payton Avenue, to allow for 21 single-family lots and a large lot for a senior housing development, subject to conditions.

Board: Plan and Zoning Commission

Date: December 17, 2007

Resolution Number: 07-2374

Action: Plan and Zoning Commission voted 11-0 to support a motion to recommend approval of a request to rezone property from the “R1-80” One Family Residential District to the “R-3” Multiple-

Family District to allow for the development of the property with a 50 unit assisted living residential complex.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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