

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	September 10, 2012
	<b>Agenda Item No.</b>	<b>14</b>
	<b>Roll Call No.</b>	<b><u>12-1410</u></b>
	<b>Communication No.</b>	<b><u>12-495</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Approving Final Plat for The Woods of Copper Creek Plat 1.

**SYNOPSIS:**

Recommend approving the Final Plat for The Woods of Copper Creek Plat 1, located in the vicinity of the 4700 block of NE 23rd Avenue (Easton Boulevard). The owner and developer of the property is HDR Land Development, LLC, 213 N. Ankeny Boulevard, Ankeny, Iowa 50023, Larry Handley, President.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

This subdivision plat contains fourteen (14) single family home lots on 5.5 acres, representing the first phase of development within The Woods of Copper Creek PUD (Planned Unit Development).

The Woods of Copper Creek is a residential development on approximately 48 acres, proposing 149 single family home lots upon eventual build out. The project is located in the vicinity of the 4700 Block of NE 23rd Avenue (Easton Boulevard), and is to be developed by HDR Land Development, LLC, 213 N. Ankeny Boulevard, Ankeny, Iowa 50023, Larry Handley, President.

Construction of a new segment of public street (E. 47th Street) is nearly complete, providing street access into the development. A subdivision improvement irrevocable letter of credit in the amount of \$28,302 from Valley Bank has been provided as surety for the required public improvements, which includes 1,068 l.f. of 5' public sidewalk along both sides of E. 47th Street. The Engineering Department recommends that the installation of public sidewalk along NE 23rd Avenue (Easton Boulevard) not be required of the developer at this time. Due to conflicts with a rural cross-section grade of the existing grader ditch on the north side of the street, it is advised that sidewalk installation at this location be deferred until such time that the street can be improved to an urban cross section.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 23, 2012

Roll Call Number: [12-0599](#)

Action: [Acceptance](#) of Planned Unit Development (PUD) Restoration Irrevocable Letter of Credit for The Woods of Copper Creek residential subdivision, vicinity of 4700 Block of NE 23rd Avenue (Easton Boulevard). (Council Communication No. 12-195). Moved by Hensley to adopt. Motion Carried 7-0.

Date: June 27, 2011

Roll Call Number: [11-1151](#)

Action: [On](#) request from HDR Land Development, LLC to amend The Woods of Copper Creek PUD Conceptual Plan (4600 block of Easton Blvd.) revising the southeastern five acres removing it from Area “C” for multiple-family and adding to Area “A” for single-family development, subject to conditions. ([Council Communication No. 11-431](#)). Moved by Mahaffey to adopt; refer to the City Manager to amend the Plan to use 1” caliper over story trees for street right-of-way, and request that the new Municipal Arborist and City staff review the existing landscape standards and forward amendments to Council for consideration. Motion Carried 7-0.

Date: January 24, 2011

Roll Call Number: [11-0091](#)

Action: [Releasing](#) PUD Restoration Bond for the Woods of Copper Creek Development. ([Council Communication No. 11-051](#)). Moved by Hensley to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: June 2, 2011

Resolution Number: 11-0990

Action: Plan and Zoning Commission recommend approval of request from HDR Land Development, LLC to amend The Woods of Copper Creek PUD Conceptual Plan (4600 block of Easton Blvd.) revising the southeastern five acres removing it from Area “C” for multiple-family and adding to Area “A” for single-family development, subject to conditions. Motion Passed 11-0.

Board: Plan and Zoning Commission

Date: December 20, 2007

Resolution Number: 08-032

Action: [Regarding](#) request from HDR Land Development, LLC for approval of a preliminary subdivision plat for “Woods of Copper Creek Plat 1” located at 4680 NE 23rd Street, subject to conditions. Moved by Vlassis to receive and file. Motion Carried 7-0.

Board: Plan and Zoning Commission

Date: August 2, 2007

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of rezoning of property from “A-1” Agricultural district to “PUD” Planned Unit Development.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of additional subdivision plats within The Woods of Copper Creek Planned Unit Development.

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](mailto:cityclerk@dmgov.org).