 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 6, 2013
	Agenda Item No.	16
	Roll Call No.	[_____]
	Communication No.	<u>13-210</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving Final Plat for Wakonda Plat 2.

SYNOPSIS:

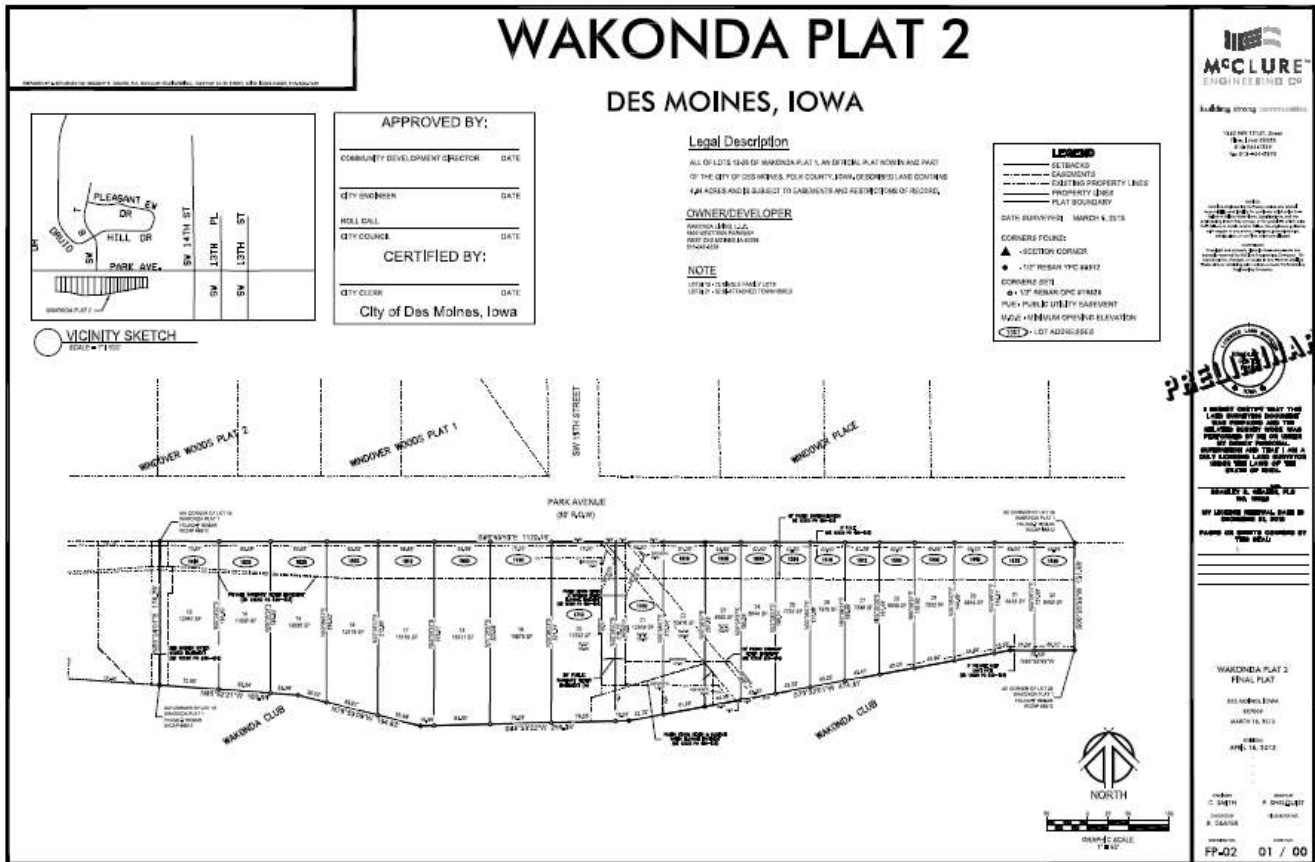
Recommend conditional approval of the Final Plat for Wakonda Plat 2, located in the vicinity 1430 Park Avenue, subject the receipt of all necessary legal documents. The owner and developer of the property is Wakonda Living, LLC (developer), represented by Steve Niebuhr (officer), 6900 Westown Parkway, West Des Moines, IA 50266.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The subject site is located at the southeast corner of the intersection of Fleur Drive and Park Avenue along the north perimeter of the Wakonda Club grounds. The recently approved amendment to the Wakonda Living PUD (Planned Unit Development) Conceptual Plan allows for a total of 20 single-family home detached lots and 12 bi-attached townhome lots for a total of 32 dwelling units in the entire development.

The Wakonda Plat 2 subdivision plat is an amendment to the previously approved lot layout and contains eight (8) single-family detached home lots and 12 bi-attached townhome units on 4.84 acres, representing the second phase of development within the Wakonda Living PUD. No significant changes from the previously approved Plat 1 grading plan and tree removal plan are proposed.



PREVIOUS COUNCIL ACTION(S):

Date: April 22, 2013

Roll Call Number: [13-0629](#)

Action: On approval of a Private Construction Contract with Detrick Excavating Inc. and Wakonda Living, LLC for sanitary sewer improvements in Lot 20, Wakonda Plat 1, \$20,400. Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 17, 2012

Roll Call Number: [12-1966](#)

Action: On request from Wakonda Living, LLC to amend the Wakonda Living PUD Conceptual Plan in the vicinity of 1430 Park Avenue, subject to conditions. Moved by Hensley to adopt and to approve the amended PUD Conceptual Plan. Motion Carried 6-1. Nays: Cownie.

Date: September 22, 2008

Roll Call Number: [08-1647](#) and [08-1648](#)

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.

- A) [Accepting](#) Planned Unit Development restoration bond. ([Council Communication No. 08-581](#))
Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: November 15, 2012

Resolution Number: [12-1967](#)

Action: Plan and Zoning Commission recommends approval of request from Wakonda Living, LLC to amend the Wakonda Living Preliminary Plat and replat the 14 easternmost lots into 20 lots subject to approval of the PUD Concept Plan Amendment, subject to conditions. Motion Passed 7-3-1.

Board: Plan and Zoning Commission

Date: April 3, 2008

Resolution 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 12 single-family detached lots and 14 single-family residential lots, subject to conditions.

Board: Plan and Zoning Commission

Date: December 20, 2007

Resolution Number: [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 (3) 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 first 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.