 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 27, 2014
	Agenda Item No. 17 Roll Call No. <u>14-0134</u> Communication No. <u>14-038</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision improvement bond reduction for Carman Estates Plat 4.

SYNOPSIS:

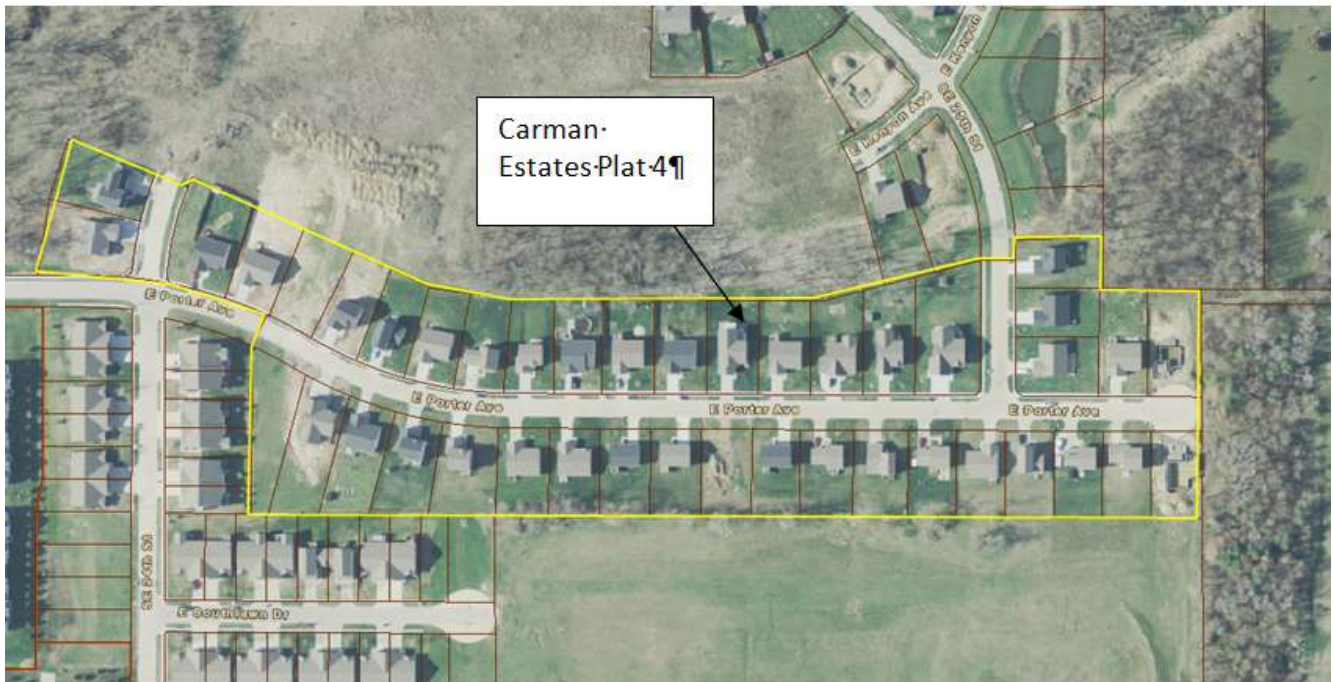
Recommend a \$32,093 reduction of the original subdivision improvement bond in the amount of \$42,791 for the Carman Estates Plat 4 subdivision, since partial completion of the required improvements has been completed to the satisfaction of the Engineering Department. The remaining surety amount of \$10,698 is retained for the remaining sidewalk and recreational trail improvements that have not yet been installed.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

On January 23, 2006, the City Council approved and accepted the original bond for infrastructure improvements in the amount of \$42,791 for the Carman Estates Plat 4 subdivision. The developer has requested a reduction in the required surety since much of the subdivision improvement work has been completed. The installation of 161 L.F. of 4 feet wide sidewalk, and 69 L.F. of recreational trail is remaining, and will still require surety in the amount of \$10,698 to make certain that the remaining improvements will be in place when the development of the plat is completed.

Carman Estates Plat 4 is located in the vicinity of the SE 24th Street and E. Porter Avenue and consists of 42 single-family home lots on 11.9 acres. This plat has largely been built out, with only three (3) lots remaining at the time of this council action.



PREVIOUS COUNCIL ACTION(S):

Date: January 23, 2006

Roll Call Number: 06-148

Action: Reapproving final plat for Carman Estates Plat 4 located east of SE 24th Street and on either side of E. Porter Avenue, since the previous approval lapsed when conditions were not timely satisfied. ([Council Communication No. 06-028](#)) Moved by Brooks to adopt. Motion Carried 7-0.

Date: August 22, 2005

Roll Call Number: 05-2045

Action: Conditionally approving final subdivision plat for Carman Estates Plat 4 located east of SE 24th Street and on either side of E. Porter Avenue. ([Council Communication No. 05-456](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 23, 2003

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of an amendment to the preliminary subdivision plat for “Carman Estates” Phase II, to revise the location of an east/west street between

Indianola Avenue and E. 24th Street and conversion of eight (8) bi-attached townhome lots to be assembled with the future lot for row-home type townhomes.

Board: Plan and Zoning Commission

Date: May 17, 2002

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for "Carman Estates" located in the vicinity of Indianola Avenue and E. Payton Avenue, subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of remaining subdivision improvement bond for Carman Estates Plat 4.

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.