

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 23, 2014
	Agenda Item No. 18 Roll Call No. <u>14-0946</u> Communication No. <u>14-306</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditional approval of final plat for The Woods of Copper Creek Plat 2.

SYNOPSIS:

Recommend conditional approval the Final Plat for The Woods of Copper Creek Plat 2, located in the vicinity of the 4700 block of NE 23rd Avenue (Easton Boulevard), subject to receipt of an updated title opinion and attachments to the plat as required by Iowa Code §354.11 and approval of the same by the City’s Legal Department. The owner and developer of the property is HDR Land Development, LLC, 213 N Ankeny Boulevard, Ankeny, IA 50023, Larry Handley, President.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This subdivision plat contains 23 single-family home lots on 9.8 acres within The Woods of Copper Creek Planned Unit Development (PUD).

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, IA 50023, Larry Handley, President.

A subdivision improvement bond in the amount of \$62,924 from Holmes Murphy & Associates has been provided as surety for the required public improvements, which includes 2,770 linear feet of 5-foot public sidewalk along both sides of all streets, and “as-built” survey costs for sanitary and storm sewer structures to serve the development.

This plat is recommended for conditional approval to allow additional time for the updated title opinion, receipt of an executed stormwater management facilities maintenance covenant and permanent easement agreement, and revised easement documents to be submitted to the satisfaction of the City’s Legal Department. The conditional approval is valid for a period of 30 days, upon which time reaffirmation of the approval would be required prior to recording the plat.



Vicinity Map

PREVIOUS COUNCIL ACTION(S):

Date: September 10, 2012

Roll Call Number: [12-1410](#)

Action: [Conditional](#) approval of final subdivision plat, The Woods of Copper Creek Plat 1, located in the vicinity of the 4700 block of NE 23rd Avenue (Easton Boulevard). ([Council Communication No. 12-495](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 2, 2011

Resolution Number: N/A

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.

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