

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> July 28, 2014
	<b>Agenda Item No.</b> 12 <b>Roll Call No.</b> <u>14-1129</u> <b>Communication No.</b> <u>14-354</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Reaffirming approval of final subdivision plat for The Woods of Copper Creek Plat 2

**SYNOPSIS:**

Recommend reaffirming the approval the Final Plat for The Woods of Copper Creek Plat 2, located in the vicinity of the 4700 block of NE 23<sup>rd</sup> Avenue (Easton Boulevard) subject to receiving attachments to the plat as required by Iowa Code §354.11, and approval of the same by the City Legal Department. The owner and developer of the property is HDR Land Development, LLC, 2575 N. Ankeny Boulevard, Suite 221, Ankeny, IA 50023, Larry Handley, President.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

In accordance with section 106-75(b) of the Subdivision Ordinance, the previous June 23, 2014 City Council approval of the subdivision plat has since lapsed and must be reapproved by Council prior to being recorded with the Polk County Recorder’s Office.

This subdivision plat contains 23 single family home lots on 9.8 acres 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 23<sup>rd</sup> 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 Valley Bank 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 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.



**PREVIOUS COUNCIL ACTION(S):**

Date: June 23, 2014

Roll Call Number: [14-0946](#)

Action: [Conditionally](#) approving final Subdivision Plat for The Woods of Copper Creek Plat 2 located in the 4700 block of NE 23<sup>rd</sup> Avenue. ([Council Communication No. 14-306](#)) Moved by Hensley to adopt. Motion Carried 5-2.

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 23<sup>rd</sup> 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 23<sup>rd</sup> 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):**

Date: June 2, 2011

Roll Call 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.

Date: December 20, 2007

Roll Call 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 23<sup>rd</sup> Street, subject to conditions. Moved by Vlassis to receive and file. Motion Carried 7-0.

Date: August 2, 2007

Roll Call 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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