

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 28, 2014
	Agenda Item No. 13 Roll Call No. <u>14-1130</u> Communication No. <u>14-373</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision improvement surety reduction and release for The Woods of Copper Creek Plat 1, and acceptance of replacement Subdivision Improvement Bond.

SYNOPSIS:

Recommend a release to the previous subdivision improvement Letter of Credit in the amount of \$28,302 for The Woods of Copper Creek Plat 1. Since partial completion of the required improvements have been accomplished to the satisfaction of the Engineering Department, a new surety will be accepted in the amount of \$7,685 for the remaining sidewalk improvements that have not yet been installed.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

On September 10, 2012, the City Council approved and accepted an Irrevocable Letter of Credit from Valley Bank (now d.b.a. Great Southern Bank), and HDR Land Development, LLC. for infrastructure improvements in the amount of \$28,302 for The Woods of Copper Creek Plat 1 subdivision. The developer has requested a reduction in the required surety since much of the grading and subdivision improvement work has been completed. The installation of 290 feet of additional sidewalk is remaining, and will still require surety in the amount of \$7,685 to make certain that the remaining improvements will be in place when the development of the plat is completed.

A replacement Subdivision Improvement Bond has been provided by Merchant’s Bonding Company as surety for the remaining improvements.

The Woods of Copper Creek Plat 1 is located in the vicinity of the 4700 block of NE 23rd Avenue (Easton Boulevard).

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):

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 23rd Avenue, 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:

Reduction and/or release of replacement Letter of Credit subject to all subdivision improvements being satisfactorily completed.

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.