

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 17, 2014
	Agenda Item No.	13
	Roll Call No.	<u>14-1764</u>
	Communication No.	<u>14-544</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision improvement bond release for Hillsboro Plat 2 and permanent waiver of developer’s requirement to install recreational trail along the south side of E. Pine Avenue.

SYNOPSIS:

Recommend release of the original subdivision improvement bond in the amount of \$27,145 for the Hillsboro Plat 2 subdivision, subject to providing permanent waiver of the developer’s obligation to install recreational trail along E. Pine Avenue. Hillsboro Plat 2 is located in the vicinity of the 2200 block of E. Pine Avenue.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

On January 27, 2003, the City Council approved and accepted the original bond for infrastructure improvements such as public sidewalk and recreational trail to be installed by the developer in the amount of \$27,145 for the Hillsboro Plat 2 subdivision. The required public sidewalk work has been satisfactorily completed, but the City has received a formal request from Jerry’s Homes, Inc. (represented by Ron Grubb (officer), 10430 New York Avenue, Urbandale, IA 50322) to waive the requirement to install 526 l.f. of 10 ft. wide recreational trail along the adjoining segment of E. Pine Avenue, so that the subdivision improvement bond may be released.

The City’s Bicycle Trail Master Plan indicates a “shared-use trail” along a large section of E. Pine Avenue. After consultation with Parks and Recreation Department staff, it was determined that the request for a recreational trail along E. Pine Avenue is conceptual, and that no City funding has been allocated for design work that would demonstrate how the trail would be installed along the current rural cross-section of roadway, nor has funding for construction of this trail segment been incorporated into the City’s Capital Improvements Plan (CIP budget). Further, the Parks and Recreation Department does not foresee additional trail development in this area until more residential development is constructed. The proposed trail section was to be installed in the right-of-way on the south side of E. Pine Avenue, therefore, no easements authorizing construction of the public trail segment were required of the developer at the time of platting.

The City’s “Complete Streets” policy would authorize further examination into the design and cost feasibility of the installation of this trail segment, should E. Pine Avenue be reconstructed to accommodate an urban cross-section of roadway design in the future.

Hillsboro Plat 2 is located on the SE corner of Indianola Avenue and E. Pine Avenue and consists of 36 townhome lots and 3 single-family residential home sites on a total of 13.9 acres. This subdivision has been built out and substantially completed since 2005.

Vicinity Map



Des Moines Trails Master Plan



PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2003

Roll Call Number: 03-140

Action: Approving final Subdivision Plat entitled HILLSBORO PLAT 2 located in vicinity of East Luster Lane and East 23rd Street. ([Council Communication No. 03-024](#)). Moved by McPherson to adopt. Motion Carried 6-1. Absent: Brooks.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: March 2, 2000

Resolution Number: None

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for "Hillsboro" located in the vicinity of the 2200 Block of E. Pine Avenue, to allow for 78 single-family lots, and 56 single-story townhomes on 39.9 acres of land, subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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