

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 10, 2016
	Agenda Item No. 18 Roll Call No. <u>16-1709</u> Communication No. <u>16-570</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditionally approving final plat for Carman Estates Plat 9.

SYNOPSIS:

Recommend conditional approval of the final plat for Carman Estates Plat 9, located in the 2400 block of Easter Lake Drive, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The owner and developer of the property is Jerry’s Homes, Inc., 10430 New York Avenue, Suite C, Urbandale, IA, 50322, Chip Classon, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Carman Estates Plat 9 is located at the 2400 block of Easter Lake Drive, and comprises approximately 5.72-acres on property that is zoned Planned Unit Development (PUD).
- The proposed development will consist of 19 single-family dwellings. An extension of SE 24th Street will connect E. Porter Avenue and Easter Lake Drive. The development will comply with zoning regulations as defined by the Carman Estates PUD Concept Plan.
- This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of the City 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: September 12, 2016

Roll Call Number: [16-1495](#)

Action: [Approving](#) completion and acceptance of the Private Construction Contract for storm and sanitary sewer improvements, Carman Estates Plat 9, between Gator Excavating, Inc. and Silver Oak, Inc. Moved by Gatto to adopt. Motion Carried 7-0.

Date: January 11, 2016

Roll Call Number: [16-0036](#)

Action: [Conditionally](#) approving Final Subdivision Plat of Carman Estates Plat 8 located in the 2300 block of E. Porter Avenue. ([Council Communication No. 16-006](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: November 23, 2015

Roll Call Number: [15-1955](#)

Action: [Authorizing](#) and approving release and abandonment of easement for temporary turn-around in Carman Estates Plat 2 and accepting replacement temporary turn-around easement on the dead-end segment of E. Southlawn Drive. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 4, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission approved of a request from Silver Oak Enterprises, LLC, represented by Chip Classon (officer), for review and approval of the 5th Amendment to the Carman Estates PUD Conceptual Plan and Preliminary Plat for property locally known as 2314 East Porter Avenue (“Property”), to more specifically define the development of land previously identified in the Plan for medium density residential (up to 17 units per acre), to allow development of four (4) 3-story, 24-unit multiple family dwellings (96 units total) with drive access from East Porter Avenue, subject to conditions.

Dann Flaherty moved staff recommendation for approval of the requested amendment to the Carman Estates PUD Conceptual Plan subject to conditions. THE VOTE: 9-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required PUD Restoration Bond upon project completion.

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