

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 3, 2017
	Agenda Item No. 12 Roll Call No. <u>17-0577</u> Communication No. <u>17-319</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision Improvement Bond Reduction for The Woods of Copper Creek Plat 2.

SYNOPSIS:

Recommend a \$37,524 reduction of the original subdivision improvement bond for \$62,924, for The Woods of Copper Creek Plat 2 subdivision since partial completion of the required improvements has been completed to the satisfaction of the Engineering Department. The remaining surety amount of \$25,400 is retained for the remaining sidewalk improvements that have not yet been installed.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- On June 23, 2014, the City Council approved and accepted the original subdivision improvement bond for \$62,924, 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. The developer has requested a reduction in the required surety since much of the subdivision work has been completed. The installation of 1,198 linear feet of 5-foot sidewalk is remaining and will still require surety for \$25,400 to make certain that the remaining improvements will be in place when the development of the plat is completed.
- This subdivision plat contains 23 single-family home lots on 9.8-acres within The Woods of Copper Creek Planned Unit Development (PUD). This plat is largely built out.
- The Woods of Copper Creek is a residential development on approximately 48-acres, proposing 149 single-family home lots upon eventual build out. The development is located near 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.



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 23rd Avenue. ([Council Communication No. 14-306](#)) Moved by Hensley to adopt.

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 the amendment to “The Woods of Copper Creek” PUD Conceptual Plan subject to the following revisions:

Part A)

1. Each single-family residential lot shall provide one 1.5-inch caliper street tree, one ornamental or overstory tree in each front yard, and one 1.5-inch caliper overstory tree in the rear yard.
2. Demonstration of the sanitary sewer that would serve the additional single-family lots as provided on the preliminary plat.
3. Provision of a note to state the development will comply with the International Fire Code Section D107.1, which requires a secondary separate and approved fire apparatus access road where the number of single-family dwelling units exceeds 30;

And

Part B) to approve the amendment to “The Woods of Copper Creek” Preliminary Plat subject to the following revisions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Each single-family residential lot shall provide one 1.5-inch caliper street tree, one ornamental or overstory tree in each front yard, and one 1.5-inch caliper overstory tree in the rear yard
3. Provision of low-level shrubs within all landscape islands within cul-de-sacs and traffic circles planted by the developer and owned and maintained by a homeowners association.
4. Any cul-de-sac over 150 feet in length must have a minimum diameter of 96 feet.
5. Provision of a note to state the development will comply with the International Fire Code Section D107.1, which requires a secondary separate and approved fire apparatus access road where the number of single-family dwelling units exceeds 30.
6. Demonstration of how Outlots Y & Z will be owned and maintained to the satisfaction of both Polk County and the City of Des Moines.

Motion Passed 11-0.

Board: Plan and Zoning Commission

Date: December 20, 2007

Resolution Number: N/A

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:

Release of remaining subdivision improvement bond for The Woods of Copper Creek Plat 2.

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