

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 12, 2017
	Agenda Item No. 17 Roll Call No. <u>17-0967</u> Communication No. <u>17-468</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approving final plat for Summersfield Plat 3.

SYNOPSIS:

Recommend approval of the final plat for Summersfield Plat 3, located east of E. 46th Street and southeast of Hubbell Avenue. The owner and developer of the property is Summersfield LLC, 6900 Westown Parkway, West Des Moines, IA, 50266, Joe Pietruszynski, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat consists of a total of 15.39-acres of land, including one (1) 7-acre outlot for future development, and one (1) lot for road right-of-way, all zoned Planned Unit Development (PUD). The proposed development will consist of 29 single-family dwellings and will comply with the zoning conditions per the PUD Concept Plan.
- Subdivision improvement bond number IAC586651, in the amount of \$38,040, from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,700 linear feet of 5-foot wide public sidewalk and “as-built” survey costs for sanitary and storm sewer structures within the development.



PREVIOUS COUNCIL ACTION(S):

Date: May 22, 2017

Roll Call Number: [17-0860](#)

Action: [Approving](#) release of Public Trail Easement granted incident to filing of Summersfield Plat 1, in vicinity of E. 46th and E. Merced Street. Moved by Gatto to adopt. Motion Carried 7-0.

Date: December 5, 2016

Roll Call Number: [16-2050](#)

Action: [Rescind](#) previous Private Construction Contract approval and approve new Private Construction Contract for Summersfield Plat 3 paving improvements on E. 48th Street, north of E. Merced Street. Moved by Hensley to adopt. Motion Carried 7-0.

Date: October 10, 2016

Roll Call Number: [16-1697](#) and [16-1698](#)

Action: Rescind previous Private Construction Contract approval and approve new Private Construction Contract between McAninch Corporation and Summersfield LLC on E. 48th Street, north of E. Merced Street, for the following:

- (A) [Summersfield](#) Plat 3 Storm Sewer. Moved by Hensley to adopt. Motion Carried 7-0.
- (B) [Summersfield](#) Plat 3 Sanitary Sewer. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: January 19, 2006

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Summersfield Plat 1, subject to conditions. Mike Simonson moved to approve staff recommendation. Motion passed 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of subdivision improvement bond upon project completion and full build-out of the subdivision.

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