 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> October 23, 2017
	<b>Agenda Item No.</b> 16 <b>Roll Call No.</b> <u>17-1815</u> <b>Communication No.</b> <u>17-746</u> <b>Submitted by:</b> Phillip Delafield, <b>Community Development Director</b>

**AGENDA HEADING:**

Conditionally approving final plat Beaver Cove Plat I.

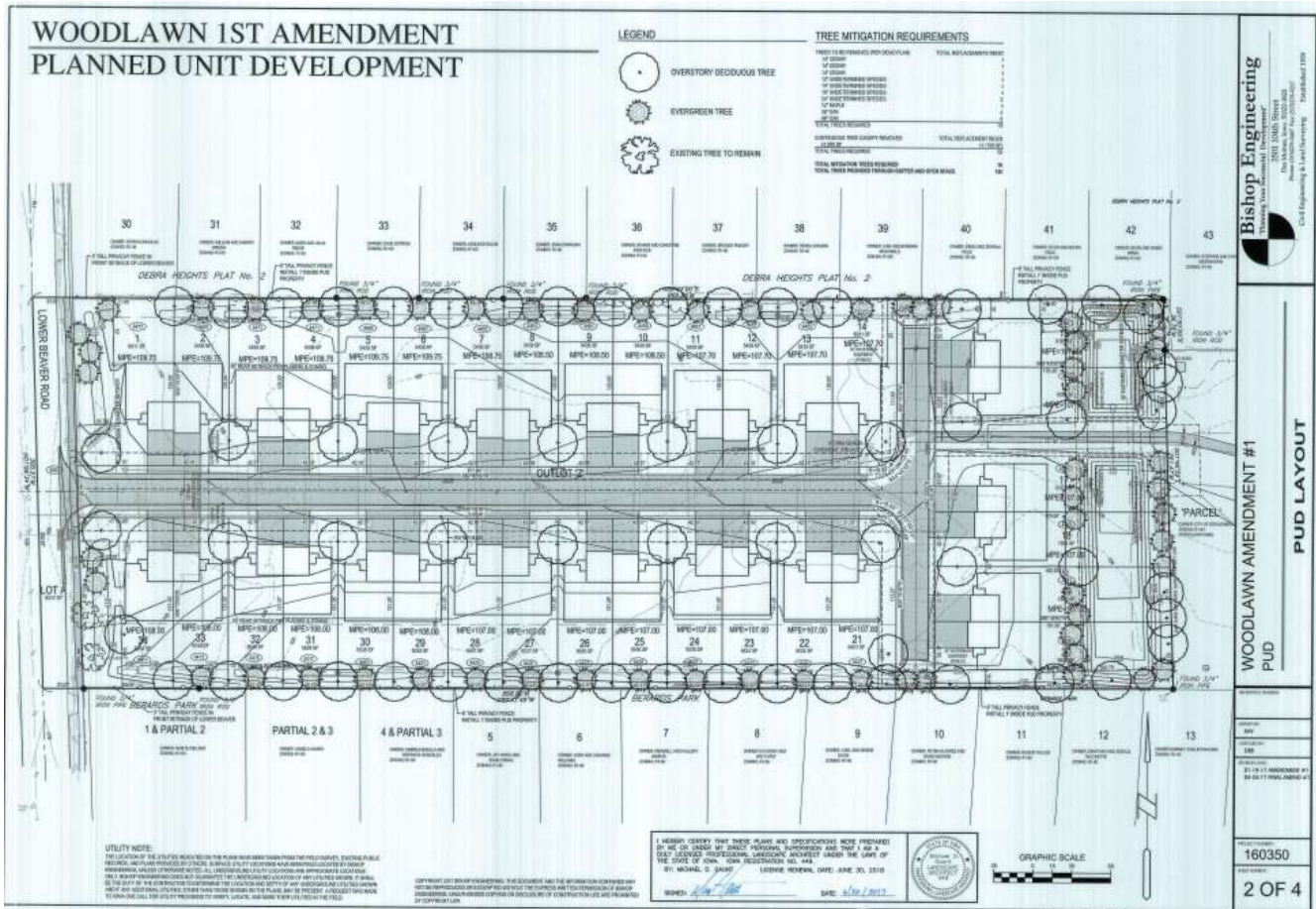
**SYNOPSIS:**

Recommend conditional approval of the final plat for Beaver Cove Plat 1, located in the vicinity of 4209 Lower Beaver Road, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The subject property is owned by T & M Ventures, LLC., and is to be developed by M & R Holdings, 15602 Wilden Drive, Urbandale, IA 50323, Dave Walters, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- Beaver Cove Plat 1 is located in the vicinity of 4209 Lower Beaver Road, and comprises approximately 5.99-acres on property that is zoned Planned Unit Development (PUD). The proposed development that will consist of 34 single-family semi-detached dwellings on 34 lots accessed by a common private drive outlot.
- 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: June 12, 2017

Roll Call Number: [17-0965](#)

Action: [Approval](#) of PUD Restoration and Subdivision Bond for Beaver Cove Plat 1, located at 4209 Lower Beaver Road. ([Council Communication No. 17-461](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: April 20, 2017

Resolution Number: N/A

Action: Staff recommends approval of the proposed Preliminary Plat and PUD Development Plan subject to compliance with all administrative review comments. John “Jack” Hilmes moved staff recommendation for approval of the proposed Preliminary Plat and PUD Development Plan subject to the following:

1. Compliance with all administrative review comments.
2. Provision of window lights within the overhead garage doors of all the single-family semi-detached dwelling design options.

THE VOTE: 10-0

Board: Plan and Zoning Commission

Date: February 16, 2017

Resolution Number: N/A

Action: Staff recommends continuance of the proposed PUD Conceptual Plan amendment to the March 16 Plan and Zoning Commission meeting to allow the developer to revise the plan to include at least two (2) additional unit types in accordance with the proposed Architectural Standards. Should the Commission find the proposed reduction in building type variety acceptable, then staff recommends the following conditions as part of any recommend approval by the Commission:

1. Revision of the Conceptual Plan amendment to provide a 6-foot wooden opaque fence along the north and south property lines.
2. Remove the reference to allow Vinyl in the Architectural Standards.
3. Consider provision of separate visitor parking with any Preliminary Plat/PUD Development Plan.
4. Revision of the PUD Conceptual Plan notes to indicate compliance with the Fire Code for provision of secondary access or alternate design approval by the Fire Department.

Part B) Staff recommends the proposed Preliminary Plat/PUD Development Plan be continued indefinitely to provide time for the developer to meet administrative review requirements, subject to re-notification of neighbors. Should the developer not agree to a continuance, then Staff recommends the denial of these plans so that they do not automatically become effective under the provisions in Chapter 106.

Mike Simonson made a motion to approve the proposed reduction in building type variety subject to the following conditions:

1. Revision of the Conceptual Plan amendment to provide a 6-foot wooden opaque fence along the north and south property lines.
2. Remove the reference to allow Vinyl in the Architectural Standards.
3. Consider provision of separate visitor parking with any Preliminary Plat/PUD Development Plan.
4. Revision of the PUD Conceptual Plan notes to indicate compliance with the Fire Code for provision of secondary access or alternate design approval by the Fire Department.
5. Prior to submission of the PUD Development Plan the developer shall have a neighborhood meeting to review the PUD Development Plan and building plans.
6. No additional driveways on Lower Beaver Road.

7. Provide some enhanced landscaping on Lower Beaver Road frontage.
8. To provide at least two (2) different unit types beyond elevational changes.
9. No reduction in the backyard current setback less than the presented 50 feet minimum.

AND

Part B) Staff recommendation to continue indefinitely the proposed Preliminary Plat/PUD Development Plan to provide time for the developer to meet administrative review requirements, subject to re-notification of neighbors. THE VOTE: 12-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of required PUD Restoration and Subdivision Bond.

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 Administration Building, 400 E. Court Avenue Ste.116. 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](mailto:cityclerk@dmgov.org).