 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 21, 2018
	Agenda Item No.	17
	Roll Call No.	<u>18-0859</u>
	Communication No.	<u>18-245</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditionally approving the Woods of Copper Creek Plat 3 final plat.

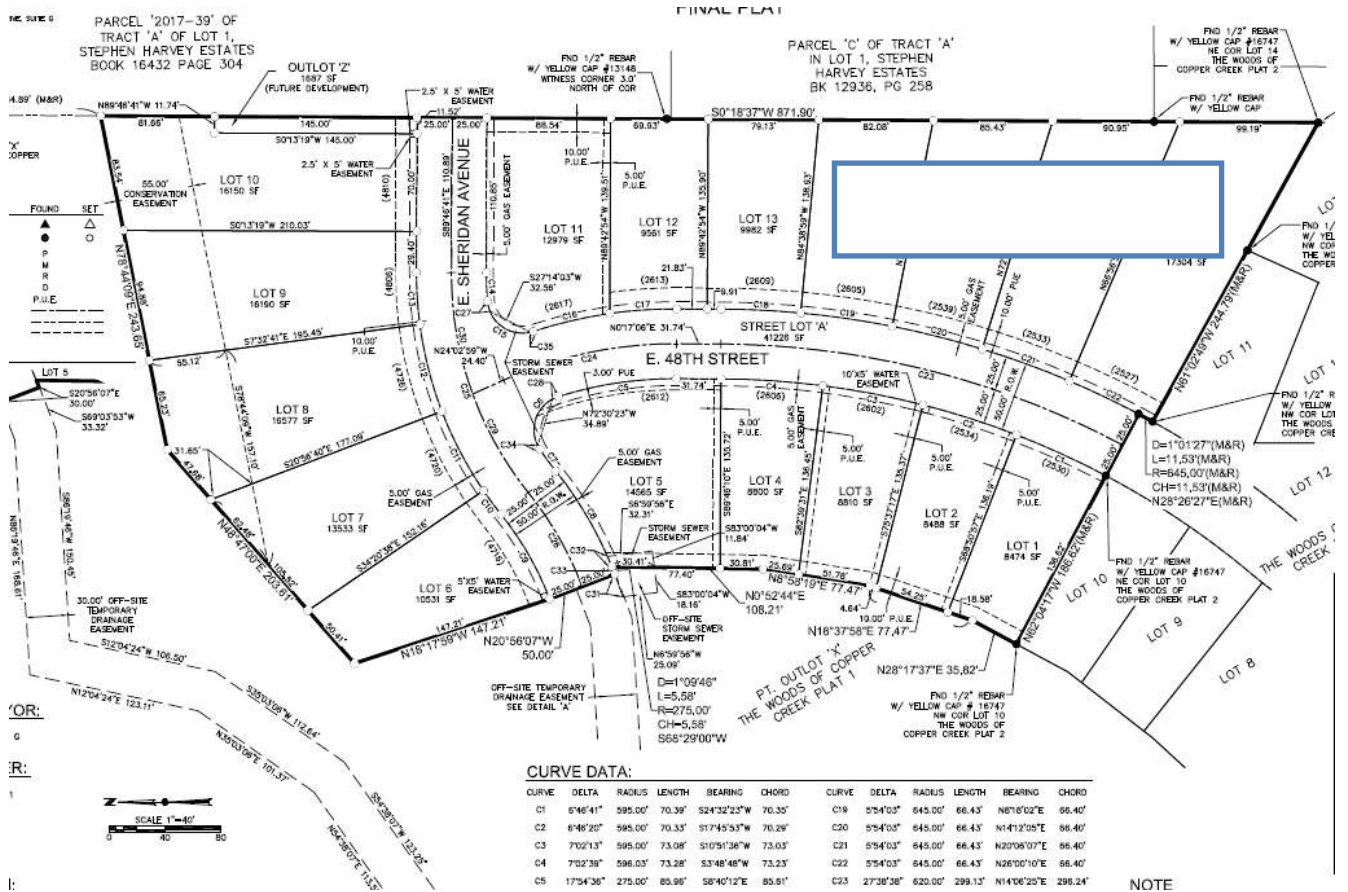
SYNOPSIS:

Recommend conditional approval for The Woods of Copper Creek Plat 3 Final Plat, located in the vicinity of 4700 Block of NE 23rd Avenue (Easton Boulevard), subject to completion of the required legal documents, and approval of the same by the City Legal Department. The subject property is to be developed by HDR Land Development, LLC, 213 N. Ankeny Boulevard, Ankeny, IA 50023, Larry Handley, President.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Woods of Copper Creek is a proposed residential subdivision on approximately 48-acres, containing 149 single-family home lots. The project is located in the vicinity of 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.
- The owner/developer indicates that the development of The Woods of Copper Creek Plat 3 will include the platting of 17 single-family home lots, including all necessary utility and street work to serve the project.



PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2017

Roll Call Number: [17-1312](#) and [17-1313](#)

Action: PUD Restoration Bonds for the following:

- (A) [Woods](#) of Copper Creek Plat 3. ([Council Communication No. 17-569](#)) Moved by Westergaard to adopt. Motion Carried 7-0.
- (B) [Woods](#) of Copper Creek Plat 4. ([Council Communication No. 17-570](#)) Moved by Westergaard to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 22, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from HDR Land Development, LLC to amend The Woods of Copper Creek PUD Conceptual Plan (4600 block of Easton Boulevard) revising the southeastern five (5) acres removing it from Area “C” for multiple-family and adding to Area “A” for single-family development, subject to conditions. Motion Passed 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond and Subdivision Improvement 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 Hall, 400 Robert D Ray Drive. 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.