

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 11, 2018
	<b>Agenda Item No.</b> 13 <b>Roll Call No.</b> <u>18-0970</u> <b>Communication No.</b> <u>18-289</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Conditionally approving final plat for Carman Estates Plat 7.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Carman Estates Plat 7, 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 of Des Moines Legal Department. The owner and developer of the property is Silver Oak Enterprises, LLC, 10430 New York Avenue, Suite C, Urbandale, IA, 50322, Jay Cowan, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- Carman Estates Plat 7 is located at the 2400 block of Easter Lake Drive, and comprises approximately 11.04-acres on property that is zoned Planned Unit Development (PUD).
- The proposed development will consist of 38 single-family dwellings. An extension of E. Kenyon Avenue will connect E. 24th Street and E. 25th Street. 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 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: May 21, 2018

Roll Call Number: [18-0858](#)

Action: [Releasing](#) subdivision bond for Carman Estates Plat 2, vicinity of Indianola and E. Payton Avenue. ([Council Communication No. 18-247](#)) Moved by Gray to adopt. Motion Carried 7-0.

Date: May 21, 2018

Roll Call Number: [18-0857](#)

Action: [Partially](#) releasing subdivision bond for Carman Estates Plat 1, vicinity of Indianola and E. Payton Avenue. ([Council Communication No. 18-244](#)) Moved by Gray 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 (Vicki Stogdill voted in opposition).

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Release of required PUD Restoration Bond upon project completion.

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