

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 25, 2018
	Agenda Item No. 13 Roll Call No. <u>18-1059</u> Communication No. <u>18-317</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditionally approving the Woods of Copper Creek Plat 4 final plat.

SYNOPSIS:

Recommend conditional approval for The Woods of Copper Creek Plat 4 Final Plat, located in the vicinity of E. 50th Street and 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 East is a proposed residential subdivision on approximately 38.4-acres, containing 130 single-family home lots. The project is located in the vicinity of E. 50th Street and 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 4 will include the platting of 54 single-family home lots, including all necessary utility, street work, and sidewalks to serve the project.

Action: Plan and Zoning Commission recommend approval of request of proposed rezoning to “PUD” District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential; approval of Part B) the rezoning of property from “A-1” Agricultural District to “PUD” Planned Unit Development District; approval of Part C) the proposed amendment to “The Woods of Copper Creek” PUD Conceptual Plan and approval of Part D) the Preliminary Plat “Woods at Copper Creek East”. Motion Passed 13-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

Reduction or release of required PUD Restoration Bond.

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