

Date: June 25, 2018

Agenda Item No. 13

Roll Call No. 18-1059

Communication No. 18-317

Submitted by: Phillip Delafield, Community

**Development Director** 

### **AGENDA HEADING:**

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

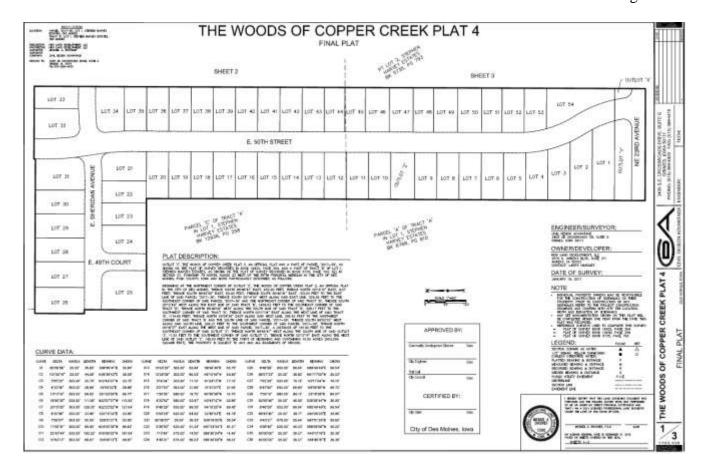
### **SYNOPSIS:**

Recommend conditional approval for The Woods of Copper Creek Plat 4 Final Plat, located in the vicinity of E. 50<sup>th</sup> Street and NE 23<sup>rd</sup> 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. 50<sup>th</sup> Street and NE 23<sup>rd</sup> 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.



# PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2017

Roll Call Number: 17-1312 and 17-1313

Action: PUD Restoration Bonds for the following:

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

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

**Board:** Plan and Zoning Commission

Date: June 15, 2017

Resolution Number: N/A

<u>Action</u>: 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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