

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	October 8, 2018
	<b>Agenda Item No.</b>	<b>40C</b>
	<b>Roll Call No.</b>	<b><u>18-1702</u></b>
	<b>Communication No.</b>	<b><u>18-509</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director, Assistant City Manager</b>

**AGENDA HEADING:**

Conditionally approving final plat for Summersfield Plat 4.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Summersfield Plat 4, located east of E. 46th Street and southeast of Hubbell Avenue. The owners and developers of the property are Hubbell Realty Company and Summersfield LLC, 6900 Westown Parkway, West Des Moines, IA, 50266, Joe Pietruszynski, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- The plat consists of a total of 7.38-acres of land, including one (1) 6,006-square-foot outlot for a fire access road, and one (1) lot for road right-of-way, all zoned Planned Unit Development (PUD). The proposed development will consist of 21 single-family dwellings and will comply with the zoning conditions per the PUD Concept Plan.
- Subdivision improvement bond number IAC588309 in the amount of \$25,580 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,150 linear feet of 5-foot wide public sidewalk and “as-built” survey costs for sanitary and storm sewer structures within the development.
- This plat is recommended for conditional approval subject to vacation of the City right-of-way required for fire access, transfer of ownership of the property from the City of Des Moines to Hubbell Realty Company, and acceptance of final legal documents by 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: May 7, 2018

Roll Call Number: [18-0758](#)

Action: [Releasing](#) subdivision improvement bond for Summersfield Plat 1, in vicinity of E. 46th and E. Merced Street. ([Council Communication No. 18-220](#)) Moved by Gray to adopt. Motion Carried 6-1. Absent: Gatto.

Date: June 12, 2017

Roll Call Number: [17-0967](#)

Action: [Approving](#) Final Subdivision Plat Summersfield Plat 3, located east of E. 46th Street and southeast of Hubbell Avenue. ([Council Communication No. 17-468](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: January 19, 2006

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Summersfield Plat 1, subject to conditions. Mike Simonson moved to approve staff recommendation. Motion passed 11-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of subdivision improvement bond upon project completion and full build-out of the subdivision.

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](mailto:cityclerk@dmgov.org).