

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> November 5, 2018
	<b>Agenda Item No.</b> 16 <b>Roll Call No.</b> <u>18-1832</u> <b>Communication No.</b> <u>18-548</u> <b>Submitted by:</b> Phil Delafield, <b>Community Development Director</b>

**AGENDA HEADING:**

Approval of Final Plat for Bridge District Plat 2.

**SYNOPSIS:**

Recommend approval of the final plat for Bridge District Plat 2, located in the vicinity of the 800 Block of East 2<sup>nd</sup> Street. The owner and developer of the property is Bridge District II LLC, 6900 Westown Parkway, West Des Moines, IA, 50266, Eric Bohnenkamp, Officer.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- The plat contains a total of 7.54-acres of land all zoned Downtown Riverfront (D-R). The proposed development will consist of 25 lots intended for 3-story townhomes and one (1) common area outlot.
- Subdivision improvement bond number IAC588316 in the amount of \$31,005 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 810 lineal feet of 6-foot wide public sidewalk and erosion control.
- Bridge District Plat 2 encompasses the second phase of townhome development in the former “River Hills” area business park, and is located north of Des Moines Street, west of East 4<sup>th</sup> Street, and south of Interstate 235. Additional phases will be brought forward at a future date.



**PREVIOUS COUNCIL ACTION(S):**

Date: March 19, 2018

Roll Call Number: [18-0452](#)

Action: [Regarding](#) approval of a Preliminary Plat “Bridge District Plat 2” at 727 and 730 East 2nd Street to allow subdivision of the subject property into 50 rowhouse lots and two (2) common area outlots. Moved by Gatto to receive and file. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: March 1, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Bridge District Plat 2, subject to conditions. John “Jack” Hilmes moved to approve staff recommendation. Motion passed 9-0.

**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).