


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	19-106	Meeting:	March 11, 2019
	Agenda Item:	15	Roll Call:	19-353
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Conditionally approving final plat for Parkside Estates Plat 1.

SYNOPSIS:

Recommend conditional approval of the final plat for Parkside Estates Plat 1, located in the vicinity of 150 E. County Line Road. The owner and developer of the property is Solid Ground, LLC, 17389 Berkshire Parkway, Clive, IA 50325, Eric Grubb, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat consists of a total of 15.19-acres of land, including three (3) outlots for stormwater detention and geothermal and five (5) lots for road right-of-way, all zoned Limited R1-60. The proposed development will consist of 51 single-family dwellings and will comply with the zoning conditions per ordinance #15,592.
- An irrevocable letter of credit number 1347 in the amount of \$160,375 from West Bank has been provided as surety for the required public improvements, which includes erosion control, final grading and groundcover, 3,500 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 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 21, 2018

Roll Call Number: [18-0847](#), [18-0848](#), [18-0849](#), and [18-0850](#)

Action: Approving Private Construction Contracts between the following:

- (A) [Sanitary](#) Sewer Improvements in Parkside Estates, The Underground Company, Ltd. and Solid Ground, LLC. Moved by Gray to adopt. Motion Carried 7-0.
- (B) [Storm](#) Sewer Improvements in Parkside Estates, The Underground Company, Ltd. and Solid Ground, LLC. Moved by Gray to adopt. Motion Carried 7-0.
- (C) [Paving](#) Improvements in Parkside Estates, The Underground Company, Ltd. and Solid Ground, LLC. Moved by Gray to adopt. Motion Carried 7-0.
- (D) [Sanitary](#) Sewer Improvement in Carman Estates Plat 6, Team Excavating, Inc. and Jerry's Homes, Inc. Moved by Gray to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 21, 2017

Resolution Number: N/A

Action: Dory Briles moved staff recommendation for approval of the submitted Preliminary Plat subject to conditions. THE VOTE: 14-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of irrevocable letter of credit upon project completion and full build-out of the subdivision.

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