


COUNCIL COMMUNICATION

	Number:	19-189	Meeting:	May 6, 2019
	Agenda Item:	10	Roll Call:	19-0700
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Acceptance of subdivision improvements bond and conditionally approving final plat for Gray's Station Plat 2.

SYNOPSIS:

Recommend conditional approval of the final plat for Gray's Station Plat 2, located in the vicinity of 1300 Tuttle Street, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The owner and developer of the property is HRC NFS I, LLC, 6900 Westown Parkway, West Des Moines, IA, 50265, Joe Pietruzynski, Authorized Agent.

Further, recommend acceptance of a replacement subdivision improvement bond rider IAC 588332 from Merchant's Bonding Company in the remaining amount of \$158,900 for Gray's Station Plat 2. The subdivision bond is necessary and applicable to public sidewalk, trail, and cycle track installation needed within this development, until the subdivision is built out and work has been completed to the satisfaction of the Engineering Department.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Gray's Station Plat 2 Final Plat is located in the vicinity of 1300 Tuttle Street, and comprises approximately 3.84-acres on property that is zoned Planned Unit Development (PUD).
- Gray's Station Plat 2 will consist of 10 single-family residential townhome lots and two (2) multifamily residential lots. The development will comply with zoning regulations as defined by the Gray's Station PUD Concept Plan. The owner and developer of the property is HRC NFS I, LLC, 6900 Westown Parkway, West Des Moines, IA, 50265, Joe Pietruzynski, Authorized Agent.
- Subdivision improvement bond number IAC 588332 in the amount of \$158,900 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 400 linear feet of 6-foot public sidewalk along SW 12th Street, 1,600 linear feet of 11-foot public sidewalk along Tuttle Street, 800 linear feet of cycle track along Tuttle Street, 13 curb ramps with domes, and "as-built" survey costs for sanitary and storm sewer structures within the development.

- This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of 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: [18-0798](#), [18-0799](#), [18-0800](#), and [18-0801](#)

Action: Items regarding Gray's Station Development in the vicinity of 1300 Tuttle Street:
([Council Communication No. 18-240](#))

- (A) [Communication](#) from the Plan and Zoning Commission regarding approval of Preliminary Plat "Gray's Station Plat 1". Moved by Mandelbaum to receive and file. Motion Carried 5-1-1. Nays: Cownie. Absent: Gatto.
- (B) [Approving](#) "Gray's Station Phase 1" PUD Development Plan. Moved by Mandelbaum to adopt. Motion Carried 5-1-1. Nays: Cownie. Absent: Gatto.
- (C) [Communication](#) from the Plan and Zoning Commission regarding approval of a request from Hubbell Development Services (developer) for a major Preliminary Plat "Linc" on property located at 210 and 310 SW 11th Street, to allow the property to be subdivided for two development parcels and two parcels to be dedicated for public street right-of-way. Moved by Mandelbaum to receive and file. Motion Carried 5-1-1. Nays: Cownie. Absent: Gatto.

(D) Approving Conceptual Development Plans for the Linc, The Townhomes in Gray's Station Plat 2 and the related Raccoon River Bridge; and conditional approval of the Conceptual Development Plan for the Gray's Station Regional Wetland Amenity/Reconstructed Stormwater Basin. Moved by Mandelbaum to adopt, and receive and file two documents presented at the meeting. Motion Carried 5-1-1. Nays: Cownie. Absent: Gatto.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 5, 2018

Resolution Number: N/A

Action: Request from Hubbell Development Services (developer) represented by Kris Saddoris (officer) for review and approval of a major Preliminary Plat "Gray's Station Plat 1" on property located in the vicinity of 1300 Tuttle Street, to allow the property to be divided for two (2) multiple family residential lots, two (2) mixed-use lots, and 76 rowhouse or detached single-family dwelling lots.

Mike Simonson made a motion for approval of the submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a Final C.O. may be issued.
3. The plat name shall be revised to "Gray's Station Plat 2."

THE VOTE: 10-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required Subdivision Bond upon project completion.

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