


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>19-282</b>	Meeting:	<b>June 24, 2019</b>
	Agenda Item:	<b>14</b>	Roll Call:	<b>19-0987</b>
	Submitted by:	<b>Chris Johansen, Community Development Director</b>		

### AGENDA HEADING:

Acceptance of subdivision improvements bond and conditionally approving final plat for Woods on the River Plat 10.

### SYNOPSIS:

Recommend conditional approval of the final plat for Woods on the River Plat 10, located in the vicinity of Whispering Ridge Drive and River Ridge Road, 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 Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA, 50266, Joe Pietruszynski, Authorized Agent.

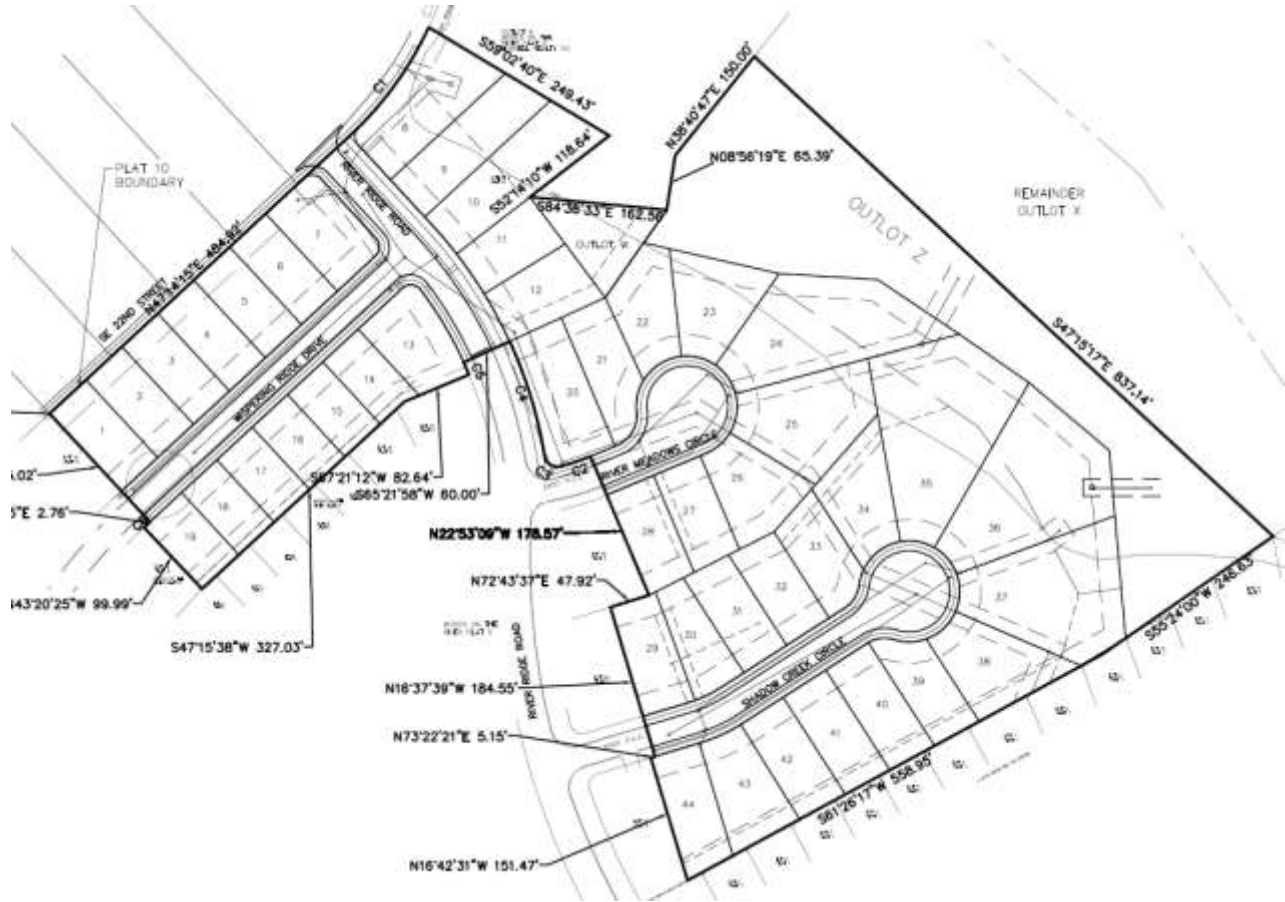
Further, recommend acceptance of a replacement subdivision improvement bond rider IAC 589098 from Merchant's Bonding Company in the remaining amount of \$90,735 for Woods on the River Plat 10. The subdivision bond is necessary and applicable to sidewalk and curb installation needed within this development, until the subdivision is built out and work has been completed to the satisfaction of the Engineering Department.

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- Woods on the River Plat 10 Final Plat is located in the vicinity of Whispering Ridge Drive and River Ridge Road, and comprises approximately 14.59-acres on property that is zoned Planned Unit Development (PUD).
- Woods on the River Plat 10 will consist of 44 single-family residential lots. The development will comply with zoning regulations as defined by the Riverwoods PUD Concept Plan. The owner and developer of the property is Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA, 50266, Joe Pietruszynski, Authorized Agent.
- Subdivision improvement bond number IAC 589098 in the amount of \$90,735 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes a combined 2,150 linear feet of 5-foot public sidewalk along SE 22<sup>nd</sup>, Whispering Ridge Drive, Shadow Creek Circle, and River Meadows Circle; 400 linear feet of 8-foot trail along River Ridge Road, and 10 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: January 9, 2006

Roll Call Number: 06-34

Action: Reapproval of final plat for Woods on the River Plat 9 located north of King Avenue, east of Whispering Ridge Drive and west of River Ridge Road. ([Council Communication No. 06-013](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: May 17, 2018

Resolution Number: N/A

Action: Request from Hubbell Realty Company (owner) represented by Joe Pietruszynski (officer) for review and approval of a major Preliminary Plat Amendment to “Woods on the River Plat 10” on property located in the vicinity of Whispering Ridge Drive and River Ridge Road, to allow the subdivision of existing platted Outlots for a total of 44 single-family residential lots.

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

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Compliance with the City’s Tree Removal and Mitigation Ordinance.
3. Provision of pedestrian crossing ramps on both sides of Southeast 22nd Street for 8-foot pedestrian trail on River Ridge Road.

THE VOTE: 11-0

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Release of required Subdivision Bond upon project completion.

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).