

## COUNCIL COMMUNICATION

	Number:	<b>19-312</b>	Meeting:	<b>July 15, 2019</b>
	Agenda Item:	<b>15</b>	Roll Call:	<b>19-1089</b>
	Submitted by:	<b>Chris Johansen, Community Development Director</b>		

### AGENDA HEADING:

Acceptance of subdivision improvements bond and conditionally approving final plat for Gray's Station Plat 4.

### SYNOPSIS:

Recommend conditional approval of the final plat for Gray's Station Plat 4, 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 Pietruszynski, Authorized Agent.

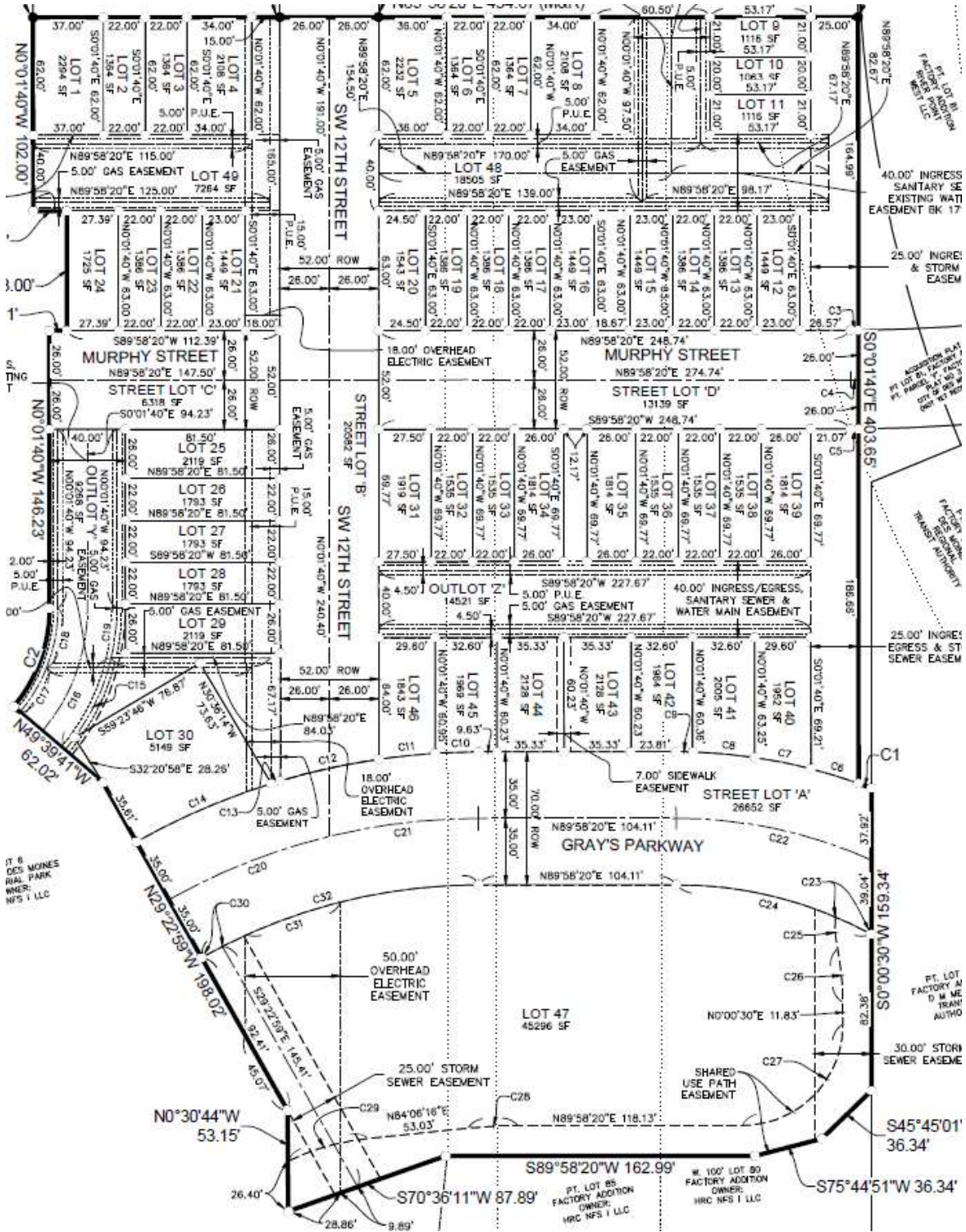
Further, recommend acceptance of a replacement subdivision improvement bond rider IAC 588759 from Merchant's Bonding Company in the remaining amount of \$121,990.00 for Gray's Station Plat 4. The subdivision bond is necessary and applicable to public trail, sidewalk, cycle track, and curb installation 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:

- Gray's Station Plat 4 Final Plat is located in the vicinity of 1300 Tuttle Street, and comprises approximately 5.55-acres on property that is zoned Planned Unit Development (PUD).
- Gray's Station Plat 4 will consist of 45 single-family residential townhome lots and two (2) multi-family 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 Pietruszynski, Authorized Agent.
- Subdivision improvement bond number IAC 588759 in the amount of \$121,990 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,400 linear feet of 6-foot public sidewalk along SW 12<sup>th</sup> Street and Murphy Street, 750 linear feet of 11-foot trail along Gray's Parkway, 400 linear feet of cycle track along Gray's Parkway, and 12 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: June 3, 2019

Roll Call Number: [19-0871](#)

Action: [Acceptance](#) of subdivision improvements bond and approval of final subdivision plat for Gray's Station Plat 3, in the vicinity of 1300 Tuttle Street. ([Council Communication No. 19-250](#)) Moved by Coleman to adopt. Motion Carried 7-0.

**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 Sadoris (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.

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).