

COUNCIL COMMUNICATION

	Number:	19-342	Meeting:	August 5, 2019
	Agenda Item:	10	Roll Call:	19-1192
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Acceptance of subdivision improvements bond and conditionally approving final plat for Southwoods Estates Plat 2.

SYNOPSIS:

Recommend conditional approval of the final plat for Southwoods Estates Plat 2 Final Plat, located at 3800 SW 56th Street. The owner and developer of the property is TK Land Development, LLC, 9550 Hickman Road, Clive, Iowa 50325, Dan Kruse, Officer.

Further, recommend acceptance of a subdivision improvement bond No. 54227394 from United Fire & Casualty Company in the amount of \$87,330 for Southwood Estates Plat 2. The subdivision bond is necessary and applicable to public improvements 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:

- The plat contains approximately 17-acres of land all zoned one (1) and two (2) family residential (R-2). The proposed development will consist of 27 lots intended for single-family residential development, and one (1) outlot reserved for stormwater detention. The development will comply with all zoning regulations and staff recommendations.
- Southwoods Estates Plat 2 Final Plat encompasses the second phase of housing development in this area located in the southwest part of the City nearby Highway 28/63rd Street, southeast of Airport Commerce Park West and west of the Des Moines International Airport. One (1) additional phase will be brought forward at a future date, which in total will create approximately 63 new lots.
- A Subdivision improvement bond No. 54227394 in the amount of \$87,330 from United Fire & Casualty Company has been provided as surety for the required public improvements, which includes grading and erosion control, 1,500 linear feet of 5-foot public sidewalk along Wolcott Circle, two (2) 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 updated title opinion to be submitted to the satisfaction of the City's 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 24, 2019

Roll Call Number: [19-0986](#)

Action: [Acceptance](#) of subdivision improvements bond and conditional approval of final subdivision plat for Southwoods Estates Plat 1, vicinity of 3800 SW 56th Street. ([Council Communication No. 19-281](#)) Moved by Boesen to adopt. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: July 19, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission approved Amendment to a Major Preliminary Plat for Southwoods Estates, subject to conditions. Francis Boggus moved to approve subject to conditions. Motion passed 11-0.

Board: Plan and Zoning Commission

Date: April 19, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Southwoods Estates, subject to conditions. Dory Briles moved to approve staff recommendation. Motion passed 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release of required Subdivision Bond upon project completion.

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