


# COUNCIL COMMUNICATION

	Number: <b>20-346</b>	Meeting: <b>August 17, 2020</b>
	Agenda Item: <b>12-A</b>	Roll Call: <b>20-1312</b>
	Submitted by: <b>Chris Johansen, Community Development Director</b>	

## AGENDA HEADING:

Approval of Final Plat for Bridge District Plat 3.

## SYNOPSIS:

Recommend approval of the final plat for Bridge District Plat 3, located in the vicinity of the 800 block of E. 2<sup>nd</sup> Street. The owner and developer of the property is Bridge District II LLC, 6900 Westown Parkway, West Des Moines, IA, 50266, Eric Bohnenkamp, Officer.

**FISCAL IMPACT: NONE**

## ADDITIONAL INFORMATION:

- The plat contains a total of 3.47-acres of land all zoned Planned Unit Development (PUD). The proposed development will consist of 50 lots intended for three (3) or 4-story townhomes with ground level entry attached garages and one (1) common area outlot.
- Bridge District Plat 3 encompasses the third phase of townhome development in the former “River Hills” area business park, and is located north of Des Moines Street, west of E. 4<sup>th</sup> Street, and south of Interstate 235.



**PREVIOUS COUNCIL ACTION(S):**

Date: November 5, 2018

Roll Call Number: [18-1832http://www.dmgov.org/government/citycouncil/rollcalls/2016/16-0038.pdf](http://www.dmgov.org/government/citycouncil/rollcalls/2016/16-0038.pdf)

Action: [Approving](#) Final Subdivision Plat of Bridge District Plat 2, located in the vicinity of the 800 block of E. 2nd Street. ([Council Communication No. 18-548](#)) Moved by Gatto to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: March 1, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Bridge District Plat 3, subject to conditions. Francis Boggus moved to approve staff recommendation. Motion passed 9-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of subdivision improvement bond upon project completion and full build-out of the subdivision.

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