

COUNCIL COMMUNICATION

	Number:	20-350	Meeting:	August 17, 2020
	Agenda Item:	11	Roll Call:	[]
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Approval of Final Plat for Grover Woods Plat 1.

SYNOPSIS:

Recommend approval of the final plat for Grover Woods Plat 1, located in the vicinity of the 4500 Hubbell Avenue. The owner and developer of the property is Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA, 50266, Eric Bohnenkamp, Authorized Agent.

Further, recommend acceptance of a replacement subdivision improvement bond rider IAC 590475 from Merchant's Bonding Company in the remaining amount of \$53,690 for Grover Woods Plat 1. The subdivision bond is necessary and applicable to sidewalk and curb installation, and sanitary and storm structures 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:

- Grover Woods Plat 1 Final Plat is located in the vicinity of 4500 Hubbell Avenue and comprises on approximately 6.56-acres of land on property that is zoned Planned Unit Development (PUD).
- Grover Woods Plat 1 will consist of 30 single-family residential lots. The development will comply with zoning regulations as defined by the Baker PUD Concept Plan. The owner and developer of the property is Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, Eric Bohnenkamp, Authorized Agent.
- Subdivision improvement bond number IAC 590475 in the amount of \$53,690 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes a combined 1860 lineal feet of five-foot public sidewalk along East 44th Street and Honey Bee Ridge; and "as-built" survey costs for sanitary and storm sewer structures within the development.



PREVIOUS COUNCIL ACTION(S):

Date: May 4, 2020

Roll Call Number: [20-0746](#)

Action: [Acceptance](#) of Planned Unit Development (PUD) restoration bond for grading work at Grover Woods Plat 1, in the vicinity of 4500 Hubbell Avenue. ([Council Communication No. 20-191](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 5, 2019

Resolution Number: N/A

Action: Approval of the Preliminary Plat for “Grover Woods subject to conditions. Motion was made to accept recommendation. Motion was passed 9-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required Subdivision Bond.

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.