

COUNCIL COMMUNICATION

	Number:	20-562	Meeting:	December 21, 2020
	Agenda Item:	19	Roll Call:	20-2104
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Conditionally approving final plat for Three Lakes Estates Plat 7.

SYNOPSIS:

Recommend conditional approval of the final plat of Three Lakes Estates Plat 7, located in the vicinity of 2915 Brock View Drive, 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 Timbercrest Homes, LLC, 10604 NW 75th Place, Johnston, IA 50131, John Larson, Authorized Agent.

Further, recommend acceptance of a subdivision improvement bond rider NIA3201 from Merchant's Bonding Company in the remaining amount of \$26,500.00 for Three Lakes Estates Plat 7. 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:

- Three Lakes Estates Plat 7 Final Plat is located in the vicinity of 2915 Brockway Drive.
- The proposed development will consist of a residential townhome development to allow 27 rowhome residential dwelling units in 2-unit, 3-unit, and 4-unit building configurations and 14 single family lots. The development will comply with zoning regulates as defined by the Three Lakes Estates II Planned Unit Development (PUD) Concept Plan.
- Subdivision improvement bond number NIA3201 in the amount of \$25,600 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes a combined 1,000 linear feet five (5) inches public sidewalk along Lake Ridge Avenue; and "as-built" survey costs for sanitary and storm sewer structures within the development.



PREVIOUS COUNCIL ACTION(S):

Date: December 2, 2019

Roll Call Number: [19-911](#)

Action: [Acceptance](#) of Planned Unit Development (PUD) restoration bond for grading work at Three Lakes Estates II – Plat 7 Development Plan, in the vicinity of 2915 Brockway Drive. ([Council Communication No. 19-511](#)) Moved by Boesen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 5, 2001

Roll Call Number: N/A

Action: Approval of the request for rezoning and the “Three Lakes Estates Phase Two” Concept Plan subject to conditions. Motion was made to accept recommendation. Motion was passed 8-0.

Board: Plan and Zoning Commission

Date: February 20, 1997

Roll Call Number: N/A

Action: Approval of Preliminary Plat Easter Lakes Estates, Plat 3, located in the vicinity of S.E. 31st and Easter Lake Drive owned by Iowa Realty, Inc., submitted by Civil Engineering Consultants, Inc. Motion was made to accept staff recommendations. Motion passed 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required Subdivision Bond.

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