


## COUNCIL COMMUNICATION

	Number:	<b>21-485</b>	Meeting:	<b>November 15, 2021</b>
	Agenda Item:	<b>14</b>	Roll Call:	<b>21-1720</b>
	Submitted by:	<b>Erin Olson-Douglas, Development Services Department Director</b>		

### AGENDA HEADING:

Conditionally approving Woodbury Plat 1 final plat and acceptance of subdivision improvements bond.

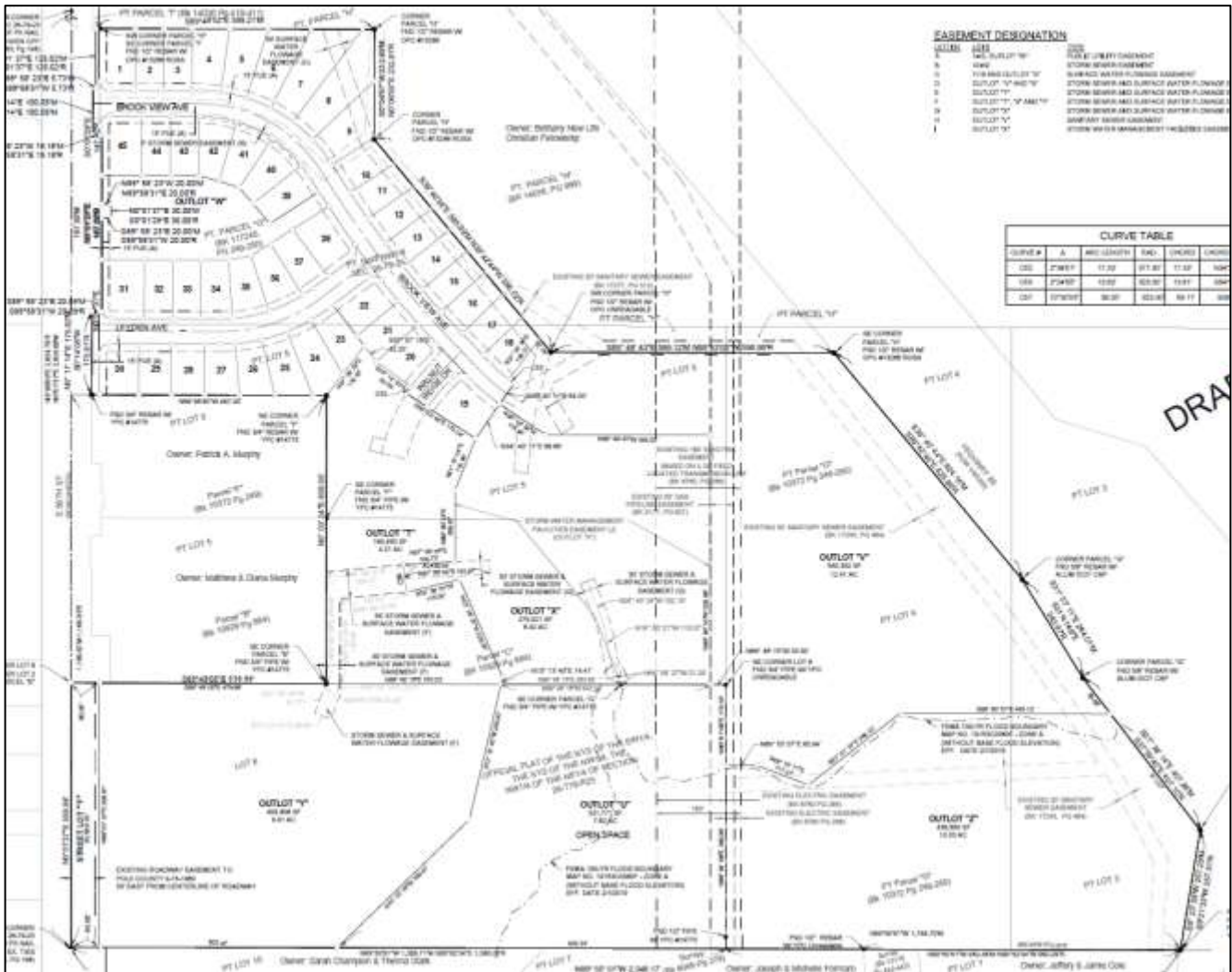
### SYNOPSIS:

Recommend approval of Woodbury Plat 1 final plat, located in the vicinity of 3401 E 56<sup>th</sup> Street. The subject property would be developed by J. Larson Homes, LLC, represented by John Larson, 10604 NW 75th Place, Johnston, IA 50131.

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- Woodbury Plat 1 final plat is a proposed residential subdivision on approximately 63.82-acres. The plat contains 45 single-family home lots, as well as additional developable land designated as outlots. The project is located in the vicinity of 3401 E 56th Street and would be developed by J Larson Homes, LLC.
- The owner/developer indicates that the development of the Woodbury Plat 1 final plat will include the platting of 45 single-family home lots, including all necessary utility, street work, and sidewalks to serve the project. Future subdivision and development will comply with zoning regulations as defined by City Code Chapter 135 (Planning and Design Ordinance) and the Woodbury Preliminary Plat.
- Subdivision Improvement Bond No. 5933387 from Old Republic Surety Company in the amount of \$140,450 has been provided as surety for the required public improvements, which includes 3,500 lineal feet of a 5-foot wide public sidewalk within the development.



**PREVIOUS COUNCIL ACTION(S):**

Date: August 5, 2019

Roll Call Number: [19-1266](#), [19-1267](#), [19-1268](#), and [19-1269](#)

Action: Items regarding property in the 3301 block of E. 56th Street, (J. Larson Homes, LLC and QSL Development LLC, represented by John Larson, Officer):

- (A) Amending the PlanDSM: Creating our Tomorrow Plan future land use designation from Low-Density Residential to Medium Density Residential, to allow the property to be rezoned to Ltd. “R-3” (Multiple-Family Residential) for development of 63.087 acres of agricultural land to be developed in phases for a single-family residential subdivision, with future possibility of townhome units and multiple-family residential apartment dwellings, subject to a maximum density of 12 units per acre. Moved by Westergaard to adopt and approve the proposed amendment. Motion Carried 7-0.
- (B) Hearing to rezone the property from “A-1” (Agricultural) to Ltd. “R-3” (Multiple Family Residential). Moved by Westergaard to adopt. Motion Carried 7-0.
- (C) First consideration of ordinance above. Moved by Westergaard that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

- (D) [Final](#) consideration or ordinance above (waiver requested by the applicant), requires six votes. Moved by Westergaard that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #[15,793](#). Motion Carried 7-0.

On December 15, 2019 the Conditional Zoning was repealed and the existing Zoning became effective as part of the overall update the City's Zoning Ordinance. The Zoning is reflective of the rezoning that occurred in August.

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

Board: Plan and Zoning Commission

Date: March 5, 2020

Resolution Number: N/A

Action: Request from QSL Development, LLC (owner), represented by John Larson (officer), for review and approval of a Preliminary Plat "Woodbury" on property located in the vicinity of the 3401 block of East 56th Street, to allow the property to be divided into 84 lots for one-household development, three (3) lots for multi-household development, and outlots for stormwater management and/or open space. Additional subject property is owned by J Larson Homes, LLC. (13-2020-1.30) Staff recommends approval of the submitted Preliminary Plat "Woodbury" subject to the following conditions:

1. Compliance with all comments of the administrative review, for the document of record.
2. Provision of a trail easement as per coordination with Parks and Recreation and Traffic Engineering.

### **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).