

COUNCIL COMMUNICATION

	Number:	22-180	Meeting:	April 18, 2022
	Agenda Item:	17	Roll Call:	[_____]
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Approving final plat and acceptance of subdivision bond for Elevate Townhomes Plat 1.

SYNOPSIS:

Recommend approval of the final plat for Elevate Townhomes Plat 1, located in the vicinity of 711, and 713 Monona Avenue, and recommend acceptance of the required subdivision improvement bond necessary for the development. The owner and developer of the property is Elevate Townhomes, LLC (2007 Southlawn Drive, Des Moines, IA, 50315, Adam Sieren, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Elevate Townhomes Plat 1 Final Plat is located in the vicinity of 713 and 711 Monona Avenue and comprises approximately 0.84-acres on property that is zoned RX1 and NX1.
- Elevate Townhomes Plat 1 will consist of 18 lots to be developed for rowhouse units. The development includes three (3) buildings comprised of six (6) units each with each unit proposed to be platted onto its own lot. The development will comply with zoning regulations of the RX1 and NX1 zoning districts.
- Subdivision improvement bond number NIA 3990 in the amount of \$29,933.25 from Merchants National Bonding Inc. has been provided as surety for the required public improvements which include grading and erosion control as well as a combined 440 lineal feet of 5-foot-wide public sidewalk along Indianola Road and Monona Avenue.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 14, 2021

Roll Call Number: [21-0851](#)

Action: [Receive](#) and file communications regarding request from DUUNTO, LLC (Owner) represented by Adam Sieren (Officer) and Ryan Andreini (Owner) for property located in the vicinity of 524 Indianola Road, 711 Monona Avenue and 713 Monona Avenue (to be readdressed as 550 Indianola Road) for approval of Preliminary Plat “Monona Townhomes” for subdivision of 0.84 acres of property into 18 Row Type Building lots and an Outlot. Moved by Gatto to receive and file. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 3, 2021

Resolution Number: N/A

Action: Part A) Approval of the Preliminary Plat “Monona Townhomes” for subdivision of 0.84 acres of property into 18 Row Type Building lots and an Outlot, subject to compliance with all administrative review comments from the City’s Permit & Development Center.

Part B) Denial of the requested Type 2 Design Alternatives related to transparency, façade materials, and undergrounding of utilities along Indianola Avenue.

Approval of an amended Type 2 Design Alternative request to waive the undergrounding of existing overhead utility lines and provision of a galvanized metal street light pole and matching fixture along Monona Avenue; approval of the remaining requested Type 2 Design Alternatives; and approval of the Public Hearing Site Plan, all subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of required subdivision bond.

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