


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-041	Meeting:	January 23, 2023
	Agenda Item:	11	Roll Call:	23-0097
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of Planned Unit Development (PUD) restoration surety for The Creek at Echo Valley Plat 1.

SYNOPSIS:

Recommend approval of the final plat for The Creek at Echo Valley, located in the vicinity of 8050 Golf House Drive, and recommend acceptance of the required PUD restoration surety necessary for the development. The owner and developer of the property is United Properties Invest Co LC, (4521 Fleur Drive, Suite C, Des Moines, IA, 50321, Scott McMurray, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Creek at Echo Valley Plat 1 contains approximately 2.93-acres of land on property that is zoned PUD. The plat consists of a single development lot for the new construction of an office building for Golf House Iowa as well as a street lot for Golf House Drive that will connect the development to Echo Valley Drive. The building will also house the Iowa Golf Hall of Fame and Museum and include space for golf education and promotion. The project will be developed in conformance with the United Properties – Echo Valley PUD Concept Plan.
- When a property is zoned PUD, a PUD restoration security must be approved by the City Council before the grading permit can be issued. This is done to ensure that the required grading and ground surface restoration are completed in a timely manner. The Engineering Department has determined that a restoration security in the amount \$24,970 is required for this project for grading, silt fence, SWPPP management, seeding and mulching, and Engineering Department administrative and inspection costs. The cash bond will be released once the grading and ground surface restoration of the project is completed.



PREVIOUS COUNCIL ACTION(S):

Date: September 12, 2022

Roll Call Number: [22-1387](#)

Action: [Approving](#) Private Construction Contract between Correll Contractor, Inc. and Coppola Enterprises, Inc. for paving, sanitary sewer and storm sewer Improvements in Creek at Echo Valley Plat 1, located at 2624 Echo Valley Drive. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: March 21, 2016

Roll Call Number: [16-0508](#)

Action: [On](#) First Amendment to the Urban Renewal Plan for the Echo Valley Urban Renewal Area. ([Council Communication No. 16-149](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: January 20, 2022

Resolution Number: N/A

Action: Approval of a major Preliminary Plat Amendment to “The Creek at Echo Valley Plat 1” for property in the vicinity of the 2900 Block of Echo Valley Drive, to allow the division of the property into one development lot with a proposed office building, and two additional outlots, subject to conditions. THE VOTE: 14-0.

Board: Urban Design Review Board

Date: March 15, 2016

Resolution Number: N/A

Action: Motion to approve as presented by Reynolds. Seconded by Heiman-Godar. Motion carried. Yes – 9, No – 0, Absent -1, Abstain – 0.

Board: Plan and Zoning Commission

Date: December 18, 2003

Resolution Number: N/A

Action: Approval of the following regarding property located at 8900 85th Avenue in the vicinity of southwest of the interchange of Fleur Drive (85th Avenue) and Iowa Highway 5.

- A) Motion to find the requested rezoning not in conformance with the approved Des Moines’ 2020 Community Character Plan. THE VOTE: 11-1.
- B) Approval of the requested amendment to the Des Moines’ 2020 Community Character Plan to revise the future land use designation from undefined to Planned Business Park, from Planned Business Park to Community Commercial, from Low Density Residential to Medium Density Residential, from Low Density Residential to Park/Open Space, and from Low Density Residential to Commercial, Auto-Oriented, Small-Scale Strip Development. THE VOTE: 11-1.
- C) Approval of the requested rezoning from “A-1” Agricultural District to “PUD” Planned Unit Development. THE VOTE: 11-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of PUD restoration surety.

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