


## COUNCIL COMMUNICATION

 CITY OF <b>DES MOINES</b> OFFICE OF THE CITY MANAGER	Number:	<b>23-148</b>	Meeting:	<b>March 27, 2023</b>
	Agenda Item:	<b>16</b>	Roll Call:	<b>23-381</b>
	Submitted by:	<b>Michael Ludwig, Interim Development Services Director</b>		

### AGENDA HEADING:

Approval of final subdivision plat for Three Lakes Estates Plat 9.

### SYNOPSIS:

Recommend approval of the final plat for Three Lakes Estates Plat 9, located in the vicinity of 7000 Lake Hill Drive. The owner and developer of the property is Timbercrest Homes, LLC (5721 Merle Hay Road, Suite 20, Johnston, IA 50131, represented by John Larson, Authorized Agent).

**FISCAL IMPACT: NONE**

### ADDITIONAL INFORMATION:

- Three Lakes Estates Plat 9 contains approximately 4.88-acres of land on property that is zoned Planned Unit Development (PUD) District. The proposed project is the final phase of townhomes within the PUD and includes 34 new rowhome units with dwellings units grouped in 2-unit, 3-unit, and 4-unit building configurations. The townhomes will be accessed from Lake Hill Drive with private drives throughout the development. The project will be developed in conformance with the Three Lakes Estates II PUD Conceptual Plan.



**PREVIOUS COUNCIL ACTION(S):**

Date: January 23, 2023

Roll Call Number: [23-0096](#)

Action: [Approval](#) of final subdivision plat for Three Lakes Estates Plat 8. ([Council Communication No. 23-042](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: April 15, 2021

Resolution Number: N/A

Action: Approval of the Preliminary Plat Amendment “Three Lakes Estates Phase II” for 84.97 acres of property in the vicinity of the 3001 block of East Army Post Road, to allow remaining property in the Three Lakes Estates Phase II Legacy PUD to be divided into 218 One Household Living Lots and 64 Lots for Semi-Detached One Household Living, subject to conditions. THE VOTE: 11-0.

Board: Plan and Zoning Commission

Date: August 2, 2001

Resolution Number: N/A

Action: Approval of a preliminary subdivision plat for “Three Lakes Estates Phase II” located in the 3000 block south of East Army Post Road, subject to conditions. THE VOTE: 11-0-1.

Board: Plan and Zoning Commission

Date: April 5, 2001

Resolution Number: N/A

Action: Approval of the request for rezoning and the “Three Lakes Estates Phase Two” Concept Plan subject to conditions. THE VOTE: 8-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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