

COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-359	Meeting:	August 7, 2023
	Agenda Item:	19	Roll Call:	23-1076
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Grover Woods Plat 3.

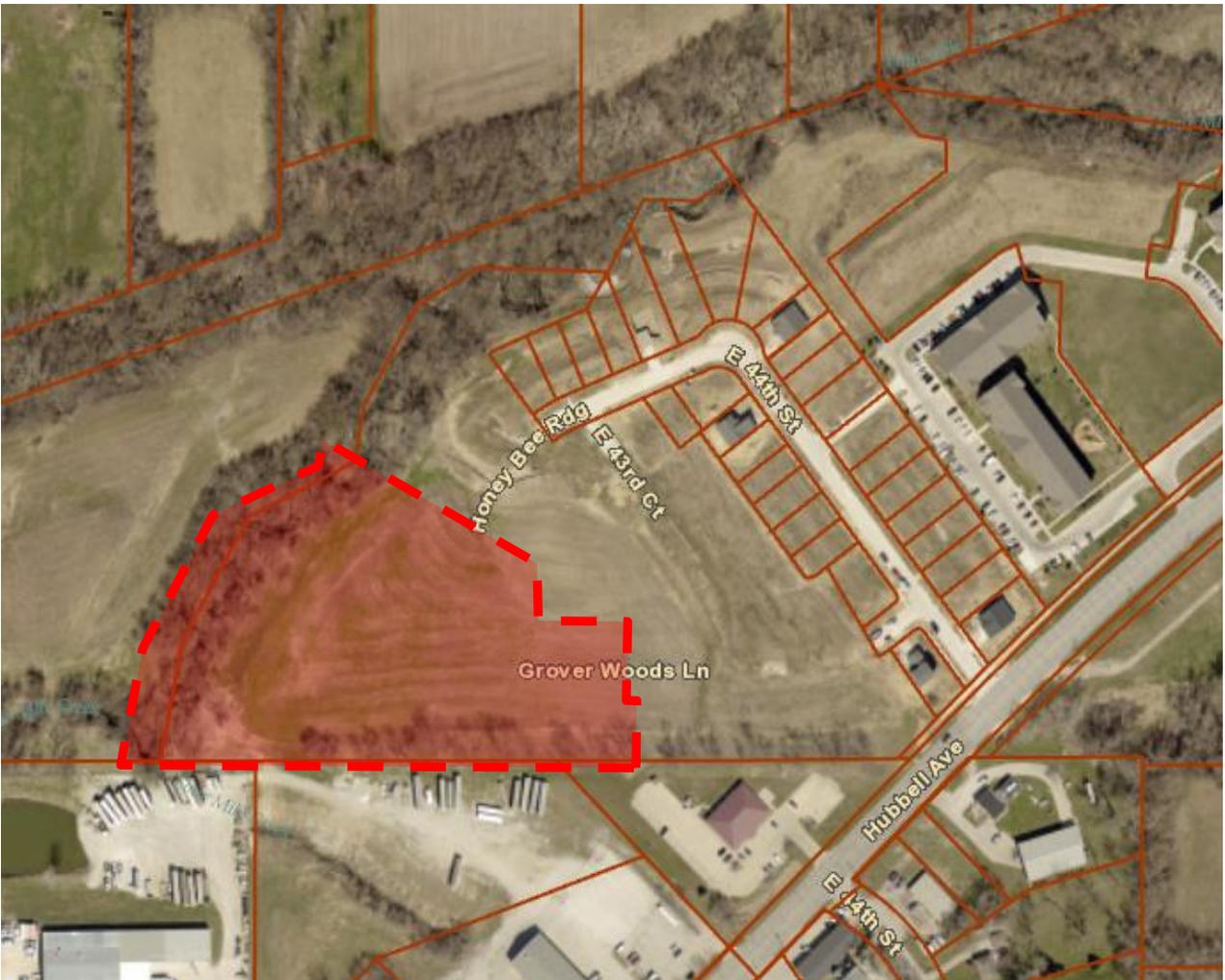
SYNOPSIS:

Recommend approval of the final plat for Grover Woods Plat 3 Final Plat, located in the vicinity of 4500 Hubbell Avenue, and recommend acceptance of the required easements and subdivision improvement bond necessary for the development. The developer of the property is Hubbell Realty Company, represented by Caleb Smith, 6900 Westown Parkway, West Des Moines, Iowa 50266.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The proposed Grover Woods Plat 3 Final Plat contains approximately 6.95 acres of land zoned “PUD” Planned Unit Development District. It would consist of 27 lots for one (1)-household residential development, and one (1) outlot for stormwater management facilities. The development would comply with all zoning regulations of the PUD Conceptual Plan and other administrative requirements.
- The proposed Grover Woods Plat 3 Final Plat encompasses the third and final phase of housing development within the preliminary plat area located north of Hubbell Avenue, south of East Broadway Avenue, and west of East 46th Street in the northeastern part of the city. Upon full build-out, the development would consist of a total of 84 development lots.
- A subdivision improvement bond number 100039326 in the amount of \$67,624 from Merchants Bonding Company (Mutual) has been provided as surety for the required public improvements, which include five (5)-foot-wide public sidewalks within the development.



PREVIOUS COUNCIL ACTION(S): NONE

Date: November 21, 2022

Roll Call Number: [22-1786](#)

Action: [Conditionally](#) approving final subdivision plat and acceptance of subdivision bond for Grover Woods Plat 2. ([Council Communication No. 22-542](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 6-1. Absent: Sheumaker.

Date: October 24, 2022

Roll Call Number: [22-1614](#) and [22-1615](#) and [22-1616](#)

Action: Approving completion and acceptance of Private Construction Contracts for the following:

- (A) [Sanitary](#) Sewer Improvements at Grover Woods Plat 2, between McAninch Corporation and HRC Grover Woods, LLC. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

- (B) [Storm](#) Sewer Improvements at Grover Woods Plat 2, between McAninch Corporation and HRC Grover Woods, LLC. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.
- (C) [Paving](#) Improvements at Grover Woods Plat 2, between Sternquist Construction, Inc. and Hubbell Realty Company. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: August 22, 2022

Roll Call Number: [22-1313](#)

Action: Approving Private Construction Contracts for the following:

- (A) [Sternquist](#) Construction, Inc. and Hubbell Realty Company for Paving Improvements in Grover Woods Plat 3. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 5, 2019

Resolution Number: 13-2020-1.18.

Action: Approval of the Preliminary Plat for “Grover Woods”, subject to conditions. Motion was made to accept recommendation. Motion was passed 9-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of the 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.