


COUNCIL COMMUNICATION

 <p>CITY OF DES MOINES OFFICE OF THE CITY MANAGER</p>	Number:	24-015	Meeting:	January 8, 2024
	Agenda Item:	13	Roll Call:	24-0038
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and subdivision bond for Woods of Copper Creek Plat 6.

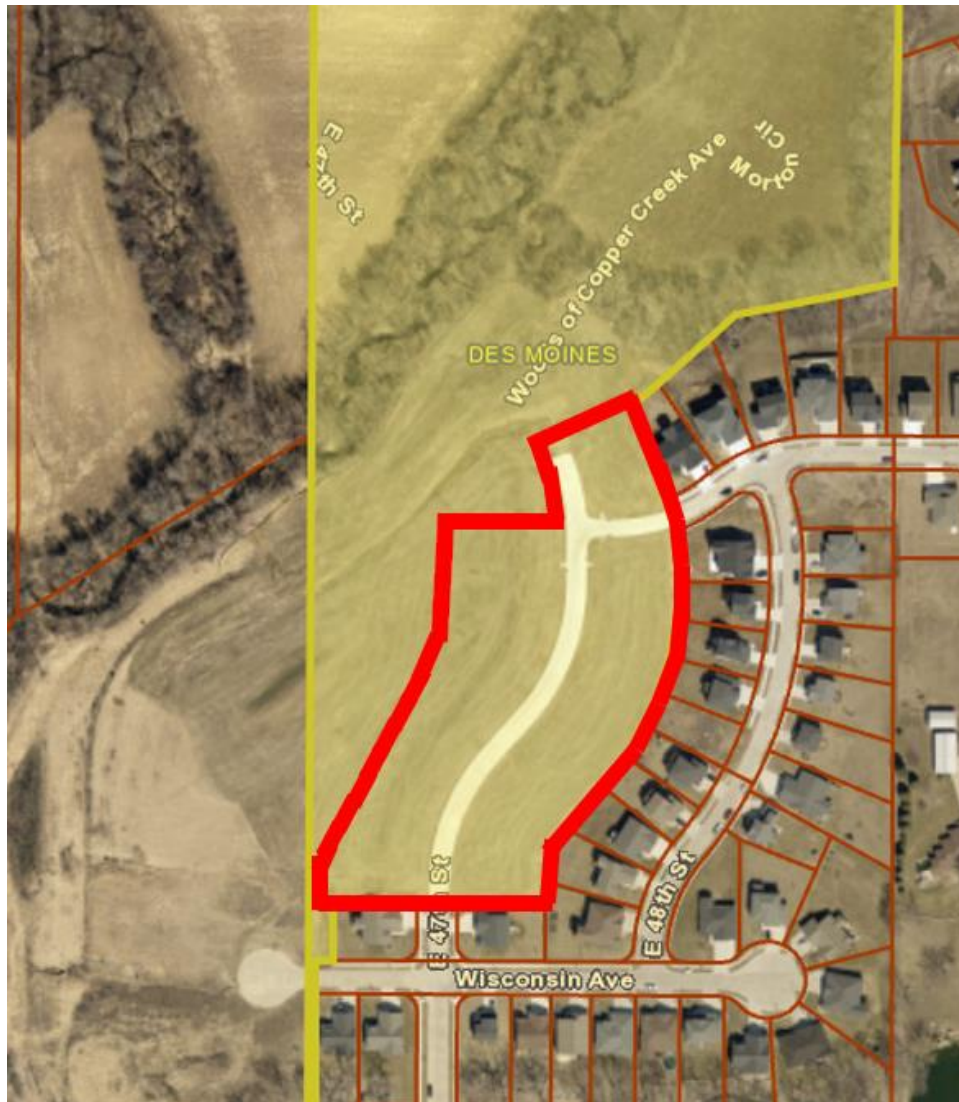
SYNOPSIS:

Recommend approval of the final plat for Woods of Copper Creek Plat 6, located in the vicinity of 4712 East Sheridan Avenue, and recommend acceptance of the required easements and subdivision bond for the development, subject to acceptance of final legal documents by the City Legal Department. The developer of the property is HDR Land Development, LLC (2575 N. Ankeny Boulevard, Suite 211 Ankeny, Iowa, 50023, Larry Handley, authorized agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 5.14 acres of land within the Woods of Copper Creek Planned Unit Development (PUD). The proposed development will consist of 19 lots for one (1)-household residential development. The development will comply with all zoning regulations of the Woods of Copper Creek PUD Conceptual Plan.
- A subdivision improvement bond number 100157406 in the amount of \$114,400 from Merchants Bonding Company has been provided as surety for the required public improvements, which include five (5) foot public sidewalk along East Sheridan Avenue and East 47th Street.



PREVIOUS COUNCIL ACTION(S):

Date: January 9, 2023

Roll Call Number: [23-0073](#)

Action: [Amending](#) Chapter 114 of the Municipal Code regarding Traffic Regulation Changes ([Council Communication No. 23-006](#)) for Code modifications related to new streets built as part of the Woods of Copper Creek Plat 6 Development between East Sheridan Avenue to the north and Wisconsin Avenue to the south. 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, #16,215. Motion Carried 7-0.

Date: December 20, 2021

Roll Call Numbers: [21-1888](#) and [21-1889](#)

Action: Approving Private Construction Contracts between the following:

- (A) [Vanderpool](#) Construction, Inc. and HDR Land Development, LLC for Storm and Sanitary Sewer Improvements in Woods of Cooper Creek Plat 6. Moved by Boesen to adopt. Motion Carried 7-0.
- (B) [Sternquist](#) Construction Inc. and HDR Land Development, LLC for Paving Improvements in the Woods of Copper Creek Plat 6. Moved by Bosen to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 15, 2017

Resolution Number: N/A

Action: Plan and Zoning Commission recommends approval of Part A) request of proposed rezoning to “PUD” District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential; approval of Part B) the rezoning of property from “A-1” Agricultural District to “PUD” Planned Unit Development District; approval of Part C) the proposed amendment to “The Woods of Copper Creek” PUD Conceptual Plan and approval of Part D) the Preliminary Plat “Woods of Copper Creek East”. Motion Passed 13-0.

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.