


COUNCIL COMMUNICATION

 <p>CITY OF DES MOINES OFFICE OF THE CITY MANAGER</p>	Number:	24-089	Meeting:	March 4, 2024
	Agenda Item:	17	Roll Call:	24-0323
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Stanton Ridge.

SYNOPSIS:

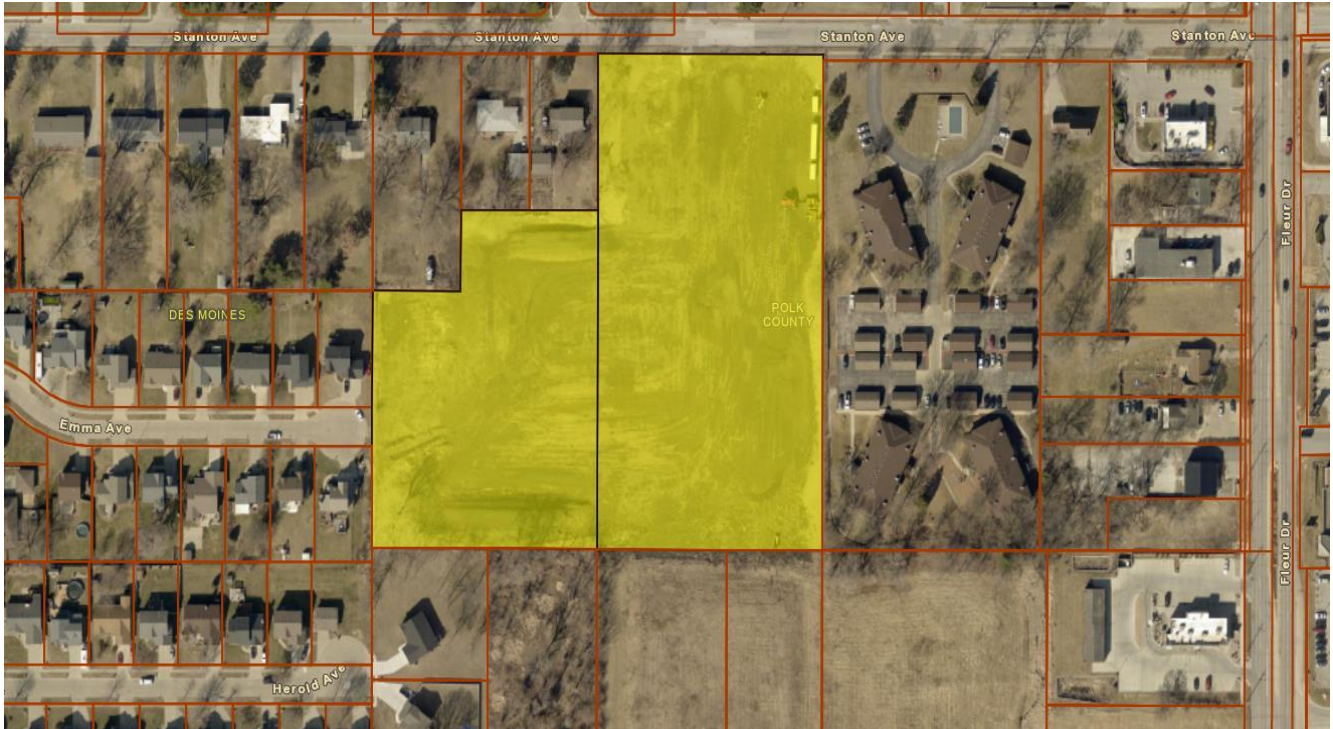
Recommend approval of the final plat for Stanton Ridge, located in the vicinity of 2300 Stanton Avenue, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is KEC Investments, LLC (4817 Fleur Drive, Des Moines, Iowa, Ryan Winter, authorized agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Stanton Ridge final plat contains approximately 7.93 acres of land. The proposed development will consist of 26 lots for one (1)-household residential development along an extension of Emma Avenue to Stanton Avenue. The lots will comply with all zoning regulations of the N3a zoning district and House Type B.
- The subdivision improvement bond number 100309037 in the amount of \$155,100 from Merchants Bonding Company has been provided as surety for the required public improvements, which include five (5)-foot-wide public sidewalks along both sides of Emma Avenue and Southwest 23rd Street.

Vicinity Map



PREVIOUS COUNCIL ACTION(S):

Date: August 7, 2023

Roll Call Number: [23-1071](#)

Action: [Approving](#) Private Construction Contract between Alliance Construction Group, LLC, and KEC Investments, LLC for paving improvements in Stanton Ridge Plat 1. Moved by Gatto to adopt. Motion Carried 6-1. Absent: Sheumaker.

Date: June 12, 2023

Roll Call Numbers: [23-0801](#)

Action: [Approving](#) Private Construction Contracts between Evolution Contracting, LLC, and KEC Investments, LLC, for sanitary and storm sewer improvements in Stanton Ridge Plat 1. Moved by Gatto to adopt. Motion Carried 6-1. Absent: Sheumaker.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: July 7, 2022

Resolution Number: PLAT-2022-000025

Action: Approval of a major preliminary plat “Stanton Ridge” for development of 26 lots for one (1)-household residential uses along an extension of Emma Avenue to Stanton Avenue, subject to compliance with all administrative review comments. Motion Passed 10-0.

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.