


COUNCIL COMMUNICATION

	Number:	24-302	Meeting:	July 15, 2024
	Agenda Item:	61A	Roll Call:	24-0996
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Resolution approving Three Lakes Estates Plat 10 Final Plat and Acceptance of Subdivision Bond.

SYNOPSIS:

Recommend approval of the final plat for Three Lakes Estates Plat 10, located in the vicinity of 6473 Lake Ridge Avenue, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is Timbercrest Homes, LLC (represented by John Larson, Authorized Agent, 5721 Merle Hay Road, Suite 20, Johnston, IA 50131).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 10.85 acres of land that is zoned a PUD (Planned Unit Development) District. The proposed development would consist of 46 lots for household residential dwellings, including 14 lots for one (1)-household dwellings and 32 lots bi-attached (duplex) dwellings. The development would comply with all zoning regulations of the Three Lakes Estates II PUD District Conceptual Plan.
- The Subdivision Improvement Bond No. GSH960080 in the amount of \$235,400 from The Gray Surety has been provided as surety for the required public improvements, which include five (5)-foot wide public sidewalks along Lake Ridge Avenue, Southeast 30th Street, and Lake Hill Drive.



PREVIOUS COUNCIL ACTION(S):

Date: March 27, 2023

Roll Call Number: [23-0381](#)

Action: [Approval](#) of final subdivision plat for Three Lakes Estates Plat 9. ([Council Communication No. 23-148](#)) 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 (1) Household Living Lots and 64 Lots for Semi-Detached One (1) Household Living, subject to conditions. THE VOTE: 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of the required subdivision bond upon project completion.

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