


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: 24-323	Meeting: August 5, 2024
	Agenda Item: 16	Roll Call: <input type="text"/>
	Submitted by: Cody Christensen, Development Services Director	

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Elevate Townhomes Plat 2.

SYNOPSIS:

Recommend approval of the final plat for Elevate Townhomes Plat 2, located in the vicinity of 508 Indianola Road, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is Elevate Townhomes LLC (2007 Southlawn Drive, Des Moines, Iowa, Adam Sieren, authorized agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 0.53 acres of land that is zoned RX1 and NX1. The proposed development will consist of 11 rowhome lots. The development will comply with all design requirements of a Row Building type allowed in the RX1 and NX1 zoning districts.
- The Subdivision Improvement Bond No. 100200667 in the amount of \$23,807.50 from Merchants Bonding Company has been provided as surety for the required public improvements, which include grading and erosion control and five (5)-foot public sidewalk along Indianola Road and Courtland Drive.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: March 23, 2023

Resolution Number: N/A

Action: Approval of the Preliminary Plat “Elevate Townhomes Plat 2” for 0.53 acres of property in the vicinity of the 508 Indianola Road, to allow for development of 11 one-household residential lots. THE VOTE: 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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