


COUNCIL COMMUNICATION

	Number: 24-377	Meeting: September 16, 2024
	Agenda Item: 18	Roll Call: 24-1226
	Submitted by: Cody Christensen, Development Services Director	

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Carter Court.

SYNOPSIS:

Recommend approval of the final plat for Carter Court, located in the vicinity of 4320 East 46th Street, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is Greater Des Moines Habitat for Humanity (2200 East Euclid Avenue, Des Moines, Iowa, Ryan Doyle, authorized agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 4.2 acres of land. The proposed development will consist of 15 lots for one (1)-household residential development. The development will comply with all zoning regulations of the N2b zoning district and House Type A.
- The Subdivision Improvement Bond No. 101172708 in the amount of \$81,180 from Merchants Bonding Company has been provided as surety for the required public improvements, which include five (5)-foot public sidewalks along East 46th Street, East Twana Drive, and East 45th Street.



PREVIOUS COUNCIL ACTION(S):

Date: April 15, 2024

Roll Call Number: [24-0562](#)

Action: [Approving](#) Private Construction Contract between Vanderpool Construction, Inc. and Greater Des Moines Habitat for Humanity, Inc. for paving, sanitary, and storm sewer improvements in Carter Court. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 20, 2023

Resolution Number: N/A

Action: Approval of a major preliminary plat “Carter Court” for development of 15 lots for one (1)-household residential uses and two (2) outlots west of East 46th Street and south of Hubbell Avenue, subject to compliance with all administrative review comments. Motion Passed 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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