


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	25-021	Meeting:	January 13, 2025
	Agenda Item:	12	Roll Call:	25-0022
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

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

SYNOPSIS:

Recommend approval of the final plat for Woodbury Plat 2, located in the vicinity of E 56th Street and Leyden Avenue, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is Timbercrest Homes LLC (5721 Merle Hay Road, Suite 18, Johnston, Iowa) and J Larson Homes, LLC (10604 NW 75th Place, Johnston, Iowa); John Larson, authorized agent.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 13.62 acres of land. The proposed development will consist of 39 lots for one (1)-household residential development and two (2) outlots for open space and utility structures. The development will comply with all zoning regulations of the N2a zoning district.
- The subdivision improvement bond number GSH9600111 in the amount of \$265,100 from The Gray Casualty & Surety Company has been provided as surety for the required public improvements, which include five (5) foot public sidewalk along Walnut Ridge Drive and Woodbury Circle.
- The real estate to be platted currently has two (2) owners: J. Larson Homes, L.L.C. and Timbercrest Homes, L.L.C. However, the subdivision bond for this plat only names Timbercrest Homes, L.L.C. as the principal. Therefore, as an explicit condition of the approval of this plat, said subdivision bond will not be released until such time as all of the grading, erosion control, and sidewalk have been completed for the entire plat.



PREVIOUS COUNCIL ACTION(S):

Date: September 16, 2024

Roll Call Number: [24-1222](#)

Action: [Approving](#) Private Construction Contracts between Alliance Construction Group, LLC and J. Larson Homes LLC for paving improvements in Woodbury Plat 2 in the vicinity of NE 56th Street and Leyden Avenue. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: March 5, 2020

Resolution Number: N/A

Action: Approval of the submitted preliminary plat “Woodbury,” subject to conditions. Motion Carried 11-0.

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.