


COUNCIL COMMUNICATION

	Number:	25-295	Meeting:	August 4, 2025
	Agenda Item:	16	Roll Call:	25-1036
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Three Lakes Estates Plat 13.

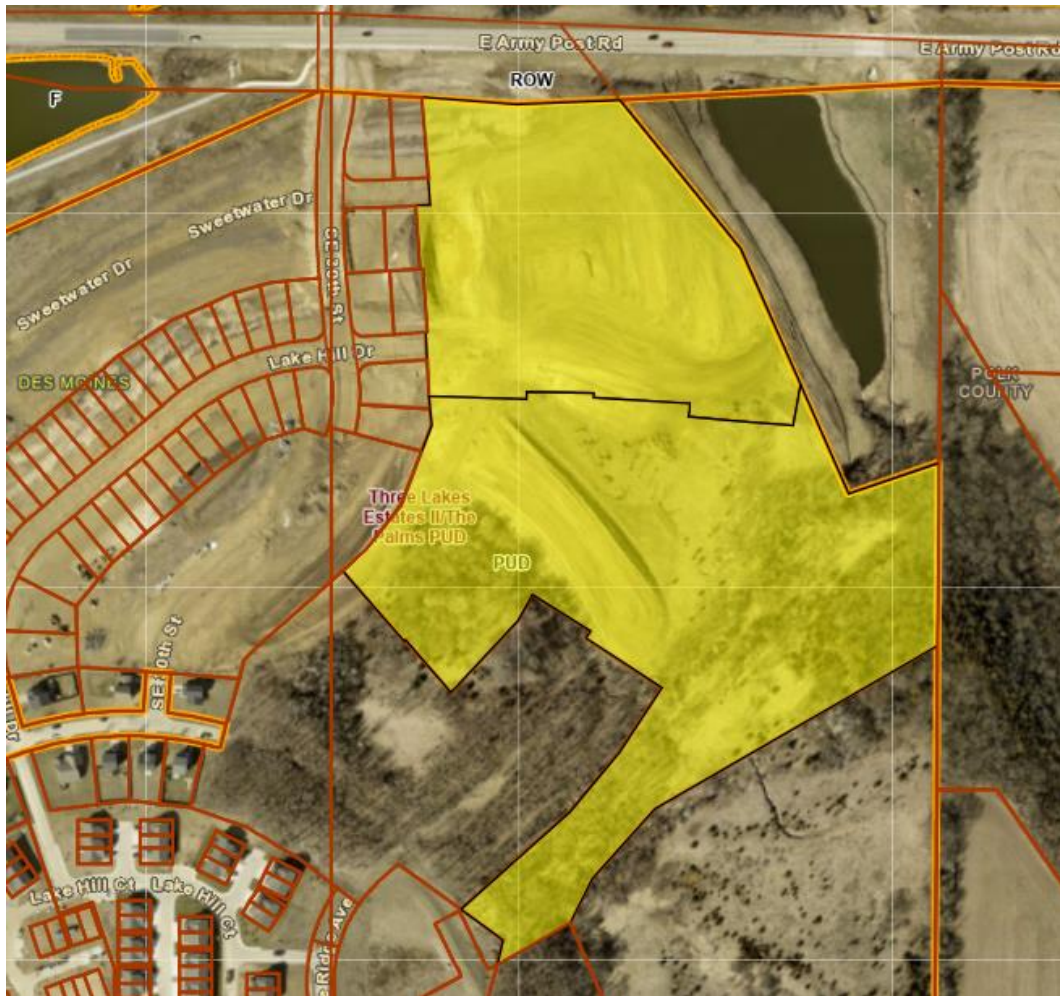
SYNOPSIS:

Recommend approval of the final plat for Three Lakes Estates Plat 13, located in the vicinity of SE 30th Street and East Army Post Road, and recommend acceptance of the required easements and subdivision bond necessary for the development. The developer of the property is Timbercrest Homes L.L.C. (5721 Merle Hay Road, Suite 20, Johnston, Iowa; John Larson, authorized agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 23.81 acres of land that is zoned PUD – Planned Unit Development. The proposed development will consist of 28 lots for one (1)-household residential development and three (3) outlots for future residential development. The development will comply with all zoning regulations of the Three Lakes Estates II PUD Concept Plan.
- The subdivision improvement Bond No. GSH9600301 in the amount of \$308,000 from The Gray Casualty & Surety Company has been provided as surety for the required public improvements, which include five (5)-foot public sidewalk along Sweetwater Drive, Lake Hill Drive, and Lake Forest Avenue.



PREVIOUS COUNCIL ACTION(S):

Date: July 15, 2024

Roll Call Number: [24-0996](#)

Action: [Approval](#) of final subdivision plat for Three Lakes Estates Plat 10. ([Council Communication No. 24-302](#)) Moved by Gatto to adopt. Second by Mandelbaum. 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 Household Living Lots and 64 Lots for Semi-Detached One Household Living, subject to conditions. THE VOTE: 11-0.

Board: Plan and Zoning Commission

Date: August 2, 2001

Resolution Number: N/A

Action: Approval of a preliminary subdivision plat for “Three Lakes Estates Phase II” located in the 3000 block south of East Army Post Road, subject to conditions. THE VOTE: 11-0-1

Board: Plan and Zoning Commission

Date: April 5, 2001

Resolution Number: N/A

Action: Approval of the request for rezoning and the “Three Lakes Estates Phase Two” Concept Plan subject to conditions. THE VOTE: 8-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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