

COUNCIL COMMUNICATION

	Number:	19-281	Meeting:	June 24, 2019
	Agenda Item:	13	Roll Call:	19-0986
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Acceptance of subdivision improvements bond and conditional approval of final subdivision plat for Southwoods Estates Plat 1.

SYNOPSIS:

Recommend conditional approval of the final subdivision plat for Southwoods Estates Plat 1, located at 3800 SW 56th Street. The owner and developer of the property is TK Land Development, LLC, 9550 Hickman Road, Clive, IA, 50325, Dan Kruse, Officer.

Further, recommend acceptance of a subdivision improvement bond No. NIA2536 from Merchants Bonding Company in the amount of \$115,348 for Southwood Estates Plat 1. The subdivision bond is necessary and applicable to public improvements needed within this development, until the subdivision is built out and work has been completed to the satisfaction of the Engineering Department.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 40-acres of land all zoned One- and Two-Family Residential (R-2). The proposed development will consist of 14 lots intended for single-family residential development, one (1) outlot reserved for future development and one (1) outlot to be dedicated for street Right-of-Way. The development will comply with all zoning regulations and staff recommendations.
- Southwoods Estates Plat 1 encompasses the first phase of housing development in this area located in the southwest part of the City near Highway 28/63rd Street, southeast of Airport Commerce Park West and west of the Des Moines International Airport. Two (2) additional phases will be brought forward at a future date which in total will create approximately 63 new lots.
- Subdivision improvement bond No. NIA2536 in the amount of \$115,348.00 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes 1,500 linear feet of 5-foot public sidewalk along Rose Avenue, six (6) curb ramps with domes, and “as-built” survey costs for sanitary and storm sewer structures within the development.

- This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of the City's Legal Department. The conditional approval is valid for a period of 30 days, upon which time reaffirmation of the approval would be required prior to recording the plat.



PREVIOUS COUNCIL ACTION(S):

Date: May 7, 2018

Roll Call Number: [18-0762](#)

Action: [Regarding](#) approval of a request from TK Development, LLC (developer) for a major Preliminary Plat "Southwood Estates" on property located at 3800 SW 56th Street, to allow the property to be subdivided into 24 lots for single-family residential dwelling development, and two (2) outlots for future subdivision development, and four (4) lots to be dedicated for street right-of-way. Moved by Gray to receive and file. Motion Carried 6-1. Absent: Gatto.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 19, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat for Southwoods Estates, subject to conditions. Dory Briles moved to approve staff recommendation. Motion passed 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required Subdivision Bond upon project completion.

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