



Agenda Item:

022

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 9-13-04

Communication

No.: 04-450

Agenda Item Type: **Resolution**

Roll Call

No.:

Submitted by: Larry Hulse, Director, Community Development Department

SUBJECT—

Approval of the Final Plat for Woods on the River Plat 7

SYNOPSIS—

Approval of the 7th Plat of the Woods on the River area, north of the E. Park Avenue, east of S.E. 22nd Street, and south and west of Hartford Avenue.

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

BACKGROUND—

This is the 7th plat of the Woods on the River area. The area is zoned PUD with 27 single-family lots on 7 acres. The owner and developer of the lots is John Clark, principal of The Clarke Company Ltd., 2801 Fleur Drive, Des Moines, IA, 515-247-0000. The Plan and Zoning Commission originally approved the preliminary plat for the entire site on August 4, 1994. They recently re-approved the preliminary plat for this area on June 19, 2003, because of changes to

the PUD plan for the area. The City Council approved the 1st plat for Woods on the River by Roll Call 95-1438, April 17, 1995, and approved all subsequent plats since that time. All plats have been in compliance with the approved PUD plans for the area.

This final plat was conditionally approved by the Des Moines City Council on July 12, 2004, by roll call 04-1417. The required easement documents for this plat were not provided before the conditional approval time period expired. These documents have now been provided and the final plat for this project should now be approved for filing with the Polk County Auditors Office.