


## COUNCIL COMMUNICATION

	Number:	<b>21-427</b>	Meeting:	<b>October 18, 2021</b>
	Agenda Item:	<b>11</b>	Roll Call:	<b>21-1547</b>
	Submitted by:	<b>Erin Olson-Douglas, Development Services Department Director</b>		

### AGENDA HEADING:

Approval of Three Lakes Estates Outlots Plat 1 final plat.

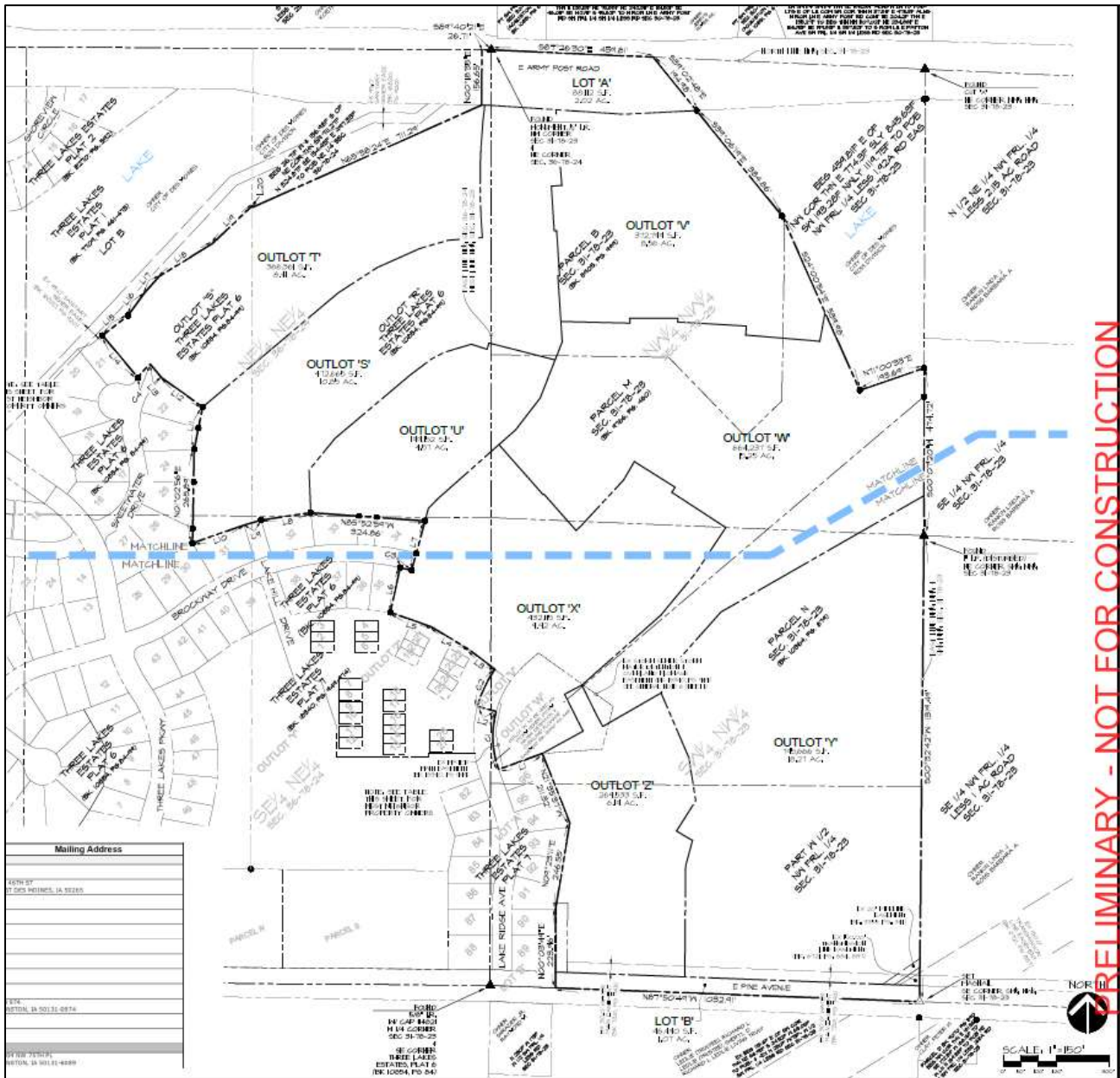
### SYNOPSIS:

Recommend approval of Three Lakes Estates Outlots Plat 1 final plat, located in the vicinity of 3001 East Army Post Road. The subject property is to be developed by J Larson Homes, LLC, 10604 NW 75th Place, Johnston, IA 50131, John Larson, Authorized Agent.

**FISCAL IMPACT: NONE**

### ADDITIONAL INFORMATION:

- Three Lakes Estates Plat 7 Final Plat is located in the vicinity of 3000 East Army Post Road. The proposed subdivision will divide 85.10-acres into nine (9) unbuildable outlots for conveyance of ownership of each outlot for further subdivision and development. Future subdivision and development will comply with zoning regulations as defined by the Three Lakes Estates II Planned Unit Development (PUD) Concept Plan and Three Lakes Estates Phase II Preliminary Plat.



**PREVIOUS COUNCIL ACTION(S):**

Date: December 2, 2019

Roll Call Number: [19-1911](#)

Action: [Acceptance](#) of Planned Unit Development (PUD) restoration bond for grading work at Three Lakes Estates II – Plat 7 Development Plan, in the vicinity of 2915 Brockway Drive. ([Council Communication No. 19-511](#)) Moved by Boesen to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: April 15, 2021

Resolution Number: N/A

Action: Request from J Larson Homes, LLC (owner) represented by John Larson (officer) for review and approval of a 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. (13-2021-1.28) Francis Boggus made a motion for approval of the submitted Preliminary Plat amendment subject to the following:

- 1) Compliance with all administrative comments.
- 2) Comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) A bond shall be provided to facilitate the future construction of a 5-foot width sidewalk along East Pine Avenue.

THE VOTE: 11-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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](mailto:cityclerk@dmgov.org).