

COUNCIL COMMUNICATION

	Number:	21-471	Meeting:	November 1, 2021
	Agenda Item:		Roll Call:	21-1650
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Conditionally approving The Woods of Copper Creek Plat 5 final plat and acceptance of subdivision improvements and Planned Unit Development (PUD) restoration bonds.

SYNOPSIS:

Recommend conditional approval for The Woods of Copper Creek Plat 5 Final Plat, located in the vicinity of East 50th Court and Grand View Avenue, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The subject property is to be developed by DR Horton-Iowa, LLC (Larry Handley, President, 1910 SW Plaza Shops Lane, Ankeny, IA 50023).

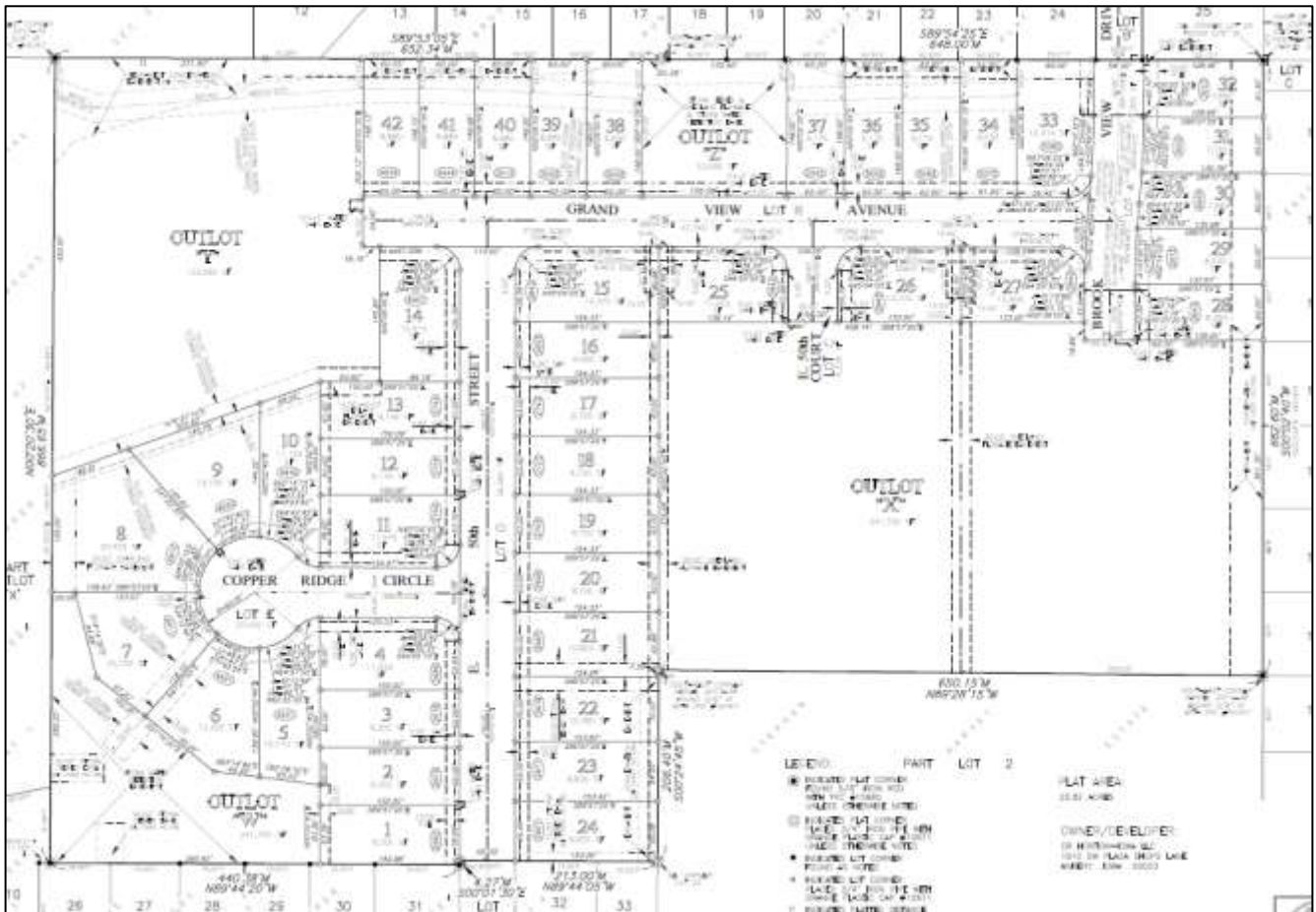
Further, recommend acceptance of a Subdivision Improvement Bond No. SUR0070214 from Argonaut Insurance Company, in the amount of \$161,120 for The Woods of Copper Creek Plat 5. The subdivision bond is necessary and applicable to installation of public sidewalk needed within this development, until the subdivision is built out and work has been completed to the satisfaction of the Engineering Department. Additionally, recommend acceptance of PUD Restoration Bond No. SUR0070215 from Argonaut Insurance Company, in the amount of \$131,970. The restoration security must be provided and accepted by the City Council, pursuant to Section 134-2.2.9 of the City Code, before the Grading Permit can be issued. The purpose of the restoration security is to assure that the required grading and ground surface restoration within the project is completed in a timely fashion.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Woods of Copper Creek East is a proposed residential subdivision on approximately 22.82 acres located in the vicinity of East 50th Street and Grand View Avenue. It would contain 42 lots for single-household residential development and intended to be developed by DR Horton-Iowa, LLC (Larry Handley, President, 1910 SW Plaza Shops Lane, Ankeny, IA 50023.)
- The owner/developer indicates that the development of The Woods of Copper Creek Plat 5 will include the platting of 42 single family home lots, including all necessary utility, street work, and sidewalks to serve the project.

- Subdivision Improvement Bond No. SUR0070214 from Argonaut Insurance Company in the amount of \$161,120 has been provided as surety for the required public improvements, which includes 3,800 lineal feet of 5-foot-wide public sidewalk along streets within the development.
- When a property is zoned PUD, a PUD restoration security must be approved by the City Council before the grading permit can be issued. This is done to ensure that the required grading and ground surface restoration are completed in a timely manner. The Engineering Department has determined that a restoration security in the amount of \$131,970 is required for this project for grading, silt fence, inlet/outlet protection, seeding and mulching, and Engineering Department administrative and inspection costs. The bonds will be released once the grading and ground surface restoration of the project is completed.



PREVIOUS COUNCIL ACTION(S):

Date: June 25, 2018

Roll Call Number: [18-1059](#)

Action: [Conditionally](#) approving Woods of Copper Creek Plat 4 Final Plat, 4700 block of NE 23rd Avenue. ([Council Communication No. 18-317](#)) Moved by Coleman to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 15, 2017

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request of proposed rezoning to “PUD” District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential; approval of Part B) the rezoning of property from “A-1” Agricultural District to “PUD” Planned Unit Development District; approval of Part C) the proposed amendment to “The Woods of Copper Creek” PUD Conceptual Plan and approval of Part D) the Preliminary Plat “Woods at Copper Creek East”. Motion Passed 13-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required Subdivision Improvements and PUD Restoration Bonds 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.