


COUNCIL COMMUNICATION

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|  | Number: | 21-548 | Meeting: | December 20, 2021 |
| | Agenda Item: | 16 | Roll Call: | 21-1899 |
| | Submitted by: | Erin Olson-Douglas, Development Services Department Director | | |

AGENDA HEADING:

Conditionally approving final plat for Woods on the River Plat 11, and acceptance of a Planned Unit Development (PUD) Restoration Bond and a Subdivision Bond.

SYNOPSIS:

Recommend conditional approval of the final plat for Woods on the River Plat 11, located in the vicinity of Riverwoods Avenue, Grand River Drive, and River Ridge Road, and recommend acceptance of the required subdivision improvement bond and PUD restoration bond necessary for the development. The owner and developer of the property is Hubbell Realty Company (6900 Westown Parkway, West Des Moines, IA, 50266, Steve Moseley, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Woods on the River Plat 11 Final Plat is located in the vicinity of Riverwoods Avenue, Grand River Drive, and River Ridge Road, and comprises approximately 12.89-acres on property that is zoned PUD.
- Woods on the River Plat 11 will consist of 22 single-family residential lots. The development will comply with zoning regulations as defined by the Riverwoods PUD Concept Plan.
- Subdivision improvement bond number IAC 592061 in the amount of \$59,757.50 from Merchants Bonding Company has been provided as surety for the required public improvements, which includes a combined 800 lineal feet of 5-foot public sidewalk along Grand River Drive and River Ridge Road and 375 lineal feet of 8-foot trail along River Ridge Road.
- PUD restoration bond number IAC 592060 in the amount of \$82,680 from Merchants Bonding Company has been provided as surety for site grading and ground surface restoration, which includes grading, silt fence, inlet/outlet protection, seeding and mulching, and Engineering Department administrative and inspection costs.
- This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of the City 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: September 13, 2021

Roll Call Number: [21-1393](#), [21-1394](#), and [21-1395](#)

Action: Approving Private Construction Contract between the following:

- (B) [McAninch](#) Corporation and Riverwoods Place, LLC for Sanitary Sewer Improvements in Woods on the River Plat 11, \$87,364. Moved by Boesen to adopt. Motion Carried 6-1. Absent: Westergaard.
- (C) [McAninch](#) Corporation and Riverwoods Place, LLC for Storm Sewer Improvements in Woods on the River Plat 11, \$169,639.11. Moved by Boesen to adopt. Motion Carried 6-1. Absent: Westergaard.
- (D) [Sternquist](#) Construction Inc. and Hubbell Realty Company for Paving Improvements in Woods on the River Plat 11, \$138,450. Moved by Boesen to adopt. Motion Carried 6-1. Absent: Westergaard.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: August 5, 2021

Resolution Number: N/A

Action: Approval of a major Preliminary Plat Amendment to “Woods on the River Plat 11” to allow the subdivision of existing platted Outlots for a total of 22 single-family residential lots, subject to conditions. THE VOTE: 10-0.

Board: Plan and Zoning Commission

Date: May 6, 2021

Resolution Number: N/A

Action: Approval of the 10th Amendment to the Riverwoods PUD Conceptual Plan to revise areas F, G, and H by eliminating the extension of River Ridge Road and reducing the length of the Grand River Drive cul-de-sac and increasing the open space/conservation area and to add the allowance for additional typical house designs, subject to conditions. THE VOTE: 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of required Subdivision Bond and PUD Restoration Bond upon project completion.

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