


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-521	Meeting:	November 21, 2022
	Agenda Item:	17	Roll Call:	22-1787
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

Approval of the final subdivision plat and acceptance of the subdivision bond for Southwoods Estates Plat 3.

SYNOPSIS:

Recommend approval of the final plat for Southwoods Estates Plat 3 Final Plat, located in the vicinity of 5605 Maish Avenue, and recommend acceptance of the required subdivision improvement bond necessary for the development. The owner and developer of the property is TK Land Development, LLC (represented by Dan Kruse, 2209 Riverwoods Avenue, Des Moines, Iowa 50320).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Southwoods Estates Plat 3 Final Plat contains approximately 14.5-acres of land that is zoned N2b – Neighborhood District. It located in the vicinity of 5605 Maish Avenue, which is west of the Des Moines International Airport near the intersection of Southwest 56th Street and Watrous Avenue.
- The plat encompasses the third and final phase of housing development within the preliminary plat area. The proposed development will consist of 22 lots for 1-household residential development. Upon completion of this final phase, the development will have created 63 new lots. The development will comply with all zoning regulations and staff recommendations.
- A subdivision improvement bond No. NIA4077 in the amount of \$157,611 from Merchants National Bonding, Inc. has been provided as surety for the required public improvements, which include grading and Storm Water Pollution Prevention Plan (SWPPP) management and a 5-foot public sidewalk within the development.



PREVIOUS COUNCIL ACTION(S):

Date: June 13, 2022

Roll Call Number: [22-0952](#) and [22-0953](#)

Action: [On](#) Watrous Avenue from SW 56th Street to SW 61st Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating the lowest responsible bidder as Vanderpool Construction, Inc. (Tobin Vanderpool, President), \$1,533,497.95. ([Council Communication No. 22-271](#)) Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 6-1. Absent: Sheumaker.

(A) [Approval](#) of contract and bond and permission to sublet. Moved by Mandelbaum to adopt. Second by Gatto. Motion Carried 6-1. Absent: Sheumaker.

Date: May 23, 2022

Roll Call Number: [22-0771](#)

Action: Approving Private Construction Contracts for the following:

- (B) [Concrete](#) Technologies, Inc. and TK Development, LLC for Paving Improvements in Southwoods Estates Plat 3. Moved by Boesen to adopt. Second by Mandelbaum. Motion Carried 6-1. Absent: Gatto.

BOARD/COMMISSION ACTION(S):

Board: Transportation Safety Committee

Date: January 11, 2022

Resolution Number: Item 2

Action: Motion was made by Renda Barvieri-Snyder to approve the concept plan for Watrous Avenue from SW 56th Street to SW 61st Street project; seconded by Luis Montoya. Motion passed 7:0.

Board: Plan and Zoning Commission

Date: May 6, 2021

Resolution Number: N/A

Action: Plan and Zoning Commission approved a 3rd Amendment to the Southwoods Estates Preliminary Plat, subject to conditions. Jan Freed moved to approve subject to conditions. Motion passed 12-0.

Board: Plan and Zoning Commission

Date: February 7, 2019

Resolution Number: N/A

Action: Plan and Zoning Commission approved a 2nd Amendment to Southwoods Estates Preliminary Plat, subject to conditions. John Hilmes moved to approve subject to conditions. Motion passed 9-0.

Board: Plan and Zoning Commission

Date: July 19, 2018

Resolution Number: N/A

Action: Plan and Zoning Commission approved an Amendment to a Major Preliminary Plat for Southwoods Estates, subject to conditions. Francis Boggus moved to approve subject to conditions. Motion passed 11-0.

Board: Plan and Zoning Commission

Date: April 19, 2018

Resolution Number: N/A

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

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Approval and acceptance of the completed public improvements.
- Release or reduction of the required subdivision bond upon project completion.

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