


## COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	<b>22-542</b>	Meeting:	<b>November 21, 2022</b>
	Agenda Item:	<b>16</b>	Roll Call:	<b>22-1786</b>
	Submitted by:	<b>Michael Ludwig, Interim Development Services Director</b>		

### AGENDA HEADING:

Conditional approval of final subdivision plat and acceptance of subdivision bond for Grover Woods Plat 2.

### SYNOPSIS:

Recommend conditional approval of the final plat for Grover Woods Plat 2 Final Plat, located in the vicinity of 4500 Hubbell Avenue, and recommend acceptance of the required easements and subdivision improvement bond necessary for the development, subject to acceptance of final legal documents by the City Legal Department. The owner and developer of the property is HRC Grover Woods, LLC (6900 Westown Parkway, West Des Moines, Iowa 50266, Steve Moseley, Officer).

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- The plat contains approximately 6.47-acres of land all zoned Planned Unit Development (PUD). The proposed development would consist of 27 lots intended for 1-household residential development, and one (1) outlot for stormwater management facilities. The development complies with all zoning regulations of the PUD Concept Plan and staff recommendations.
- Grover Woods Plat 2 Final Plat encompasses the second phase of housing development within the preliminary plat area located in the northeast part of the City, north of Hubbell Avenue, south of East Broadway Avenue, and west of East 46th Street. A third phase is expected for the proposed development and upon full build-out will consist of a total of 84 development lots.
- A subdivision improvement bond No. IAC593328 in the amount of \$86,456 from Merchants Bonding Company (Mutual) has been provided as surety for the required public improvements, which include 5-foot-wide public sidewalk within the development.



**PREVIOUS COUNCIL ACTION(S):**

Date: October 24, 2022

Roll Call Number: [22-1614](#), [22-1615](#), and [22-1616](#)

Action: Approving completion and acceptance of Private Construction Contracts for the following:

- (A) [Sanitary](#) Sewer Improvements at Grover Woods Plat 2, between McAninch Corporation and HRC Grover Woods, LLC. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.
- (B) [Storm](#) Sewer Improvements at Grover Woods Plat 2, between McAninch Corporation and HRC Grover Woods, LLC. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.
- (C) [Paving](#) Improvements at Grover Woods Plat 2, between Sternquist Construction, Inc. and Hubbell Realty Company. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: December 5, 2019

Resolution Number: N/A

Action: Approval of the Preliminary Plat for “Grover Woods subject to conditions. Motion was made to accept recommendation. Motion was passed 9-0.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Release or reduction of the required subdivision bond 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](mailto:cityclerk@dmgov.org).