


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-042	Meeting:	January 23, 2023
	Agenda Item:	10	Roll Call:	23-0096
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat for Three Lakes Estates Plat 8.

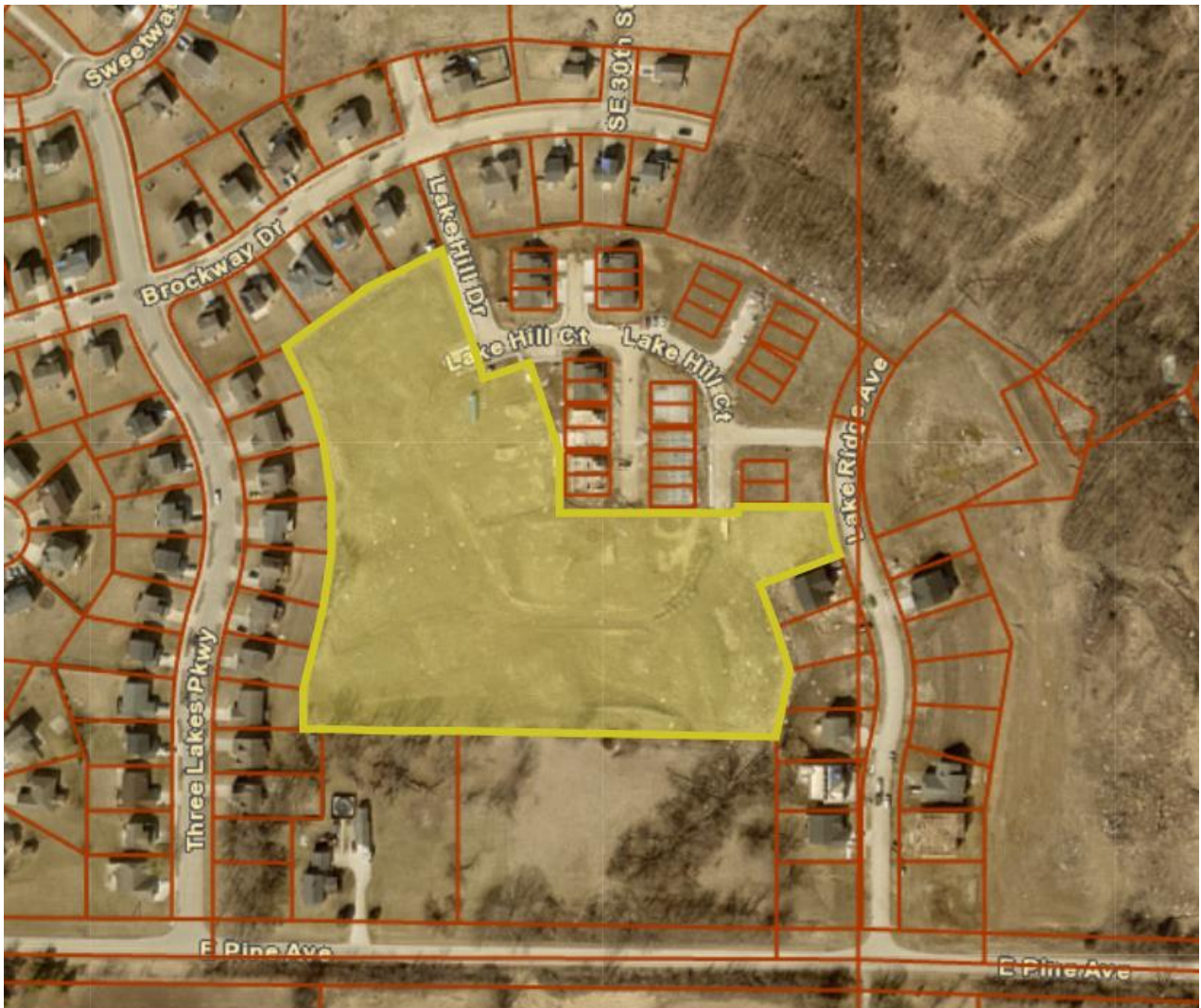
SYNOPSIS:

Recommend approval of the final plat for Three Lakes Estates Plat 8, located in the vicinity of 7000 Lake Hill Drive. The owner and developer of the property is Timbercrest Homes, LLC (5721 Merle Hay Road, Suite 20, Johnston, IA 50131, John Larson, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Three Lakes Estates Plat 8 contains approximately 7.45-acres of land on property that is zoned Planned Unit Development (PUD). The proposed project is the second phase of townhomes within the PUD and includes 20 new rowhome units with dwelling units grouped in 2-unit, 3-unit, and 4-unit building configurations. The townhomes will be accessed from Lake Hill Drive with private drives throughout the development. An outlot for future development is designated for a third and final phase of townhomes. The project will be developed in conformance with the Three Lakes Estates II PUD Concept Plan.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 24, 2022

Roll Call Number: [22-1610](#), [22-1611](#), [22-1612](#), and [22-1613](#)

Action: Approving Private Construction Contracts for the following:

- (A) [Legacy](#) Excavation, LLC and Oakstone Homes of Iowa, LLC for Sanitary Sewer Improvements in Three Lakes Estates Plat 8. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.
- (B) [Legacy](#) Excavation, LLC and Oakstone Homes of Iowa, LLC for Sanitary Sewer Improvements in Three Lakes Estates Plat 9. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.
- (C) [Legacy](#) Excavation, LLC and J. Larson Homes, LLC for Sanitary Sewer Improvements in Three Lakes Estates Plat 10. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.
- (D) [Legacy](#) Excavation, LLC and J. Larson Homes, LLC for Storm Sewer Improvements in Three Lakes Estates Plat 10. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: October 18, 2021

Roll Call Number: [21-1546](#)

Action: Approving completion and acceptance of private construction contracts for the following:

- (G) [Paving](#) Improvements in Three Lakes Estates Plat 7, between Legacy Excavation, LLC and J. Larson Homes, LLC. Moved by Boesen to adopt. Motion Carried 7-0.

Date: October 18, 2021

Roll Call Number: [21-1547](#)

Action: [Conditionally](#) approving Three Lakes Estates Outlots Plat 1 final plat. ([Council Communication No. 21-427](#)) 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: Approval of the 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, subject to conditions. THE VOTE: 11-0.

Board: Plan and Zoning Commission

Date: August 2, 2001

Resolution Number: N/A

Action: Approval of a preliminary subdivision plat for “Three Lakes Estates Phase II” located in the 3000 block south of East Army Post Road, subject to conditions. THE VOTE: 11-0-1.

Board: Plan and Zoning Commission

Date: April 5, 2001

Resolution Number: N/A

Action: Approval of the request for rezoning and the “Three Lakes Estates Phase Two” Concept Plan subject to conditions. THE VOTE: 8-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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