


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-204	Meeting:	April 24, 2023
	Agenda Item:	19	Roll Call:	23-0579
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of letter of credit for Pinnacle on Fleur.

SYNOPSIS:

Recommend approval of the final plat for Pinnacle on Fleur, located in the vicinity of 2710 Fleur Drive, and recommend acceptance of the required easements and subdivision improvement surety necessary for the development. The owner and developer of the property is Pinnacle on Fleur LLC, represented by Jenna Kimberley (Authorized Agent), 2785 North Ankeny Boulevard, Suite 22, Ankeny, Iowa 50023.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 2.78 acres of land zoned PUD – Planned Unit Development District. The proposed development will consist of 23 lots for a new construction rowhome development and one (1) outlot for common space that would contain access drives and stormwater management facilities. The townhomes will be accessed off a private drive connection from Fleur Drive. The project will be developed in conformance with the Village at Gray's Lake Planned Unit Development (PUD) Conceptual Plan.
- An irrevocable letter of credit No. 52996606 in the amount of \$39,590 from Iowa Trust & Savings Bank has been provided as surety for the required public improvements, which include grading and erosion control, as well as a five (5) foot wide public sidewalks within the development.



PREVIOUS COUNCIL ACTION(S):

Date: August 22, 2022

Roll Call Number: [22-1315](#)

Action: [Approving](#) Private Construction Contract for The Underground Company, Ltd. and Pinnacle on Fleur, LLC for Sanitary Sewer Improvements in 2710 Fleur Drive. Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: July 13, 2020

Roll Call Number: [20-1161](#)

Action: [On](#) request from Pinnacle on Fleur, LLC (William Kimberly, Officer) for approval of PUD Final Development Plan for “Pinnacle on Fleur” at 2710 Fleur Drive to allow development of 20 household units within three row type buildings. Moved by Mandelbaum to adopt. Motion Carried 7-0.

Date: May 18, 2020

Roll Call Number: [20-0863](#)

Action: [On](#) request from Pinnacle on Fleur, LLC (Randy Walters, Officer) regarding approval of 1st Amendment to the Village at Grays Lake PUD Conceptual Plan for 2710 and 2500 Fleur Drive, to define Lot 5 of the plan to be developed with a 20-unit multi-household rowhome. Moved by Mandelbaum to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: August 4, 2022

Resolution Number: N/A

Action: Approval of a Preliminary Plat “Pinnacle on Fleur” on 2.79 acres of property in the vicinity of 2710 Fleur Drive, for development of 23 townhome lots, subject to compliance with all administrative review comments. THE VOTE: 11-0

Board: Plan and Zoning Commission

Date: June 4, 2020

Resolution Number: N/A

Action: Approval of a PUD Final Development Plan “Pinnacle on Fleur” on property located at 2710 Fleur Drive, to allow development of 20 household units within three (3) Row Type Buildings in accordance with the approved PUD Conceptual Plan requirements, subject to conditions. THE VOTE: 13-0.

Board: Plan and Zoning Commission

Date: April 16, 2020

Resolution Number: N/A

Action: Approval of the following regarding property located at 2710 and 2500 Fleur Drive: Part A) The proposed rezoning and “PUD” Conceptual Plan be found in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and

Medium Density Residential; and Part B) Approval of the 1st Amendment to the Village at Grays Lake PUD Conceptual Plan, to define Lot 5 of the Plan to be developed with 20, 3-story Row Building Type townhomes, subject to compliance with all administrative review comments. THE VOTE: 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Release or reduction of the required subdivision surety upon project completion.

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