


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-023	Meeting:	January 22, 2024
	Agenda Item:	13	Roll Call:	24-0097
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for Woods of Copper Creek Plat 7.

SYNOPSIS:

Recommend approval of the final plat for Woods of Copper Creek Plat 7, located in the vicinity of 2806 Brook View Drive, and recommend acceptance of the required easements and subdivision bond necessary for the development, subject to acceptance of final legal documents by the City Legal Department. The developer of the property is DR Horton – Iowa, LLC, represented by Anastasia Smith, authorized agent (1910 SW Plaza Shops Lane, Ankeny, Iowa 50023).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 5.50 acres of land within the Woods of Copper Creek Planned Unit Development (PUD). The proposed development will consist of 24 lots for one (1)-household residential development. The development will comply with all zoning regulations of the Woods of Copper Creek PUD Conceptual Plan.
- A subdivision improvement bond number SU1199474 in the amount of \$117,700 has been provided as surety for the required public improvements, which include five (5) foot public sidewalk along both sides of East 50th Court and Brook View Drive.

**PREVIOUS COUNCIL ACTION(S):**

Date: August 21, 2023

Roll Call Number: [23-1161](#)

Action: [Approving](#) Private Construction Contract between Sternquist Construction, Inc. and DR Horton – Iowa, LLC for paving improvements in the Woods of Copper Creek Plat 7. Moved by Gatto to adopt. Motion Carried 6-1. Absent: Sheumaker.

Date: May 8, 2023

Roll Call Numbers: [23-0633](#) and [23-0634](#)

Action: Approving Private Construction Contracts between the following:

- (A) [The](#) Underground Company, Ltd. and DR Horton – Iowa, LLC for Sanitary Sewer Improvements in The Woods of Copper Creek, Plat 7. Moved by Gatto to adopt. Motion Carried 6-1.
- (B) [The](#) Underground Company, Ltd. and DR Horton – Iowa, LLC for Storm Sewer Improvements in The Woods of Copper Creek, Plat 7. Moved by Gatto to adopt. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 2, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission recommends approval of Part A) amendment to “The Woods of Copper Creek” PUD Conceptual Plan to revise five (5) acres at the southeast corner of the PUD from multiple-family residential to single-family residential subject to conditions; approval of Part B) amendment to “The Woods of Copper Creek” Preliminary Plat to divide the southeastern five (5) acres into 16 lots for single-family dwellings subject to conditions. Motion Passed 11-0.

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.