AGENDA:

JANUARY 27, 2003

SUBJECT:

BOND RELEASE FOR SOUTHERN MEADOWS PLAT 2

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES M. GRANT
COMMUNITY DEVELOPMENT DIRECTOR

OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA

ITEM 20

SYNOPSIS —

Approval of the security (bond) release of Southern Meadows Plat 2 located in the vicinity north of Indianola Avenue and east of SE 6th Street. The area is zoned R1-60. The principal that owns the development is Dave Rafdal (4601 SW 9th Street, Des Moines, Iowa). This plat is the second plat of the Southern Meadows development and is approximately 2.5 acres in size. The security that the developer posted for the construction of sidewalks and erosion control measures was a check in the amount of $14,087. All of the work has been completed, and the developer is asking that the security be released. The Engineering Department has reviewed the request and has determined that the remaining security of $5,841 can be released.

The City Clerk is directed to release the remaining $5,841 of security as the project has been completed.

FISCAL IMPACT —

None.

RECOMMENDATION —

Approval.

BACKGROUND —

The area is a large residential development zoned for single-family use. The Plan and Zoning Commission and the City Council approved the first plat of this area in 1995. This plat is a continuation of residential development in this area of the city. This release of security is in conformance with City policy once the project has been satisfactorily completed. The City Council approved the plat on May 1, 2000, by Roll Call No. 00-1355, which included a requirement for sidewalk surety in the amount of $14,087. The City Council reduced that surety to $5,841 on September 11, 2000, by Roll Call No. 00-3731. Now that all work has been completed and approved by the Engineering Department, the principal is requesting that all remaining surety be released. The City requires sidewalks to be constructed as part of the platting process and meet certain requirements.