

**CITY COUNCIL
COMMUNICATION:**

03-164

AGENDA:

APRIL 7, 2003

SUBJECT:

REDUCTION OF
SURETY MEREDITH
VILLAGE
TOWNHOMES

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES M. GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

Approval of the reduction of Planned Unit Development (PUD) restoration surety to \$3,000 for Meredith Village Townhomes located in the vicinity of 5500 block of Meredith Drive. This area is zoned PUD and, based on this zoning, a restoration surety is required for site grading, erosion control, bank stabilization, and permanent ground cover stabilization. The original restoration surety was in the amount of \$11,236, and was paid by the developer, Mr. Paul Heuss (H & C Development, LLC, 5605 Meredith Drive, Des Moines, IA 50310). This reduction in the surety amount is due to the partial completion of site improvements to this property.

FISCAL IMPACT —

None.

RECOMMENDATION —

Approval.

BACKGROUND —

A PUD restoration surety is required in the event a project is abandoned or not completed and the site is left partially graded and unstable. This particular project has commenced as scheduled, and approximately 75 percent of the site improvements have been completed. The remaining site improvements include the final grading of a permanent detention basin and some permanent ground cover stabilization. Presently, most of the townhomes on this site are under construction or completed.

