



Council Communication

Office of the City Manager

Date

December 18, 2006

Agenda Item No. 47

Roll Call No. 06-

Communication No. 06-794

Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Acceptance of the Planned Unit Development (PUD) Restoration Bond for Drake-Hubbell Housing project.

SYNOPSIS:

Recommend acceptance of a restoration bond in the amount of \$41,287 for the Drake-Hubbell Housing PUD. The restoration bond must be provided and approved by the City Council, pursuant to Section 134-706 of the City Code, before grading on the project can commence. The purpose of the restoration bond is to assure that the required grading and ground surface restoration in the project are completed in a timely manner. The Drake-Hubbell Housing PUD is located in the vicinity of 31st Street and Carpenter Avenue.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

When a property is zoned PUD, Planned Unit Development, a PUD restoration bond must be approved by the City Council before grading begins. This is done to ensure that the required grading and ground surface restoration are timely completed. The Engineering Department has determined that a restoration bond in the amount of \$41,287 is required for this project for grading, filter socks / silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs. This bond will be released once the grading and ground surface restoration of the project is completed.

PREVIOUS COUNCIL ACTION(S):

Date: November 6, 2006

Roll Call Number: [06-2214](#)

Action: On items regarding property at 31st and Carpenter Avenue, Hubbell Realty Company:
(A) To amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Low/Medium Density Residential to Public/Semi-Public. Moved by Hensley to approve the proposed amendment, excluding the requirement that the Development plan be subject to Plan and Zoning Commission review and approval. Motion Carried 6-0.

Date: November 6, 2006

Roll Call Number: [06-2215](#)

Action: On items regarding property at 31st and Carpenter Avenue, Hubbell Realty Company:
B) [Hearing](#) on rezoning the property from “R-3” (Multiple Family Residential) to “PUD” (Planned Unit Development) for development of two five-story student apartment buildings and one three-story apartment building, subject to conditions. Moved by Hensley to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance, excluding the requirement that the Development Plan be subject to Plan and Zoning Commission review and approval. Motion Carried 6-0.

Date: November 6, 2006

Roll Call Number: [06-2216](#)

Action: On items regarding property at 31st and Carpenter Avenue, Hubbell Realty Company:
C) [First](#) consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 6-0.

Date: November 6, 2006

Roll Call Number: [06-2217](#)

Action: On items regarding property at 31st and Carpenter Avenue, Hubbell Realty Company:
(D) [Final](#) consideration of ordinance above, (waiver requested by applicant), requires 6 votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#14,604](#). Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

Date: October 5, 2006

Roll Call Number:

Action: Plan and Zoning Commission recommended approval of Rezoning from R-3 to PUD.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE