



# Council Communication

Office of the City Manager

Date

October 22, 2007

Agenda Item No. 17

Roll Call No. 07-

Communication No. 07-625

Submitted by: Larry Hulse, Community  
Development Director

## AGENDA HEADING:

Approving Acceptance of the Planned Unit Development (PUD) Restoration Bond for the Deer Ridge V apartment home project, consisting of four three-story 24-unit buildings, one three-story 16-unit building, and one single-family dwelling for the manager's residence.

## SYNOPSIS:

Recommend acceptance of a restoration bond in the amount of \$108,915 for the Deer Ridge V apartment home development, within the River Oaks Centre PUD. The restoration bond must be provided and approved by the City Council, pursuant to Section 134-706 of the City Code, before the grading permit can be issued. The purpose of the restoration bond is to assure that the required grading and ground surface restoration in the project are timely completed. The Deer Ridge V apartment home project is located at 6000 Creston Avenue. The owner and developer of the property is Conlin Equities, LLC, Jim Conlin, principal, 319 7<sup>th</sup> Street, Suite 500, Des Moines, IA 50309.

## FISCAL IMPACT: NONE

Amount: None

Funding Source: N/A

## ADDITIONAL INFORMATION:

When a property is zoned PUD (Planned Unit Development), a PUD restoration bond must be approved by the City Council before the grading permit can be issued. This is done to ensure that the required grading and ground surface restoration are completed on time. The Engineering Department has determined that a restoration bond in the amount of \$108,915 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.

When the PUD conceptual plan was approved in July, the Council asked for four conditions to be addressed before approval of the final development plan. The approval and acceptance of the PUD Restoration Bond only allows grading and site preparation work to commence on the property, subject to Engineering Conditions that are monitored by the Permit and Development Center. The approval and acceptance of the PUD Restoration Bond does not constitute formal approval of the development plans, nor does it authorize the issuing of building permits for this project. Council's four concerns listed in the July 9, 2007 Roll Call 07-1326 (see below) will be addressed before staff approves the final development plans.

**PREVIOUS COUNCIL ACTION(S):**

Date: July 9, 2007

Roll Call Number: 07-1326

Action: Moved by Hensley to approve the PUD Concept Plan Amendment subject to the conditions noted in the Staff Recommendation and refer to the City Manager to work with the Developer to include the following items in the Final Development Plan: 1) Access – cost sharing. 2) Sidewalks on existing multifamily parcels (Conlin parcels and townhome parcels) – cost sharing. 3) IDOT to revisit 63<sup>rd</sup> Street traffic issues. 4) Proactive Public Safety Plan. Council also requested a report on the concentration of Low Income Housing Tax Credit units. Motion Carried 7-0.

Date: August 19, 1991

Roll Call Number: 91-3460

Action: Approval of Final Plat for RIVER OAKS CENTRE, located in the vicinity of SW 63<sup>rd</sup> Street and Creston Avenue. Moved by McPherson, Motion Carried 6-1.

**BOARD/COMMISSION ACTION(S):**

Date: June 7, 2007

Roll Call Number: N/A

Action: Plan and Zoning Commission recommended DENIAL of PUD (Planned Unit Development) Concept Plan amendment to allow for increasing the number of dwelling units from 72 to 113 in the River Oaks Centre PUD.”

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**