



# Council Communication

Office of the City Manager

Date

April 21, 2008

Agenda Item No. 38

Roll Call No. 08-

Communication No. 08-214

Submitted by: Larry Hulse,  
Community Development Director

## AGENDA HEADING:

Approving Acceptance of the Planned Unit Development (PUD) Restoration Bond for the Dahl's Foods on Ingersoll Avenue Project for the Reconstruction of the Existing Store Location at 3425 Ingersoll Avenue.

## SYNOPSIS:

Recommend acceptance of the PUD restoration Bond for the Dahl's Foods on Ingersoll Avenue project for the reconstruction of the existing store location at 3425 Ingersoll Avenue, developed by Foods, Inc., David Sinwell, CEO, 4343 Merle Hay Road, Des Moines, IA 50310. The bond is in the amount of \$48,336. 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 Dahl's Foods on Ingersoll PUD is located at 3425 Ingersoll Avenue.

## FISCAL IMPACT: NONE

Amount: N/A

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 timely completed. The Engineering Department has determined that a restoration bond in the amount of \$48,336 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 upon completion of the grading and ground surface restoration.

## PREVIOUS COUNCIL ACTION(S):

Date: February 11, 2008

Roll Call Number: 08-247

Action: Final approval of PUD Conceptual Plan. Moved by Hensley to adopt, including a change to item 9 – the City may consider...will be changed to the City shall consider... Also the City will monitor the traffic on 34<sup>th</sup> Street for possible cul-de-sac or barrier. Motion Carried 6-1. Nays: Cownie.

Date: February 11, 2008

Roll Call Number: 08-248 through 08-249

Action: Final approval of Ordinance No. 14,744, which rezoned the property from NPC “Neighborhood Pedestrian Commercial” and R1-60 “Single Family Residential” to PUD, “Planned Unit Development.” 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. Motion Carried 6-1. Nays: Cownie.

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

Date: December 20, 2007

Roll Call Number: N/A

Action: Plan and Zoning Commission recommended approval of rezoning property from “NPC” Neighborhood Pedestrian Commercial District & “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development.

Date: December 20, 2007

Roll Call Number: N/A.

Action: Plan and Zoning Commission recommended approval of PUD Conceptual Plan for Dahl’s Foods Ingersoll Avenue for an approximately 69,885 square foot supermarket grocery store, a 5,600 square foot gas/convenience/coffee shop store with 12 vehicle fueling locations, and associated off-street parking and loading areas.

Date: December 20, 2007

Roll Call Number: N/A.

Action: Plan and Zoning Commission recommended determination as to whether the proposed rezoning is in conformance with the existing Des Moines’ 2020 Community Character Plan.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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