



Council
Communication
Office of the City Manager

Date	May 19, 2008
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Agenda Item No.	14
Roll Call No.	<u>08-</u>
Communication No.	<u>08-287</u>
Submitted by: Larry Hulse, Community Development Director	

AGENDA HEADING:

Approving Acceptance of the Planned Unit Development (PUD) Restoration Bond for The Woods of Copper Creek subdivision, for the development of approximately 71 acres for 60' wide lot single-family residential, approximately 22 acres of 70' wide lot single-family development and approximately 18 acres for medium-density multiple-family residential, developed by HDR Land Development, LLC, Matt DeMey, President, 213 North Ankeny Boulevard, Ankeny, IA 50023.

SYNOPSIS:

Recommend acceptance of a restoration bond in the amount of \$248,782 for The Woods of Copper Creek 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 Woods of Copper Creek project is located in the vicinity of 4680 NE 23rd Avenue (also known as Easton Boulevard).

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 completed timely. The Engineering Department has determined that a restoration bond in the amount of \$248,782 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 are completed.

PREVIOUS COUNCIL ACTION(S):

Date: September 10, 2007

Roll Call Number: 07-1766 thru 07-1769

Action: Items regarding property at 4680 NE 23rd Avenue, (a/k/a Easton Blvd.), The Woods of Copper Creek:

- (A) To amend the Des Moines 2020 Community Character Land Use Plan future land use designation for the southern portion of the site (18.88 acres) from Low Density Residential to Low/Medium-Density Residential, which allows for a maximum density of 12 dwelling units per acre. Moved by Mahaffey to adopt, and approve the proposed amendment. Motion Carried 7-0.
- (B) Hearing on rezoning of the property from “A-1” (Agricultural) to “PUD” (Planned Unit Development) to develop approx. 71 acres for 60’ wide lot single-family residential, approx. 22 acres of 70’ wide lot single-family development and approx. 18 acres for medium-density multiple-family residential. Moved by Mahaffey to adopt and approve the rezoning and conceptual plan, subject to final passage of the rezoning ordinance. Motion Carried 7-0.
- (C) First consideration of ordinance above. Moved by Mahaffey that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (D) Final consideration of ordinance above, (waiver requested by applicant), requires 6 votes. Moved by Mahaffey 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, #14,699. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: December 20, 2007

Roll Call Number: 08-032

Action: Plan and Zoning Commission recommend approval of the submitted preliminary subdivision plat subject to conditions.

Date: August 2, 2007

Roll Call Number: N/A.

Action: Plan and Zoning Commission recommended approval of rezoning property from “A-1” Agricultural district to “PUD” Planned Unit Development.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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