



Council
Communication
Office of the City Manager

Date June 9, 2008

Agenda Item No. 69
Roll Call No. 08-
Communication No. 08-333
Submitted by: **Jeb E. Brewer, P.E.,**
City Engineer

AGENDA HEADING:

Hold hearing on the conveyance of City-owned properties to Tai Village, Inc. for \$3,325.

SYNOPSIS:

Recommend approval of the conveyance of City-owned properties to Tai Village, Inc., c/o Siang Bacthi, 715 44th Street, Des Moines, Iowa 50312, for \$3,325. This action is required prior to making a final determination on the proposed sale by resolution. There is no current or anticipated public need for this property.

FISCAL IMPACT:

Amount: Parcel B - \$2,110 and Parcel C - \$1,215 = Total \$3,325 (Revenue)

Funding Source: Revenues from Parcel B deposited as follows: 2008-09 CIP, Storm Water Improvements – Page 4, City-wide Storm Water Utility Project, STE057.

Revenues from Parcel C deposited as follows: 2008-09 CIP, Park Improvements – Page 22, Recreation Trails, PKS045.

ADDITIONAL INFORMATION:

Tai Village, Inc. has submitted an offer to purchase for \$3,325 the above referenced property, which is equal to the estimated Fair Market Value.

The purchase of this property will allow the buyer to assemble it to their adjoining property. The property to be conveyed consists of approximately 26,551 square feet. The buyer will incorporate the parcels in their PUD, which consists of approximately 84 acres used to develop a village for the Tai Dam cultural community to include the following: 12 units of single-family housing, a Tai cultural palace, a Tai museum, sustainable agricultural gardens, ancestral shrine, Native American meditation area, and an internal network of trails with shelters at various activity nodes.

On April 23, 2007, by Roll Call No. 07-755, the City Council considered a proposal from Tai Village, Inc. to rezone certain property it owns in the vicinity of 4200 M.L. King Jr. Parkway from the “R1-60” One-Family Low-Density Residential District and “U-1” Floodplain District classification to the “PUD” Planned Unit Development District classification, and to approve an amended “PUD” Conceptual Plan for the property.

On May 7, 2007, by Roll Call No. 07-906, the City Council held hearing and approved the proposed rezoning and “PUD” Conceptual Plan, subject to satisfaction of the Community Development Director.

PREVIOUS COUNCIL ACTION(S):

Date: April 23, 2007

Roll Call Number: [07-755](#)

Action: On request from Tai Village, to rezone approx. 0.35 acres of City property in the vicinity of 4200 ML King Jr. Parkway, to “PUD” and for approval of an amended PUD Conceptual Plan entitled Tai Village at Sawyer’s Landing, for approx 84 acres to develop a village for the Tai Dam cultural community to include 12 units of single-family housing, a Tai cultural palace, a Tai museum, sustainable agricultural gardens, an ancestral shrine, Native American meditation area and an internal network of trails with shelters at various activity nodes, (5-7-07). Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 7, 2007

Roll Call Number: [07-906](#)

Action: On request from Tai Village, to rezone approx. 0.35 acres of City property in the vicinity of 4200 ML King Jr. Parkway, to “PUD” and for approval of an amended PUD Conceptual Plan entitled Tai Village at Sawyer’s Landing, for approx 84 acres to develop a village for the Tai Dam cultural community to include 12 units of single-family housing, a Tai cultural palace, a Tai museum, sustainable agricultural gardens, an ancestral shrine, Native American meditation area and an internal network of trails with shelters at various activity nodes. Moved by Vlassis to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: April 5, 2005

Roll Call Number: Item 3

Action: Moved for approval of the PUD Conceptual Plan Amendment for “Tai Village at Sawyer’s Landing” subject to the following revisions:

1. A note requiring that any off-street parking area constructed shall provide landscaping in accordance with provisions as applicable to institutional uses in the “R1” Districts.
2. A note that all trails and building facilities to be granted access by members of the public or by the Tai Dam residential community as a whole shall be in compliance with the intent of the ADA.
3. A note indicating that all fencing surrounding the site shall be black-coated chain link not to exceed 8’ in height. One hundred percent opaque wood screen fencing up to 6 feet is permitted around off-street parking areas to meet buffer yard requirements.
4. No access easement to the Sawyer’s Landing trail connection be required in any future plat.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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