



Council Communication

Office of the City Manager

Date

September 22, 2008

Agenda Item No. 12A

Roll Call No. ~~08-~~

Communication No. 08-581

Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Acceptance of the Planned Unit Development (PUD) Restoration Bond for Wakonda Townhomes subdivision, for the development of approx. 5.16 acres of large lot single-family detached townhome units and 2.68 acres of single-family semi-detached townhomes, sharing two vehicular access drives from Park Avenue on the northwestern portion of the Wakonda Club property. To be developed by Wakonda, LLC, 6900 Westown Parkway, West Des Moines, IA 50266, R. Michael Hays, officer.

SYNOPSIS:

Recommend Council acceptance of a restoration bond in the amount of \$75,684 for the Wakonda Townhomes 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 completed in a timely manner. The Wakonda Townhomes project is located in the vicinity of 1900 Park 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 completed in a timely manner. The Engineering Department has determined that a restoration bond in the amount of \$75,684 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: January 28, 2008

Roll Call Number: 08-160 through 08-162

Action: On request from Hubbell Realty Company to rezone property from “R1-80” (One Family Residential) to “PUD” (Planned Unit Development) to allow for 5.16 acres of large lot single-family detached townhome units and 2.68 acres of single-family semi-detached townhomes, sharing three vehicular access drives from Park Avenue on the northwestern portion of the Wakonda Club property. Motion Carried 7-0. 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, #14,743. Motion Carried 7-0.

Date: January 28, 2008

Roll Call Number: 08-159

Action: To amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Park/Open Space to Low/Medium Density Residential. Moved by Hensley to adopt, and approve the proposed amendment. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: April 3, 2008

Roll Call Number: 08-661

Action: Plan and Zoning Commission voted 14-0 to support a motion to approve a preliminary subdivision plat for “Wakonda Townhomes” located in the vicinity of 1900 Park Avenue, to divide property into 12 single-family detached lots and 14 single-family residential lots, subject to conditions.

Date: December 20, 2007

Roll Call Action: 08-035

Action: Plan and Zoning Commission voted 12-0 to support a motion to recommend approval of a request to rezone property from the “R1-80” One Family Residential District to the “PUD” Planned Unit Development to allow for 5.16 acres of large lot single-family detached townhome units and 2.68 acres of single-family semi-detached townhomes, sharing three vehicular access drives from Park Avenue on the northwestern portion of the Wakonda Club property.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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