

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date</b>	March 9, 2009
	<b>Agenda Item No.</b> <b>14</b> <b>Roll Call No.</b> <b><u>09-</u></b> <b>Communication No.</b> <b><u>09-135</u></b> <b>Submitted by: Larry Hulse, Community Development Director</b>	

**AGENDA HEADING:**

PUD Restoration Bond release for the Drake-Hubbell Housing Development.

**SYNOPSIS:**

Request Council release of the required surety for the PUD Restoration bond of \$41,287 since all the required improvements have been completed as reviewed by the Engineering Department.

**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 and accepted by the City Council before site grading commences. This is required to ensure that necessary grading and ground surface restoration work is completed in a timely manner.

The project consists of two five-story student apartment buildings with ground floor retail bays, and one three-story student apartment building, located in the vicinity of 31<sup>st</sup> Street and Carpenter Avenue. The developer of the project is Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, IA 50266, Steve Niebuhr, Principal. The development project now known as “Drake West Village” has been completed and is currently occupied.

**PREVIOUS COUNCIL ACTION(S):**

Date: December 18, 2006

Roll Call Number: 06-2481

Action: Acceptance of restoration bond for \$41,287 for the Drake-Hubbell Housing (PUD) Planned Unit Development, in vicinity of 31<sup>st</sup> Street and Carpenter Avenue. (Council Communication No. 06-794) Moved by Vlassis to adopt. Motion Carried 6-0.

Date: November 6, 2006

Roll Call Number: 06-2214 through 06-2217

Action: Final approval of Ordinance No. 14,064 which rezoned the property to PUD, Planned Unit Development and approved the PUD Concept Plan. Moved by Hensley to adopt and approve and waive the requirement for additional readings of the Ordinance. Motion Carried 6-0.

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

Date: October 5, 2006

Roll Call Number: 06-2090

Action: Plan and Zoning Commission recommended approval of Rezoning from R-3 to PUD.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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