

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	March 9, 2009
	Agenda Item No. 17 Roll Call No. <u>09-</u> Communication No. <u>09-353</u> Submitted by: Larry Hulse, Community Development Director	

AGENDA HEADING:

Acceptance of the Planned Unit Development (PUD) Restoration Bond for the P.A.T. Brokerage Commercial Development. This development consists of an 18,960 square-foot two-story commercial building, and a 4,120 square-foot single-story office building, located on 2.3 acres. The property is to be developed by Clancy Sullivan (owner), 4518 Douglas Avenue, Des Moines, IA 50310.

SYNOPSIS:

Recommend Council acceptance of a restoration bond in the amount of \$22,896 for the P.A.T. Brokerage Commercial Development 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 area is completed in a timely manner. The P.A.T. Brokerage project is located at 4529 and 4539 Douglas Avenue.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

When a property is zoned PUD, 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 \$22,896 is required for this project for grading, filter socks/silt fence, seeding, mulching, creation of 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.

This project will be phased so that construction of the 4,120 sq. ft. single story office building is all that is currently permitted. However, grading and site prep for the remainder of the development (Phase II) will be conducted at this time since the grading contractor will already be on site. All necessary erosion control measures shall be installed for the Phase II portion of the site once grading commences.

PREVIOUS COUNCIL ACTION(S):

Date: August 25, 2008

Roll Call Number: 08-1530 through 08-1532

Action: Final consideration of ordinance above, (waiver requested by applicant), requires 6 votes. 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, #14,794. Motion Carried 6-0. Council Member Coleman declares a conflict and abstains from voting.

Date: August 25, 2008

Roll Call Number: 08-1529

Action: To amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Low Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development. Moved by Vlassis to adopt, and approve the proposed amendment. Motion Carried 6-0. Council Member Coleman declares a conflict and abstains from voting.

BOARD/COMMISSION ACTION(S):

Date: May 7, 2009

Roll Call Number: None

Action: Plan and Zoning Commission review and approval of site plan for “P.A.T. Brokerage” as a condition of approval of the PUD Concept Plan, to allow development of a one-story 4,120 square feet office building with required parking as an initial phase of the PUD.

Date: July 17, 2008

Roll Call Number: 08-1320

Action: Plan and Zoning Commission recommends approval of the rezoning to PUD, “Planned Unit Development District” and amendment to the Des Moines’ 2020 Community Character Plan to revise the future land use designation from Low Density Residential to Commercial: Auto-Oriented, Small-Scale Strip Development.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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