

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	April 26, 2010
	Agenda Item No. 13 Roll Call No. <u>10-</u> Communication No. <u>10-206</u> Submitted by: Larry Hulse, Community Development Director	

AGENDA HEADING:

Release of a Planned Unit Development (PUD) Restoration Bond for Deer Ridge V River Oaks Centre development.

SYNOPSIS:

Recommend the release of the original restoration bond in the amount of \$108,915 for Deer Ridge V Rivers Oaks Centre PUD since satisfactory completion of grading and site restoration has been performed.

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 \$108,915 is required for this project for grading, filter socks / silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs.

Upon inspection of the site in the Spring of 2010 by city engineering staff, it was determined that the Restoration Bond could be released since all grading and ground surface restoration work has been completed. The developer of the project is Conlin Equities, LLC, represented by Jim Conlin, 319 7th Avenue, Des Moines, IA 50309.

This completed project is located in the vicinity of 6000 Creston Avenue and allowed for the construction of 113 multi-family dwelling units consisting of four 24-unit apartment buildings, one 16-unit apartment building, and one single-family dwelling for the apartment manager’s residence.

PREVIOUS COUNCIL ACTION(S):

Date: October 22, 2007

Roll Call Number: 07-2022

Action: Acceptance of Planned Unit Development (PUD) Restoration Bond for Deer Ridge V Apartments, 6000 Creston Avenue. (Council Communication No. 07-625)
} Moved by Vlassis to adopt. Motion Carried 7-0.

Date: July 9, 2007

Roll Call Number: 07-1326

Action: On request from Conlin Equities, LLC for amendment to River Oaks Centre PUD Conceptual Plan for 6000 Creston Avenue, (continued from June 18, 2007). (Council Communication No. 07-421)
Moved by Hensley to approve the PUD Concept Plan Amendment subject to the conditions noted in the Staff Recommendation and refer to the City Manager to work with the Developer to include the following items in the Final Development Plan: 1) Access – cost sharing. 2) Sidewalks on existing multifamily parcels (Conlin parcels and townhome parcels) – cost sharing. 3) IDOT to revisit 63rd Street traffic issues. 4) Proactive Public Safety Plan. Council also requested a report on the concentration of Low Income Housing Tax Credit units. Motion Carried 7-0.

Date: August 19, 1991

Roll Call Number: 91-3460

Action: Approval of Final Plat for RIVER OAKS CENTRE, located in the vicinity of SW 63rd Street and Creston Avenue. Moved by McPherson, Motion Carried 6-1.

BOARD/COMMISSION ACTION(S):

Date: June 7, 2007

Roll Call Number: 07-1222

Action: Plan and Zoning Commission recommend DENIAL of PUD (Planned Unit Development) Concept Plan amendment to allow for increasing the number of dwelling units from 72 to 113 in the River Oaks Centre PUD.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.