

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> May 24, 2010
	<b>Agenda Item No.</b> 18 <b>Roll Call No.</b> <u>10-802</u> <b>Communication No.</b> <u>10-286</u> <b>Submitted by:</b> Larry Hulse, Community Development Director

**AGENDA HEADING:**

Acceptance of the Planned Unit Development (PUD) Restoration Bond for the Grand View University Student Housing development. This development consists of a four-story, 232 bed student housing building and an adjoining 76 stall surface parking lot, located on 3.2 acres. The property is to be developed by Grand View University, Kent Henning (President), 1200 Grandview Avenue, Des Moines, IA, 50316.

**SYNOPSIS:**

Recommend Council acceptance of a PUD Restoration Bond in the amount of \$23,320 for the Grand View University Student Housing project, located in the Grand View University East 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 Grand View Student Housing development is located in the vicinity of 2901 E. 14<sup>th</sup> Street.

**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 \$23,320 is required for this project for grading, filter socks / silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs. The bond will be released once the grading and ground surface restoration of the project is completed.

Additional future developments within the Grand View East PUD will require additional restoration bonds to be provided, accepted and approved by the City Council.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 10, 2010

Roll Call Number: 10-742 through 10-744

Action: [On](#) request from Grand View University to rezone property in the vicinity of 2901 East 14<sup>th</sup> Street, 1410 Morton Avenue and 2613 Idaho Street from “R1-60” (One Family Low Density Residential) to “PUD” (Planned Unit Development) and 1417 Hull Avenue owned by Virginia Plummer from “C-2” (General Highway Oriented Commercial) to “PUD” (Planned Unit Development, subject to conditions. Moved by Moore to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance. Motion Carried 6-0. Council Member Mahaffey declares a conflict of interest and abstains from voting.

A) [First](#) consideration of ordinance above. Moved by Moore that this ordinance be considered and given first vote for passage. Motion Carried 6-0. Council Member Mahaffey declares a conflict of interest and abstains from voting.

B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Moore 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. #14,933. Motion Carried 6-0. Council Member Mahaffey declares a conflict of interest and abstains from voting.

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

Date: April 15, 2010

Roll Call Number: 10-605

Action: The City Plan and Zoning Commission has advised that at a public hearing held on April 15, 2010, its members voted 13-0 in support of a motion to recommend APPROVAL of a request from Grand View University to rezone property located in the vicinity of 2901 East 14<sup>th</sup> Street, 1410 Morton Street and 2613 Idaho Street, from “R1-60” (One-Family Low Density Residential District) to “PUD” (Planned Unit Development), and property located at 1417 Hull Avenue owned by Virginia Plummer from “C-2” (General Highway Oriented Commercial District) to “PUD” (Planned Unit Development), subject to conditions.

Date: April 15, 2010

Roll Call Number: 10-602

Action: The City Plan and Zoning Commission has advised that at a public hearing held on April 15, 2010, its members voted 13-0 in support of a motion to recommend APPROVAL of a request from Grand View University for vacation of Boyd Street subject to reservation of easements for any public utilities in place to remain until such time as Grand View University either assumes private ownership of the facilities or relocated the utilities with creation of new public easements.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Request to permanently vacate Boyd Street from East 14<sup>th</sup> Street to a dead end point 328 feet to the East.

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](mailto:cityclerk@dmgov.org).

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