

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: February 28, 2011
	<p>Agenda Item No. 14</p> <p>Roll Call No. <u>11-0298</u></p> <p>Communication No. <u>11-123</u></p> <p>Submitted by: Phil Delafield, Community Development Director</p>

AGENDA HEADING:

Release of a Planned Unit Development (PUD) Restoration Bond for the PAT Brokerage Commercial Development.

SYNOPSIS:

Recommend the release of the original restoration bond in the amount of \$22,896 for the PAT Brokerage development since completion of grading and site restoration has been satisfactorily 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 \$22,896 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 shall be released once the grading and ground surface restoration is completed.

Upon inspection of the site in the Fall of 2010 by Engineering staff, it was determined that the Restoration Bond could be released since all grading and ground surface restoration work has been completed.

This project is located at 4539 Douglas Avenue and allowed for the construction of a 4,120 sq. ft. single-story office building located on 2.3 acres. Phase II of the project consists of an 18,960 sq. ft. two-story commercial building. A separate PUD Restoration Bond is required to be accepted prior to issuing a Grading Permit for construction on Phase II of the property, in conformance with Section 134-698 of the Zoning Code. The contractor for the project and bond provider is Munro Construction Company, 5350 NW Beaver Drive, Suite 100, Johnston, IA 50131, Pat Munro, owner.

PREVIOUS COUNCIL ACTION(S):

Date: June 8, 2009

Roll Call Number: 09-969

Action: [Approving](#) and accepting PUD Restoration Bond for the issuance of a Grading Permit to PAT Brokerage Commercial Development at 4529 and 4539 Douglas Avenue. ([Council Communication No. 09-353](#)) **Moved by Vlassis to adopt. Motion Carried 7-0.**

Date: August 20, 2025

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):

Board: Plan and Zoning Commission

Date: May 7, 2009

Resolution 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.

Board: Plan and Zoning Commission

Date: July 17, 2008

Resolution 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:

Acceptance of future PUD Restoration Bond for Phase II of the project.

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