

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	December 19, 2011
	Agenda Item No.	20
	Roll Call No.	<u>11-2118</u>
	Communication No.	<u>11-751</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Summersfield Forest and Fields Row Home project.

SYNOPSIS:

Recommend Council acceptance of a PUD Restoration Bond in the amount of \$14,766 for the Summersfield Forest and Fields Row Home project, located at 4465 E. 46th Street. 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.

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 \$14,766 is required for this project for grading, filter socks / silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs. The bonds will be released once the grading and ground surface restoration of the project is completed.

The Summersfield Forest and Fields row home development consists of 21 two-story row home-type apartment units, with associated parking, green space and site improvements. The development site encompasses a total of 2.54 acres of property on a commercial outlot in the Summerfield PUD development. The property is to be developed by Forest and Fields, LLLP, Russ Frazier (President), 2024 Forest Avenue, Suite 101, Des Moines, IA 50311.

PREVIOUS COUNCIL ACTION(S):

Date: February 28, 2011

Roll Call Number: 11-0299

Action: [Subdivision](#) Improvement Bond No. IAC 73806 bond reduction from \$75,913 to \$29,765 as security for the satisfactory completion of the remaining public improvements, and release of Planned Unit Development (PUD) Bond No. IAC 62706 in the amount of \$130,486 for completion of required grading and site restoration for Summersfield Plat 1 (4400 block of E. 46th Street). ([Council Communication No. 11-122](#)) **Moved by Coleman to adopt. Motion Carried 7-0.**

Date: June 4, 2007

Roll Call Number: 07-1397

Action: [Agreement](#) with Summersfield, LLC, regarding the future improvement of NE 46th Street. ([Council Communication No. 07-342](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: December 4, 2006

Roll Call Number: 06-2363

Action: [Conditionally](#) approving final subdivision plat for Summersfield Plat 1. ([Council Communication No. 06-748](#)) Moved by Vlassis adopt. Motion Carried 6-0.

Date: June 19, 2006

Roll Call Number: 06-1199

Action: [Approving](#) PUD restoration subdivision bond No. IAC 62706 for Summersfield Plat 1 in the amount of \$130,486 from Hubbell Realty Company and Merchants Bonding Company providing surety for satisfactory completion of the required grading and site restoration. ([Council Communication No. 06-353](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: January 19, 2006

Resolution Number: 06-253

Action: Communication from the City Plan and Zoning Commission advising that at a public hearing held January 19, 2006, the members voted 11-0 in support of a motion to APPROVE the request from Hubbell Realty Company represented by Joe Pietruszynski (Officer) for approval of a preliminary subdivision plat for property in the vicinity of 4615 Hubbell Avenue titled "Summersfield Plat 1" to allow 129 lots for single-family residential and 2.88 acres for commercial development, subject to conditions.

Board: Plan and Zoning Commission

Date: September 12, 2005

Resolution Number: 05-2202

Action: On request from Hubbell Properties II, LC to rezone property in the vicinity of 4615 Hubbell Avenue from "A-1" (Agricultural) to "PUD" (Planned Unit Development), allow 38.89 acres of land identified for single-family residential development, with minimum lot width of 55 feet and lot area of 6,875 square feet; 2.6 acres designated open space, and 3.12 acres along Hubbell Avenue identified for Highway-Oriented Commercial Use, and approval of the Summersfield Concept Plan subject to conditions, 26-05). Moved by Hensley to adopt. Motion Carried 7-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond.

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