

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 11, 2012
	<b>Agenda Item No.</b> 15 <b>Roll Call No.</b> <u>12-0874</u> <b>Communication No.</b> <u>12-261</u> <b>Submitted by:</b> Phillip Delafield, <b>Community Development Director</b>

**AGENDA HEADING:**

Release of a Planned Unit Development (PUD) Restoration Bond for the Grand View University East Campus Parking Lot Expansion project, located at 1418 Morton Street. The project was developed by Grand View University, Kent Henning, President, 1200 Grandview Avenue, Des Moines, Iowa, 50316.

**SYNOPSIS:**

Recommend the release of the original restoration bond No. IAC 101019 from Merchant’s Bonding Company in the amount of \$23,320 for the Grand View University Parking Lot Expansion project, since completion of grading and site restoration has been satisfactorily performed.

**FISCAL IMPACT: NONE**

**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 had determined that a restoration bond in the amount of \$23,320 was 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 by Engineering staff in the Spring of 2012, 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 1418 Morton Avenue and allowed for the construction of a 118,000 sq. ft. paved parking area, with related pedestrian sidewalks, landscaped areas, and stormwater management areas on 3.2 acres, that was substantially completed in the summer of 2011.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 24, 2010

Roll Call Number: [10-802](#)

Action: [Approving](#) and accepting PUD Restoration Bond for issuance of a grading permit for Grand View University located in vicinity of 2901 E. 14th Street for development of 3.2 acre property for construction of a four-story student housing building and adjoining parking lot. ([Council Communication No. 10-286](#)). Moved by Hensley to adopt. Motion Carried 6-0. Council Member Mahaffey declares a conflict of interest and abstains from voting.

Date: May 10, 2010

Roll Call Number: [10-742](#), [10-743](#) and [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):**

Board: Plan and Zoning Commission

Date: April 15, 2010

Resolution 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 14th 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.

Board: Plan and Zoning Commission

Date: April 15, 2010

Resolution 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: NONE**

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