

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> October 21, 2013
	<b>Agenda Item No.</b> 11 <b>Roll Call No.</b> <u>13-1622</u> <b>Communication No.</b> <u>13-511</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Southern Horizons residential project, located in the 7400 Meadowlands Drive.

**SYNOPSIS:**

Recommend acceptance and approval of restoration bond from Merchant’s Bonding Company, in the amount of \$48,654 for the Southern Horizons residential project, located within the Meadowlands PUD. The restoration security must be provided and accepted 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 security is to assure that the required grading and ground surface restoration within the project is completed in a timely fashion.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

When a property is zoned PUD, a PUD restoration security 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 security in the amount of \$48,654 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 Southern Horizons residential project is a proposed development that will consist of 34 single-story two-family dwellings (68 dwelling units total), on approximately 7.2 acres, The project is located at 7400 Meadowlands Drive and is to be developed by Kading Properties, LLC, 7008 Madison Avenue, Urbandale, IA 50322, Karie Ramsey, Officer.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 6, 2013

Roll Call Number: [13-0747](#)

Action: [On](#) request from Kading Properties to amend the Meadowlands PUD Conceptual Plan at 7400 Meadowlands Drive to revise the configuration of 70 residential units permitted from seven (7) two-story multiple family dwellings to 35 single-story two-family dwellings, subject to conditions. Moved by Meyer to adopt and to approve the proposed amendment to the PUD Conceptual Plan. Motion Carried 7-0.

Date: June 3, 2002

Roll Call Number: 02-1369

Action: Approving final plat for Meadowlands Plat 2, located west of East Indianola Avenue in the vicinity of 7400 East Indianola Avenue. ([Council Communication No. 02-283](#)). Moved by Hensley to adopt. Motion Carried 7-0.

Date: December 18, 2000

Roll Call Number: 00-4627

Action: Approving Final Subdivision Plat entitled THE MEADOWLANDS, PLAT 1 in vicinity of 7400 East Indianola Avenue subject to all sidewalks being completed within three years. ([Council Communication No. 00-589](#)). Moved by Brooks to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: July 18, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of request from Kading Properties, LLC for review and approval of a PUD Development Plan for “Southern Horizons” on the property at 7400 Meadowlands Drive, to allow the development of 34 two-family dwelling units (68 units) in accordance with the Meadowlands PUD Concept Plan as amended. Motion Passed 11-0.

Board: Plan and Zoning Commission

Date: April 4, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Kading Properites, LLC to amend the Meadowlands PUD Conceptual Plan (7400 Meadowlands Drive.) to revising the configuration of 70 residential units permitted on the property from seven (7) two-story multiple-family dwellings to 35 single-story, two-family dwellings, subject to conditions. Motion Passed 6-3.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of required PUD Restoration Bond.

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