

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 17, 2014
	Agenda Item No.	11
	Roll Call No.	<u>14-1762</u>
	Communication No.	<u>14-540</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Southern Meadows Condominium project located at 2100 Meadow Court.

SYNOPSIS:

Recommend acceptance and approval of restoration bond number IAC584322 from Merchant’s Bonding Company and Little Kading Construction, in the amount of \$32,860 for the Southern Meadows Condominium 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 \$32,860 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.

The Southern Meadows Condominium project is a proposed development that will consist of 17 single-story two-family dwellings (34 total dwelling units) on approximately 4.1 acres. The project is located at 2100 Meadow Court, 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 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.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: October 16, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Kading Properites, LLC for the 9th amendment the Meadowlands PUD Conceptual Plan (2100 Meadow Court) to revise the previous configuration of 43 residential rowhouse dwelling units permitted on the property to 17 one-story two-unit (duplex) type structures for a total of 34 dwelling units, subject to conditions. Motion Passed 11-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required PUD Restoration Bond.

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