

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 17, 2014
	Agenda Item No.	12
	Roll Call No.	<u>14-1763</u>
	Communication No.	<u>14-541</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Valley View Village Skilled Nursing Facility project located at 2555 Guthrie Avenue.

SYNOPSIS:

Recommend acceptance and approval of restoration bond number 54203058 from United Fire & Casualty Company, in the amount of \$29,786, for the Valley View Village Skilled Nursing Facility project located within the Valley View Village 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 \$29,786 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 Valley View Village Skilled Nursing Facility project is a proposed development that will consist of a two story, 79-unit skilled nursing facility on the existing Valley View Village campus, comprising approximately 3.1 acres. The project is located at 2555 Guthrie Avenue and is to be developed by Elim Care, Inc. (Andrew Centanni, Officer, 7485 Office Ridge Circle, Eden Prairie, MN 55344).



PREVIOUS COUNCIL ACTION(S):

Date: October 22, 2007

Roll Call Number: [07-2066](#) through [07-2068](#)

Action: [On](#) request from Evangel Retirement Homes, Inc. to rezone property at 2600 Hubbell Avenue and 2131 East 25th Street from “R-3” (Multiple-Family Residential) and “FW” (Floodway) to “PUD” and for approval of PUD Conceptual Plan for “Valley View Village” to allow redevelopment of existing retirement community in a phased master plan approach including addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, subject to conditions. Moved by Mahaffey to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

(A) [First](#) consideration of ordinance above. Moved by Mahaffey that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

(B) [Final](#) consideration of ordinance above, (waiver requested by applicant), requires 6 votes. Moved by Mahaffey 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, #14,717. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: September 20, 2007

Resolution Number: N/A

Action: Plan and Zoning Commission has advised that at a public hearing held on September 20, 2007, its members voted 12-0 in support of a motion to recommend approval of a request from Evangel Retirement Homes, Inc. (owner) represented by Robert Dahl (officer) to rezone property located at 2600 Hubbell Avenue and 2131 E. 25th Street from “R-3” Multiple-Family Residential District and “FW” Floodway District to “PUD” Planned Unit Development, and for approval of a PUD Conceptual Plan for “Valley View Village” to allow redevelopment of the existing retirement community in a phased master plan approach including the addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, bringing the total from 261 existing units to 336 units at complete implementation of the plan, subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required PUD Restoration Bond upon project completion.

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