

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	December 22, 2014
	<b>Agenda Item No.</b>	<b>14</b>
	<b>Roll Call No.</b>	<b><u>14-1926</u></b>
	<b>Communication No.</b>	<b><u>14-598</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Beaverdale Housing Cooperative project, located at 3001 Beaver Avenue.

**SYNOPSIS:**

Recommend acceptance and approval of restoration bond from Merchants Bonding Company, in the amount of \$34,265 for the Beaverdale Housing Cooperative project, located within the Beaverdale Housing Cooperative 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 ensure 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 \$34,265 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 Beaverdale Housing Cooperatives project is a proposed development that will consist of an 88,000-square-foot, three-story 54 unit multiple-family dwelling for senior living, on approximately 4.42 acres. The project is located at 3001 Beaver Avenue and will be developed by Beaverdale Partners LLC., Josh Cowman, 909 W. 16<sup>th</sup> Street, Pella, IA, 50219.

**PREVIOUS COUNCIL ACTION(S):**

Date: November 8, 2013

Roll Call Number: [13-1842](#)

Action: [On](#) request from Beaverdale Partners, LLC for an amendment to the Rice Development Partners PUD Conceptual Plan for 3001 Beaver Avenue to revise the name to Beaverdale Cooperative Housing PUD and to allow development of a three-story 54-unit multiple-family dwelling for senior living. Moved by Griess to adopt and to approve the proposed amendment to the PUD Conceptual Plan subject to the conditions 1 through 20 listed above, which conditions shall be interpreted in the context of the letter from Ewing Development presented at the hearing, which is hereby received and filed. Motion Carried 4-1-1. Nays: Moore. Absent: Cownie.

Date: March 26, 2007

Roll Call Number: [07-571](#), [07-572](#), [07-573](#), [07-574](#), [07-575](#), [07-576](#), [07-577](#), and [07-578](#)

Action: Items regarding property at 3001 Beaver Avenue, Rice School Site:

- (A) To amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Public/Semi-Public to Commercial: Pedestrian-Oriented, Neighborhood Node and Low/Medium Density Residential. Moved by Vlassis to approve the proposed amendment. Motion Carried 7-0.
- (B) Hearing on rezoning of the property from “R1-60” (One-Family Low Density Residential) to “PUD” (Planned Unit Development), and approve the Rice Development PUD Concept Plan for mixed-use commercial and residential development. ([Council Communication No. 07-170](#)) Moved by Vlassis to adopt and approve the rezoning and Conceptual Plan, subject to final passage of rezoning ordinance and subject to the Conceptual Plan being first amended set forth in the roll call, and subject to the Conceptual Plan being further amended to add the following notes: i) Vinyl siding shall not be used as exterior material. ii) The use of traffic calming measures shall be considered the Development Plan stage. iii) The sustainability of the development and application of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System shall be considered at the Development Plan stage. iv) The Developer shall participate in two neighborhood meetings facilitated by City Staff prior to review and consideration of the Development Plan by the City Council. Motion Carried 7-0.
- (C) First consideration of ordinance above, requires 6 votes. Moved by Vlassis that this ordinance be considered and given first vote for passage. Motion Carried 0.
- (D) Final consideration of ordinance above, (waiver requested by applicant), requires votes. Moved by Vlassis that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to meeting at which it is to be finally passed be suspended, that the ordinance placed upon its final passage and that the ordinance do now pass, [#14,637](#). Motion Carried 7-0.
- (E) Communication from Beaverdale Main Street Initiative. Moved by Vlassis receive and file. Motion Carried 7-0.
- (F) Communication from William Lillis, Attorney for Rice Partners. Moved by Vlassis to receive and file. Motion Carried 7-0.
- (G) Report from Beaverdale residents – Land Use Principles as applied to Development of Rice School. Moved by Vlassis to receive and file. Motion Carried 7-0.
- (H) Communication from Beaverdale Neighborhood Association. Moved by Vlassis receive and file. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

Board: Plan and Zoning Commission

Date: October 17, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a request from Beaverdale Partners, LLC (developer) represented by Jeffery Ewing (officer) for review and approval of an amendment to the Rice Development Partners PUD Conceptual Plan on property located at 3001 Beaver Avenue revising the name to Beaverdale Cooperative Housing PUD and allowing development of a three-story 54-unit multiple-family dwelling for senior living.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Release of required PUD Restoration Bond upon project completion.

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