

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	February 23, 2015
	Agenda Item No.	10
	Roll Call No.	<u>15-0284</u>
	Communication No.	<u>15-070</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of the Planned Unit Development (PUD) Restoration Surety for the Smokey Row Coffeehouse Parking Lot project, located at 1918 Crocker Street.

SYNOPSIS:

Recommend release of PUD Restoration Surety in the amount of \$5,936 for the Smokey Row Coffeehouse Parking Lot project since completion of grading, erosion control, and site restoration has been performed.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

When a property is zoned PUD, a PUD restoration bond or surety 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 bond in the amount of \$5,936 is required for this project for grading, filter socks, silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs. Upon completion of requirements the restoration bond is released.

Upon inspection of the site by engineering staff in summer 2014, it was determined that the Restoration Surety Check No. 45912 from the Smokey Row Coffee Company, in the amount of \$5,936, could be released based upon satisfactory completion of grading, erosion control, and site restoration.

The Smokey Row Coffeehouse Parking Lot development consisted of a 49-stall, 21,000-square-foot parking lot expansion project to serve the existing coffee shop business. The boundaries of the PUD encompass a total of 2.58 acres of property, under multiple ownerships. The project was completed in 2013.



PREVIOUS COUNCIL ACTION(S):

Date: June 25, 2012

Roll Call Number: [12-0971](#)

Action: [Accepting](#) check in the amount of \$5,936 as equivalent to PUD Restoration Bond for grading work for the Smokey Row Coffeehouse at 1910 Cottage Grove for a parking lot expansion at 1918 Crocker Street. ([Council Communication No. 12-314](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 14, 2011

Roll Call Number: [11-0457](#), [11-0458](#), [11-0459](#), [11-0460](#), [11-0461](#), and [11-0462](#)

Action: Items regarding property in the vicinity of Crocker Street, 19th Place, ML King Jr. Parkway, Leyner Street and 1910 Cottage Grove (Smokey Row):

- (A) [Hearing](#) on vacation and conveyance of properties to Bennett Property Management, LLC, \$12,200 and to Cameron Sadeghpour, \$50. ([Council Communication No. 11-157](#)) Moved by Hensley to adopt. Motion Carried 7-0.
- (B) [First](#) consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

- (C) Final consideration of ordinance above, (waiver requested by the applicant), requires six (6) votes. Moved by Hensley 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, #15,003. Motion Carried 7-0.
- (D) Hearing on rezoning of the property at 1910 Cottage Grove from “NPC” (Neighborhood Pedestrian Commercial), “RH-D” (Residential Historic) and “R-3” (Multi-Family) to “PUD” (Planned Unit Development) and to approve the proposed PUD Conceptual Plan. Moved by Hensley to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance. Motion Carried 7-0.
- (E) First consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (F) Final consideration of ordinance above, (waiver requested by Monte and Krista Bennett), requires 6 votes. Moved by Hensley 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, #15,004. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: February 17, 2011

Resolution Number: N/A

Action: Recommendation from Plan and Zoning Commission voting 9-0-2 in support of a motion to recommend APPROVAL of request from Monte and Krista Bennett (developer) to vacate the dead end portion of Crocker Street west of 19th Place and vacate the north/south alley west of 19th Place from M.L. King Jr. Parkway to Leyner Street subject to the provision of easements for any existing utilities. Moved by Coleman to receive and file and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.

Board: Plan and Zoning Commission

Date: February 17, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission voting 9-0-2 in support of a motion to recommend APPROVAL of request from Monte and Krista Bennett (developer) on the following items related to the rezoning and development of property located at 1916 and 1918 Crocker Street. A) The proposed rezoning is in conformance with the existing Des Moines’ 2020 Community Character Plan. B) Rezone property from “NPC” Neighborhood Pedestrian Commercial District, “R-HD” Residential Historic District, and “R-3” Multiple Family District to “PUD” Planned Unit Development. (ZON2011-00003) C) Approval of a PUD Conceptual Plan for “Smokey Row” to incorporate the existing 4,886-square-foot coffee

house and restaurant with 13 spaces of off-street parking and two existing single-family dwellings, along with development of up to 50 additional off-street parking spaces, two single-family dwelling development lots subject to “R-HD” requirements, and two row house style single-family dwellings. D) Vacation of the dead end portion of Crocker Street west of 19th Place and vacation of the north/south alley west of 19th Place from M.L. King Jr. Parkway to Leyner Street.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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