

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> April 6, 2015
	<b>Agenda Item No.</b> 14 <b>Roll Call No.</b> <u>15-0574</u> <b>Communication No.</b> <u>15-161</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Release of the Planned Unit Development (PUD) Restoration Bond for the Summersfield Forest and Fields Rowhome project, located at 4605 Hubbell Avenue.

**SYNOPSIS:**

Recommend release of PUD Restoration Bond in the amount of \$14,766 for the Summersfield Forest and Fields Rowhome 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 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 \$14,766 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 fall 2014, it was determined that the Restoration Bond No. IAC 103898 from Merchant’s Bonding Company, in the amount of \$14,766, could be released based upon satisfactory completion of grading, erosion control, and site restoration.

The Summersfield Forest and Fields row home development consisted of 21 two-story rowhome type apartment units, with associated parking, green space and site improvements. The development site encompasses a total of 2.54 acres of property on a commercial outlot in the Summerfield PUD development. The property was developed by Forest and Fields, LLLP, Russ Frazier (President), 2024 Forest Avenue, Suite 101, Des Moines, IA 50311 and Hubbell Construction LLC, Steve Niebuhr (officer), 6900 Westown Parkway, West Des Moines, IA 50266.



**PREVIOUS COUNCIL ACTION(S):**

Date: December 19, 2011

Roll Call Number: [11-2118](#)

Action: [Accepting](#) PUD Restoration Bond, IAC 103898 from Merchants Bonding Company \$14,776, provided by Hubbell Construction, LLC as security for restoration of the site located at 4465 E. 46th Street, Summersfield Forest and Fields Rowhome Apartment Project. ([Council Communication No. 11-751](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 28, 2011

Roll Call Number: [11-0299](#)

Action: [Subdivision](#) Improvement Bond No. IAC 73806 bond reduction from \$75,913 to \$29,765 as security for the satisfactory completion of the remaining public improvements, and release of Planned Unit Development (PUD) Bond No. IAC 62706 in the amount of \$130,486 for completion of required grading and site restoration for Summersfield Plat 1 (4400 block of E. 46th Street). ([Council Communication No. 11-122](#)) Moved by Coleman to adopt. Motion Carried 7-0.

Date: June 4, 2007

Roll Call Number: [07-1081](#)

Action: [Agreement](#) with Summersfield, LLC, regarding the future improvement of NE 46th Street. ([Council Communication No. 07-342](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: January 19, 2006

Resolution Number: N/A

Action: Communication from the City Plan and Zoning Commission advising that at a public hearing held January 19, 2006, the members voted 11-0 in support of a motion to APPROVE the request from Hubbell Realty Company represented by Joe Pietruszynski (Officer) for approval of a preliminary subdivision plat for property in the vicinity of 4615 Hubbell Avenue titled "Summersfield Plats 1 and 2" to allow 129 lots for single-family residential and 2.88 acres for commercial development, subject to conditions.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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