

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 18, 2015
	Agenda Item No.	16
	Roll Call No.	<u>15-800</u>
	Communication No.	<u>15-248</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Carman Estates Plat 9 subdivision plat, located in the vicinity of the 2400 block of Easter Lake Drive.

SYNOPSIS:

Recommend acceptance and approval of restoration bond number IAC584913 from Merchants Bonding Company in the amount of \$30,210 for the Carman Estates Plat 9 subdivision, located in the vicinity of the 2400 block of Easter Lake Drive and within the Carman Estates 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, Planned Unit Development, 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 \$30,210 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 Carman Estates Plat 9 subdivision is a proposed plat that will consist of 19 single-family lots located on 5.4-acres, within the Carman Estates Planned Unit Development. A new public street (SE 24th Street) will be extended to serve the lots in the development. The project is to be developed by Silver Oak Enterprises, LLC, Chip Classon (officer), 10430 New York Avenue, Suite C, Urbandale, IA 50322.



PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2014

Roll Call Number: [14-0134](#)

Action: [Partial](#) release of Subdivision Improvement Bond from Merchants Bonding Company in the amount of \$42,791 be reduced to \$10,698 for partial completion of required sidewalk and recreational trail improvements in Carman Estates Plat 4 in the vicinity of SE 24th Street and E. Porter Avenue. [\(Council Communication No. 14-038\)](#) Moved by Mahaffey to adopt. Motion Carried 5-2.

Date: January 23, 2006

Roll Call Number: 06-148

Action: Reapproving final plat for Carman Estates Plat 4 located east of SE 24th Street and on either side of E. Porter Avenue, since the previous approval lapsed when conditions were not timely satisfied. [\(Council Communication No. 06-028\)](#) Moved by Brooks to adopt. Motion Carried 7-0.

Date: August 22, 2005

Roll Call Number: 05-2045

Action: Approving final plat entitled CARMAN ESTATES PLAT 4, located north of East Payton Avenue in the vicinity of SE 24th Street. ([Council Communication No. 05-456](#)) Moved by Hensley to adopt. Motion Carried 6-1. Nays: Brooks.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 23, 2003

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of an amendment to the preliminary subdivision plat for “Carman Estates” Phase II, to revise the location of an east/west street between Indianola Avenue and E. 24th Street and conversion of eight (8) bi-attached townhome lots to be assembled with the future lot for row-home type townhomes.

Board: Plan and Zoning Commission

Date: May 17, 2002

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for “Carman Estates” located in the vicinity of Indianola Avenue and E. Payton Avenue, subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required PUD Restoration Bond upon project completion.

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