

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 25, 2016
	Agenda Item No. 15 Roll Call No. <u>16-0114</u> Communication No. <u>16-037</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of the Planned Unit Development (PUD) Restoration Bond for the Southern Meadows Redevelopment project, located at 2800 SE 8th Street.

SYNOPSIS:

Recommend release of PUD Restoration Bond in the amount of \$50,435 for the Southern Meadows Redevelopment 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 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 \$50,435 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 2015, it was determined that the Restoration Bond No. 2165005 from North American Specialty Insurance Company, in the amount of \$50,435, could be released based upon satisfactory completion of grading, erosion control, and site restoration.

The Southern Meadows redevelopment project is a residential project with 28 2-story rowhome style townhouses and 10 single-family townhomes, on approximately 3.72-acres. The project is located in the 2800 block of SE 8th Street and was developed by Hatch Development Group & Southern Meadows Homes, LP, 1312 Locust Street, Suite 300, Des Moines, IA 50309, Jack Hatch, Principal. The project was completed in the fall of 2014, with minor site cleanup issues completed in spring of 2015.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 22, 2012

Roll Call Number: [12-1665](#), [12-1666](#), [12-1667](#), [12-1668](#), and [12-1669](#)

Action: Items regarding the redevelopment of the Southern Meadows property in the vicinity of 2800 SE 8th Street by Hatch Development Group, LLC: ([Council Communication No. 12-558](#))

- (A) [Accepting](#) PUD Restoration Bond for grading of the property. Moved by Meyer to adopt. Motion Carried 7-0.
- (B) [Setting](#) date of hearing on sale and conveyance of City-owned property at 2843 and 2839 Indianola Avenue to Hatch Development Group, LLC, (11-5-12). Moved by Meyer to adopt. Motion Carried 7-0.
- (C) [Home](#) Funding Agreement with Hatch Development Group LLC for the development of 38 units of housing. Moved by Meyer to adopt. Motion Carried 7-0.
- (D) [NSP](#) Funding Agreement with Southern Meadows Home LP for the development of 38 units of housing. Moved by Meyer to adopt. Motion Carried 7-0.

- (E) [Private](#) Construction Contract between Koester Construction Co., Inc. and Hatch Development Group LLC for storm sewer improvements in 2606 SE 7th Street, \$65,520. Moved by Meyer to adopt. Motion Carried 7-0.

Date: January 23, 2012

Roll Call Number: [12-0122](#)

Action: [On](#) sale of Southern Meadows site at 2800 SE 8th Street and adjoining parcels and on vacation and conveyance of City-owned property and approving proposed development agreement with Hatch Development Group, LLC, \$43,400. ([Council Communication No.12-029](#)). Moved by Meyer to adopt. Motion Carried 7-0.

Date: December 5, 2011

Roll Call Number: [11-2056](#)

Action: [Authorizing](#) the City Manager to negotiate an agreement with Hatch Development Group to redevelop the Southern Meadows site at 2800 SE 8th Street. ([Council Communication No. 11-737](#)) Moved by Mahaffey to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: October 6, 2011

Resolution Number: N/A

Action: JoAnne Corigliano moved staff recommendation Part A) to approve the initiated vacation of Broad Street between Southeast 8th Street and Indianola Avenue.

THE VOTE: 11-0

JoAnne Corigliano moved staff recommendation Part B) to find the proposed rezoning not in conformance with the existing Des Moines' 2020 Community Character Plan future land use designation.

THE VOTE: 11-0

JoAnne Corigliano moved staff recommendation Part C) to approve the initiated amendment to the Des Moines' 2020 Community Character Plan revising the future land use designation to Low/Medium Density Residential.

THE VOTE: 11-0

JoAnne Corigliano moved staff recommendation Part D) to approve the initiated rezoning from "R1-60" and Limited "R-3" to "PUD".

THE VOTE: 11-0

JoAnne Corigliano moved staff recommendation Part E) to approve the initiated PUD Conceptual Plan for “Southern Meadows” subject to the following revisions:

- 1) Addition to the Bulk Regulations setting a maximum of 40 units for the development.
- 2) Addition to the Bulk Regulations setting a minimum setback of 15 feet for buildings and stoops from public street property lines and a minimum setback of 20 feet from all interior property lines.
- 3) Labeling of the referenced architectural unit types from sheet 4 on the plan view sheets 1 & 2.
- 4) Revision to sheet 3 showing existing housing footprints relative to the proposed sanitary and storm sewer easements.
- 5) Addition of a statement to the Environmental Considerations that any future development is subject to all City Tree Protection and Mitigation Ordinances.

THE VOTE: 11-0

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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