

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	March 7, 2016
	Agenda Item No.	15
	Roll Call No.	<u>16-0375</u>
	Communication No.	<u>16-110</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of the Planned Unit Development (PUD) Restoration Bond for the Wakonda Townhomes project, located in the vicinity of the 1400-2000 blocks of Park Avenue.

SYNOPSIS:

Recommend release of PUD Restoration Bond in the amount of \$75,684 for the Wakonda Townhomes 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 had determined that a restoration bond in the amount of \$75,684 was 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.

The site was inspected by Engineering Department staff in January of 2016, it was determined that Restoration Bond No. IAC 87655 from Merchant’s Bonding Company, in the amount of \$75,684 could be released based upon satisfactory completion of grading, erosion control, and site restoration.

The Wakonda Townhomes development consists of a total of 32 dwelling units, including 20 single-family, detached homes and 12 bi-attached townhome units on a total of 4.48-acres. The project is located on the northern periphery of the Wakonda Club Golf Course, and adjacent to Park Avenue. The project is substantially completed, with construction of new homes on the last of the available developed lots currently underway. The property was developed by Wakonda Living, LLC, Steve Niebuhr (officer), 6900 Westown Parkway, West Des Moines, IA 50266.

PREVIOUS COUNCIL ACTION(S):

Date: May 6, 2013

Roll Call Number: [13-0710](#)

Action: [Conditionally](#) approving Final Subdivision Plat of Wakonda Plat 2, 1430 Park Avenue. [\(Council Communication No. 13-210\)](#) Moved by Mahaffey to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: November 15, 2012

Resolution Number: N/A

Action: Plan and Zoning Commission recommends approval of request from Wakonda Living, LLC to amend the Wakonda Living Preliminary Plat and replat the 14 easternmost lots into 20 lots subject to approval of the PUD Concept Plan Amendment, subject to conditions. Motion Passed 7-3-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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