

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 12, 2016
	Agenda Item No.	27
	Roll Call No.	<u>16-1504</u>
	Communication No.	<u>16-499</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Brook Landing Plat I Preliminary Plat, located in the vicinity of 3300 E. 56th Street.

SYNOPSIS:

Recommend acceptance and approval of restoration bond number IAC 586379 from Merchant’s Bonding Company and Brook Landing, LLC, in the amount of \$166,420 for Brook Landing Plat I Preliminary Plat, located within the Brook Landing 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, 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 \$166,420 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 Brook Landing Plat I Preliminary Plat project is a proposed development that will consist of 188 single-family homes (188 total dwelling units) with a parcel designated for religious assembly, on approximately 66.4-acres. The project is located in the vicinity of 3300 E. 56th Street and is to be developed by JJ Equity, LLC, PO BOX 7502, Urbandale, IA 50323, Jon Galloway, Officer.



PREVIOUS COUNCIL ACTION(S):

Date: July 25, 2016

Roll Call Number: [16-1363](#), [16-1364](#) and [16-1365](#)

Action: [On](#) request from J.J. Equity, LLC to rezone properties in the vicinity of 3300 E. 56th Street and 3734, 3735 and 3768 E. 55th Street and to amend the “Brook Landing” PUD Conceptual Plan for single-family residential development. Moved by Westergaard to adopt. Motion Carried 7-0.

(A) First consideration of ordinance above. Moved by Westergaard that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

(B) Final consideration of ordinance above, requires six votes. Moved by Westergaard 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, #15,501. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: July 7, 2016

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from quest from J.J. Equity, LLC (developer) represented by Jon Galloway (officer) for property located in the vicinity of 3300 East 56th Street.

- A) Determination as to whether the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow.
- B) Rezone property at 3734, 3735, & 3768 East 55th Street from “A-1” Agricultural District to “PUD” Planned Unit Development. The subject property is owned by Darlene A. Fini. (ZON2016-00109)
- C) First Amendment to the Brook Landing PUD Conceptual Plan for an expansion to add 2.08-acres of land to be divided into six (6) parcels with frontage on East 55th Street for single-family residential dwelling development.

Motion Passed 11-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond.

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