

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	October 10, 2016
	<b>Agenda Item No.</b>	<b>16</b>
	<b>Roll Call No.</b>	<b><u>16-1707</u></b>
	<b>Communication No.</b>	<b><u>16-574</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Release of the Planned Unit Development (PUD) Restoration Bond for the Valley View Village Retirement Community, located at 2555 Guthrie Avenue, within the Valley View Village PUD.

**SYNOPSIS:**

Recommend release of PUD Restoration Bond in the amount of \$29,786 for the Valley View Village Retirement Community 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 \$29,786 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 on September 20, 2016. It was determined that Restoration Bond No. 54203058 from United Fire & Casualty Company in the amount of \$29,786 could be released based upon satisfactory completion of grading, erosion control, and site restoration.
- The Valley View Village Retirement Community consist of new independent and assisted living apartments, catered living, and brownstone townhomes for a total of 335 units at completion on 17.75-acres. The project is located on the southwest corner of Guthrie Avenue and Hubbell Avenue. The project is substantially complete. The property was developed by Story Construction Co. and Elim Care Inc., Randy Johnson (officer), 300 South Bell Avenue, Ames, IA 50010-7707.

**PREVIOUS COUNCIL ACTION(S):**

Date: November 17, 2014

Roll Call Number: [14-1763](#)

Action: [Accepting](#) PUD Restoration Bond in amount of \$29,768 as adequate security for grading work at 2555 Guthrie Avenue (Valley View Village PUD Concept Plan). ([Council Communication No. 14-541](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: October 22, 2007

Roll Call Number: [07-2066](#), [07-2067](#), [07-2068](#)

Action: [On](#) request from Evangel Retirement Homes, Inc. to rezone property at 2600 Hubbell Avenue and 2131 East 25th Street from “R-3” (Multiple-Family Residential) and “FW” (Floodway) to “PUD” and for approval of PUD Conceptual Plan for “Valley View Village” to allow redevelopment of existing retirement community in a phased master plan approach including addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, subject to conditions. Moved by Mahaffey to adopt and approve the rezoning and Conceptual Plan, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

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

- (B) [Final](#) consideration of ordinance above, (waiver requested by applicant, requires six votes. Moved by Mahaffey 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, [#14,717](#) Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: September 20, 2007

Resolution Number: Plan and Zoning Commission has advised that at a public hearing held on September 20, 2007, its members voted 12-0 in support of a motion to recommend approval of a request from Evangel Retirement Homes, Inc. (owner) represented by Robert Dahl (officer) to rezone property located at 2600 Hubbell Avenue and 2131 E. 25th Street from “R-3” Multiple-Family Residential District and “FW” Floodway District to “PUD” Planned Unit Development, and for approval of a PUD Conceptual Plan for “Valley View Village” to allow redevelopment of the existing retirement community in a phased master plan approach including the addition of new independent apartments, assisted living apartments, catered living, and brownstone townhomes to replace existing independent cottages, custodial living, and skilled units, bringing the total from 261 existing units to 336 units at complete implementation of the plan, subject to conditions.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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