

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 21, 2016
	Agenda Item No.	17
	Roll Call No.	<u>16-1985</u>
	Communication No.	<u>16-652</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of the Planned Unit Development (PUD) Restoration Bond for the Southern Meadows Condominium project, located at 2100 Meadow Court, within the Meadowlands PUD.

SYNOPSIS:

Recommend release of PUD Restoration Bond in the amount of \$32,860 for the Southern Meadows Condominium 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 \$32,860 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 November 1, 2016. It was determined that Restoration Bond No. IAC 584322 from Merchants Bonding Company in the amount of \$32,860 could be released based upon satisfactory completion of grading, erosion control, and site restoration.
- The Southern Meadows Condominium project consists of 17 single-story 2-family dwellings (34 total dwelling units), on approximately 4.1-acres. The project is located at 2100 Meadow Court and is was developed by Kading Properties, LLC, 7008 Madison Avenue, Urbandale, IA 50322, Karie Ramsey, Officer.

**PREVIOUS COUNCIL ACTION(S):**

Date: November 17, 2014

Roll Call Number: [14-1762](#)

Action: [Accepting](#) PUD Restoration Bond in amount of \$32,680 as security for grading work at 2100 Meadow Court, (Meadowlands PUD Concept Plan amendment for Southern Meadows). ([Council Communication No. 14-540](#)) Moved by Gatto to adopt. Motion Carried 7-0.

Date: November 17, 2014

Roll Call Number: [14-1803](#)

Action: [On](#) request from Kading Properties, LLC (owner), represented by Karie Ramsey (officer), for review and approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan for property at 2100 Meadow Court to revise the proposed configuration of residential dwellings from 43 units within row-houses having rear-loaded garages to 34 units within two-unit (duplex) structures having front-loaded garages, subject to conditions. Moved by Gatto to adopt. Motion Carried 6-1. Nays: Moore.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: October 16, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Kading Properites, LLC for the 9th amendment the Meadowlands PUD Conceptual Plan (2100 Meadow Court) to revise the previous configuration of 43 residential rowhouse dwelling units permitted on the property to 17 one-story two-unit (duplex) type structures for a total of 34 dwelling units, subject to conditions. Motion Passed 11-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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