

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 3, 2017
	Agenda Item No. 13 Roll Call No. <u>17-0578</u> Communication No. <u>17-315</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of Planned Unit Development (PUD) Restoration Bond for phase II of The Woods of Copper Creek residential subdivision.

SYNOPSIS:

Recommend release of PUD Restoration Bond number NIA1054 from Merchant’s Bonding Company, in the amount of \$122,149 for phase II of The Woods of Copper Creek PUD since grading, erosion control, and site restoration has been performed.

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 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 for \$122,149 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 the requirements, the restoration bond is released.
- The Woods of Copper Creek is a proposed residential subdivision on approximately 48 acres, containing 149 single-family home lots. The project is located near the 4700 Block of NE 23rd Avenue (Easton Boulevard), and is developed by HDR Land Development, LLC (213 N. Ankeny Boulevard, Ankeny, IA 50023, Larry Handley, President).
- The development of phase II includes the platting of 24 single-family home lots, including all necessary utility and street work serving the project. Subsequent PUD Restoration securities will need to be accepted by City Council prior to grading work commencing on future phases.



PREVIOUS COUNCIL ACTION(S):

Date: September 9, 2013

Roll Call Number: [13-1390](#)

Action: [Acceptance](#) of PUD Restoration Bond for Grading of “The Woods of Copper Creek” in the vicinity of the 4700 Block of Easton Avenue (NE 23rd Avenue). ([Council Communication No. 13-450](#)) Moved by Moore to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 2, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of the amendment to “The Woods of Copper Creek” PUD Conceptual Plan subject to the following revisions:

Part A)

1. Each single-family residential lot shall provide one 1.5-inch caliper street tree, one ornamental or overstory tree in each front yard, and one 1.5-inch caliper overstory tree in the rear yard.
2. Demonstration of the sanitary sewer that would serve the additional single-family lots as provided on the preliminary plat.
3. Provision of a note to state the development will comply with the International Fire Code Section D107.1, which requires a secondary separate and approved fire apparatus access road where the number of single-family dwelling units exceeds 30;

And

Part B) to approve the amendment to “The Woods of Copper Creek” Preliminary Plat subject to the following revisions:

1. Compliance with all administrative review comments by the Permit and Development Center.
2. Each single-family residential lot shall provide one 1.5-inch caliper street tree, one ornamental or overstory tree in each front yard, and one 1.5-inch caliper overstory tree in the rear yard
3. Provision of low-level shrubs within all landscape islands within cul-de-sacs and traffic circles planted by the developer and owned and maintained by a homeowners association.
4. Any cul-de-sac over 150 feet in length must have a minimum diameter of 96 feet.
5. Provision of a note to state the development will comply with the International Fire Code Section D107.1, which requires a secondary separate and approved fire apparatus access road where the number of single-family dwelling units exceeds 30.
6. Demonstration of how Outlots Y & Z will be owned and maintained to the satisfaction of both Polk County and the City of Des Moines.

Motion Passed 11-0.

Board: Plan and Zoning Commission

Date: December 20, 2007

Resolution Number: N/A

Action: Regarding request from HDR Land Development, LLC for approval of a preliminary subdivision plat for “Woods of Copper Creek Plat 1” located at 4680 NE 23rd Street, subject to conditions. Moved by Vlassis to receive and file. Motion Carried 7-0.

Board: Plan and Zoning Commission

Date: August 2, 2007

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of rezoning of property from “A-1” Agricultural district to “PUD” Planned Unit Development.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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