

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> May 22, 2017
	<b>Agenda Item No.</b> 13 <b>Roll Call No.</b> <u>17-0856</u> <b>Communication No.</b> <u>17-427</u> <b>Submitted by:</b> Phillip Delafield, <b>Community Development Director</b>

**AGENDA HEADING:**

Release of Planned Unit Development (PUD) Restoration Bond for the Carman Estates Plat 9 subdivision plat, located in the vicinity of the 2400 block of Easter Lake Drive.

**SYNOPSIS:**

Recommend release of PUD Restoration Bond number IAC584913 from Merchants Bonding Company in the amount of \$30,210 for the Carman Estates Plat 9 subdivision, located in the vicinity of the 2400 block of Easter Lake Drive and within the Carman Estates 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 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 \$30,210 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 Carman Estates Plat 9 subdivision is a proposed plat that will consist of 19 single-family lots located on 5.4-acres, within the Carman Estates Planned Unit Development. A new public street (SE 24<sup>th</sup> Street) will be extended to serve the lots in the development. The project is to be developed by Silver Oak Enterprises, LLC, Chip Classon (officer), 10430 New York Avenue, Suite C, Urbandale, IA 50322.



**PREVIOUS COUNCIL ACTION(S):**

Date: May 18, 2015

Roll Call Number: [15-0800](#)

Action: [Accepting](#) PUD Restoration Subdivision Bond from Jerry's Homes for grading work in the vicinity of 2400 block of Easter Lake Drive, \$30,210. ([Council Communication No. 15-248](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: June 23, 2003

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of an amendment to the preliminary subdivision plat for “Carman Estates” Phase II, to revise the location of an east/west street between Indianola Avenue and E. 24<sup>th</sup> Street and conversion of eight (8) bi-attached townhome lots to be assembled with the future lot for row-home type townhomes.

Board: Plan and Zoning Commission

Date: May 17, 2002

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for “Carman Estates” located in the vicinity of Indianola Avenue and E. Payton Avenue, subject to conditions.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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