

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> June 12, 2017
	<b>Agenda Item No.</b> 15 <b>Roll Call No.</b> <u>17-0965</u> <b>Communication No.</b> <u>17-461</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Beaver Cove Preliminary Plat I, on property located at 4209 Lower Beaver Road.

**SYNOPSIS:**

Recommend acceptance and approval of restoration bond number IAC 586923 from Merchant’s Bonding Company and Spring Lake Construction, in the amount of \$59,500 for Beaver Cove Preliminary Plat, located within the Woodlawn 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 \$59,500 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 Beaver Cove Preliminary Plat project is a proposed development that will consist of 34 single-family semi-detached dwellings on 34 lots accessed by a common private drive outlot. The subject property is owned by T & M Ventures, LLC., on approximately 5.99-acres. The project is located on property at 4209 Lower Beaver Road and is to be developed by M & R Holdings, 15602 Wilden Drive, Urbandale, IA 50323, Dave Walters, Officer.



**PREVIOUS COUNCIL ACTION(S):**

Date: May 8, 2017

Roll Call Number: [17-0762](#)

Action: [Regarding](#) Preliminary Plat “Beaver Cove” at 4209 Lower Beaver Road. Moved by Gray to receive and file. Motion Carried 7-0.

Date: March 20, 2017

Roll Call Number: [17-0521](#)

Action: [On](#) request from M & R Holdings, LLC for review and approval of the 1st Amendment to the Woodlawn PUD Conceptual Plan for 4209 Lower Beaver Road to reduce the number of proposed single-family semi-detached units from 38 to 34. Moved by Gray to adopt. Motion Carried 7-0.

Date: March 6, 2017

Roll Call Number: [17-0371](#)

Action: [On](#) request from M & R Holdings, LLC for review and approval of the 1st Amendment to the Woodlawn PUD Conceptual Plan for 4209 Lower Beaver Road to reduce the number of proposed single-family semi-detached units from 38 to 34 and to reduce the number of dwelling types from three

(3) to one (1) proposing alternate finish options, subject to conditions. Moved by Hensley to adopt. Motion Carried 6-1. Absent: Gatto.

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

Board: Plan and Zoning Commission

Date: April 20, 2017

Resolution Number: N/A

Action: Staff recommends approval of the proposed Preliminary Plat and PUD Development Plan subject to compliance with all administrative review comments.

John “Jack” Hilmes moved staff recommendation for approval of the proposed Preliminary Plat and PUD Development Plan subject to the following:

1. Compliance with all administrative review comments.
2. Provision of window lights within the overhead garage doors of all the single-family semi-detached dwelling design options.

THE VOTE: 10-0

Board: Plan and Zoning Commission

Date: February 16, 2017

Resolution Number: N/A

Action: Staff recommends continuance of the proposed PUD Conceptual Plan amendment to the March 16 Plan and Zoning Commission meeting to allow the developer to revise the plan to include at least two (2) additional unit types in accordance with the proposed Architectural Standards.

Should the Commission find the proposed reduction in building type variety acceptable, then staff recommends the following conditions as part of any recommend approval by the Commission:

1. Revision of the Conceptual Plan amendment to provide a 6-foot wooden opaque fence along the north and south property lines.
2. Remove the reference to allow Vinyl in the Architectural Standards.
3. Consider provision of separate visitor parking with any Preliminary Plat/PUD Development Plan.
4. Revision of the PUD Conceptual Plan notes to indicate compliance with the Fire Code for provision of secondary access or alternate design approval by the Fire Department.

Part B) Staff recommends the proposed Preliminary Plat/PUD Development Plan be continued indefinitely to provide time for the developer to meet administrative review requirements, subject to re-notification of neighbors. Should the developer not agree to a continuance, then Staff recommends the denial of these plans so that they do not automatically become effective under the provisions in Chapter 106.

Mike Simonson made a motion to approve the proposed reduction in building type variety subject to the following conditions:

1. Revision of the Conceptual Plan amendment to provide a 6-foot wooden opaque fence along the north and south property lines.
2. Remove the reference to allow Vinyl in the Architectural Standards.
3. Consider provision of separate visitor parking with any Preliminary Plat/PUD Development Plan.
4. Revision of the PUD Conceptual Plan notes to indicate compliance with the Fire Code for provision of secondary access or alternate design approval by the Fire Department.
5. Prior to submission of the PUD Development Plan the developer shall have a neighborhood meeting to review the PUD Development Plan and building plans.
6. No additional driveways on Lower Beaver Road.
7. Provide some enhanced landscaping on Lower Beaver Road frontage.
8. To provide at least two (2) different unit types beyond elevational changes.
9. No reduction in the backyard current setback less than the presented 50 feet minimum.

AND

Part B) Staff recommendation to continue indefinitely the proposed Preliminary Plat/PUD Development Plan to provide time for the developer to meet administrative review requirements, subject to re-notification of neighbors.

THE VOTE: 12-0

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Reduction or release of required PUD Restoration and Subdivision Bond.

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