 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> August 7, 2017
	<b>Agenda Item No.</b> 4B <b>Roll Call No.</b> <u>17-1313</u> <b>Communication No.</b> <u>17-570</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Acceptance of Planned Unit Development (PUD) Restoration Bond for The Woods of Copper Creek Plat 4 residential subdivision.

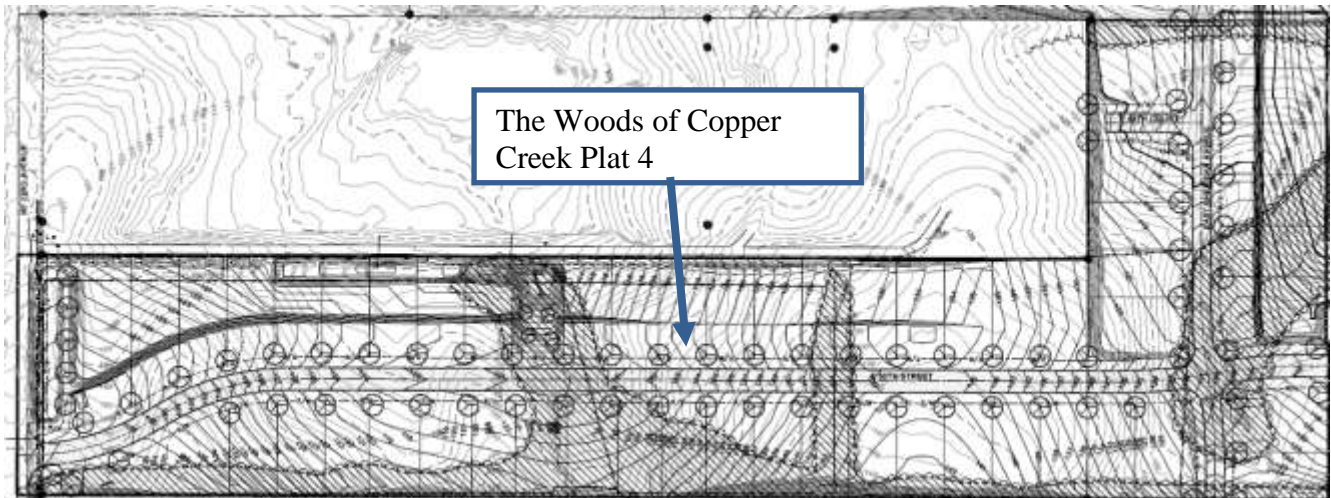
**SYNOPSIS:**

Recommend acceptance and approval of PUD Restoration Bond No. NIA 1925 from Merchant’s Bonding Company, in the amount of \$185,712 for The Woods of Copper Creek Plat 4. 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 \$185,712 is required for this project for grading, filter socks/silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs. The bonds will be released once the grading and ground surface restoration of the project is completed.
- The Woods of Copper Creek is a proposed residential subdivision on approximately 48-acres, containing 149 single-family home lots. The project is located in the vicinity of the 4700 Block of NE 23<sup>rd</sup> Avenue (Easton Boulevard), and is to be developed by HDR Land Development, LLC, 213 N. Ankeny Boulevard, Ankeny, IA 50023, Larry Handley, President.
- The owner/developer indicates that the development of The Woods of Copper Creek Plat 4 will include the platting of 54 single-family home lots on 16-acres, including all necessary utility and street work to serve 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: June 26, 2017

Roll Call Number: [17-1121](#)

Action: **On** request from HDR Land Development, LLC to rezone property in the vicinity of 4896 Easton Boulevard from "A-1" (Agricultural) to "PUD" (Planned Unit Development) and approval of a 2nd Amendment to the Woods at Copper Creek PUD Conceptual Plan to add approximately 38.68 acres to the east of the existing development to provide approximately 130 additional lots for single-family residential that would each be a minimum of 70 feet wide. (continued from June 12, 2017) Moved by Westergaard to adopt. Motion Carried 7-0.

Date: September 10, 2012

Roll Call Number: [12-1410](#)

Action: **Conditional** approval of final subdivision plat, The Woods of Copper Creek Plat 1, located in the vicinity of 4700 block of NE 23<sup>rd</sup> Avenue (Easton Boulevard). ([Council Communication No. 12-495](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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

Board: Plan and Zoning Commission

Date: June 15, 2017

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request of proposed rezoning to "PUD" District be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation of Low Density Residential; approval of Part B) the rezoning of property from "A-1" Agricultural District to "PUD" Planned Unit Development District; approval of Part C) the proposed

amendment to “The Woods of Copper Creek” PUD Conceptual Plan and approval of Part D) the Preliminary Plat “Woods at Copper Creek East”. Motion Passed 13-0.

Board: Plan and Zoning Commission

Date: June 2, 2011

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from HDR Land Development, LLC to amend The Woods of Copper Creek PUD Conceptual Plan (4600 block of Easton Blvd.) revising the southeastern five acres removing it from Area “C” for multiple-family and adding to Area “A” for single-family development, subject to conditions. 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 23<sup>rd</sup> 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:**

Reduction or release of required PUD Restoration Bond.

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