

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 14, 2017
	Agenda Item No. 18 Roll Call No. <u>13-1356</u> Communication No. <u>17-585</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Release of Planned Unit Development (PUD) Restoration Bond for the Carman Estates Plat 8 subdivision plat, located in the vicinity of the 2300 block of E. Porter Avenue.

SYNOPSIS:

Recommend release of PUD Restoration Bond number IAC584912 from Merchants Bonding Company in the amount of \$51,304 for the Carman Estates Plat 8 subdivision, located in the vicinity of the 2300 block of E. Porter Avenue 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 for \$51,304 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 8 subdivision is a proposed plat that will consist four (4) 3-story, 24-unit multiple-family dwellings, including accessory garage structures and clubhouse building. A private drive from E. Porter Avenue will service the development. The development will comply with zoning regulations as defined by the Carman Estates PUD Concept Plan. The project is to be developed by Silver Oak Enterprises, LLC, Ron Grubb (officer), 10430 New York Avenue, Suite C, Urbandale, IA 50322.



PREVIOUS COUNCIL ACTION(S):

Date: January 11, 2016

Roll Call Number: [16-0036](#)

Action: [Conditionally](#) approving Final Subdivision Plat of Carman Estates Plat 8 located in the 2300 block of E. Porter Avenue. ([Council Communication No. 16-006](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 4, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a request from Silver Oak Enterprises, LLC, represented by Chip Classon (officer), for review and approval of the 5th Amendment to the Carman Estates PUD Conceptual Plan and Preliminary Plat for property locally known as 2314 East Porter Avenue (“Property”), to more specifically define the development of land previously identified in the Plan for medium density residential (up to 17 units per acre), to allow development of four (4) 3-story, 24-unit multiple family dwellings (96 units total) with drive access from East Porter Avenue, subject to conditions.

Dann Flaherty moved staff recommendation for approval of the requested amendment to the Carman Estates PUD Conceptual Plan subject to conditions. Motion Carried 9-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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