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|  <p style="text-align: center;">Council Communication Office of the City Manager</p> | Date: October 23, 2017 |
| | Agenda Item No. 15 Roll Call No. <u>17-1814</u> Communication No. <u>17-744</u> Submitted by: Phillip Delafield, Community Development Director |

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for Birdland Vista Plat 1 residential subdivision.

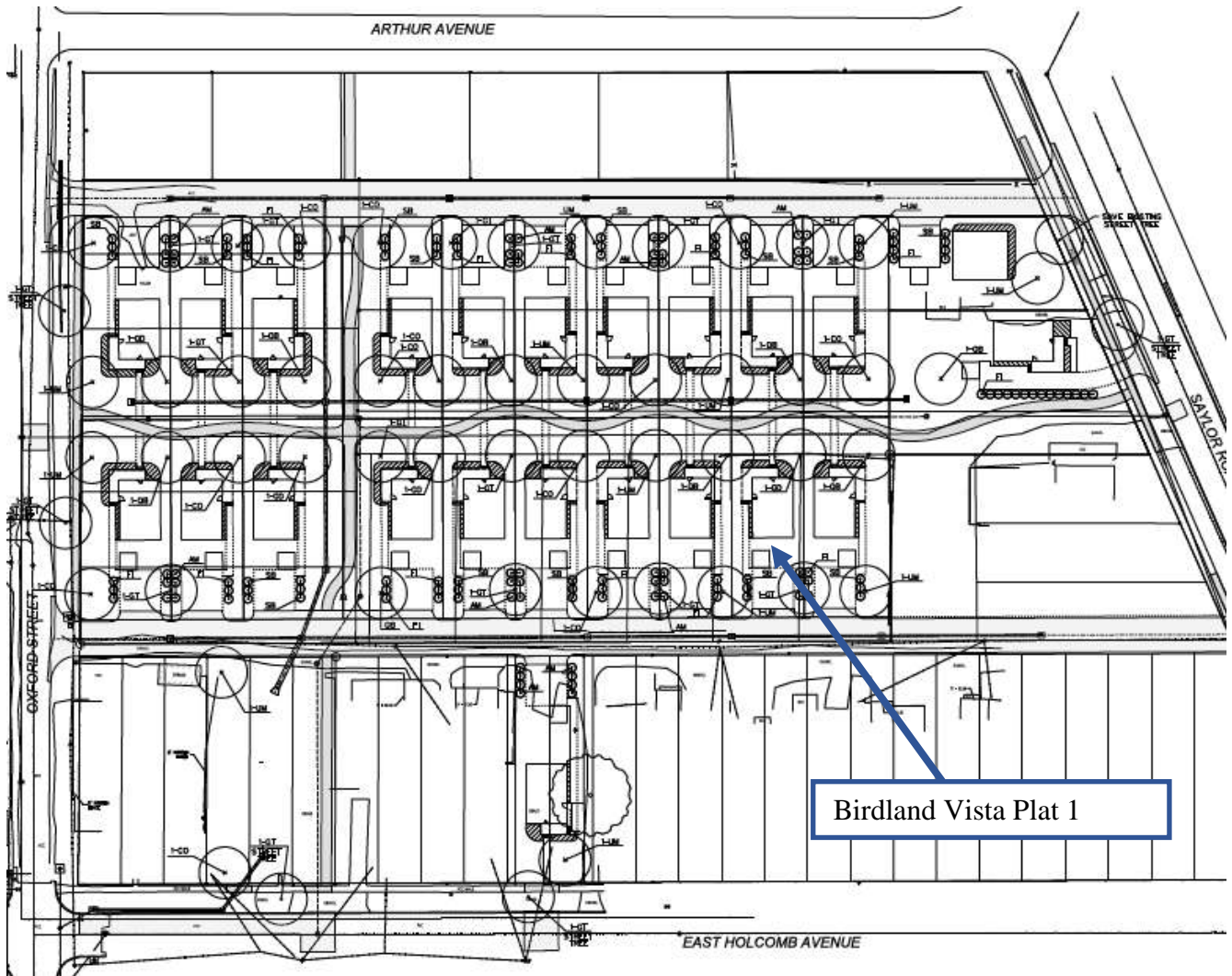
SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. NIA 1936 from Merchant’s Bonding Company, in the amount of \$53,000 for Birdland Vista Plat 1. 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 for \$53,000 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 Birdland Vista Plat 1 is a proposed residential subdivision on approximately 3.69-acres, containing 23 single-family home lots. The project is located in the vicinity of 2426 Saylor Road, and is to be developed by Greater Des Moines Habitat for Humanity, Inc., 2200 E. Euclid Avenue, Des Moines, IA, 50317, Lance Henning, Officer.
- The owner/developer indicates that the development of Birdland Vista Plat 1 will include the platting of 23 single-family home lots, including all necessary utility and street work to serve the project. PUD Restoration securities need to be accepted by City Council for grading work.



PREVIOUS COUNCIL ACTION(S):

Date: June 17, 2017

Roll Call Number: [17-1049](#)

Action: [Regarding](#) Preliminary Plat “Birdland Vista” on property in the vicinity of 2426 Saylor Road to allow 3.69-acres of land to be divided into 23 lots for single-family residential development. Moved by Hensley to receive and file. Motion Carried 6-1. Absent: Cownie.

Date: April 17, 2017

Roll Call Number: [17-0710](#), [17-0711](#), and [17-0712](#)

Action: On request from Greater Des Moines Habitat for Humanity to rezone multiple properties located in the vicinity of 2426 Saylor Road from “R1-60” (One-Family Low-Density Residential) to “PUD” (Planned Unit Development) and approval of the Birdland Vista PUD Conceptual Plan, subject to conditions. Moved by Hensley to adopt. Motion Carried 7-0.

(A) First consideration of ordinance above. Moved by Westergaard that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

(B) Final consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Westergaard that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, #15,579. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: June 15, 2017

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Greater Des Moines Habitat for Humanity, Inc to Preliminary Plat Birdland Vista on property located in the vicinity of 2426 Saylor Road into 23 lots for single-family residential development. Motion Passed 14-0.

Date: March 16, 2017

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Greater Des Moines Habitat for Humanity, Inc. to rezone multiple parcels in the vicinity of 2426 Saylor Road to PUD for 23 single-family lots, subject to conditions. Motion Carried 13-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.