


COUNCIL COMMUNICATION

	Number:	19-511	Meeting:	December 2, 2019
	Agenda Item:	15	Roll Call:	19-1911
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for Three Lakes Estates II - Plat 7 Development Plan.

SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. 54227375 from United Fire and Casualty Company, in the amount of \$214,385 for Three Lakes Estates II – Plat 7 Development Plan. 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 \$214,385 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 Three Lakes Estates II – Plat 7 Development Plan is a residential townhome development to allow 81 rowhome residential dwelling units in 2-unit, 3-unit, and 4-unit building configurations. This equates to 6.85-units per net acre (11.83-acres) for single-family rowhomes. The project is located in the vicinity of 2915 Brockway Drive and is to be developed by J. Larson Homes, LLC, 10604 NW 75th Place, Johnston, IA 50131, John Larson, Authorized Agent.



PREVIOUS COUNCIL ACTION(S):

Date: November 8, 2004

Roll Call Number: 04-2373, 04-2374, and 04-2375

Action: Approving subdivision plat entitled Three Lakes Estates Plat 6 located in vicinity north East Pine Avenue. Moved by Hensley to adopt. Motion Carried 7-0.

- (A) Agreement with Erickson Development, Inc. for improvements within unimproved portion of Three Lakes Parkway right-of-way, southeast of Moonlight Drive. Moved by Hensley to adopt. Motion Carried 7-0.
- (B) Agreement with Three Lakes Neighborhood Association for snow removal mowing along the new sidewalk to be constructed within the unimproved portion of Three Lakes Parkway. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 5, 2001

Resolution Number: N/A

Action: Approval of the request for rezoning and the “Three Lakes Estates Phase Two” Concept Plan subject to conditions. Motion was made to accept recommendation. Motion was passed 8-0.

Board: Plan and Zoning Commission

Date: February 20, 1997

Resolution Number: N/A

Action: Approval of Preliminary Plat Easter Lakes Estates, Plat 3, located in the vicinity of S.E. 31st and Easter Lake Drive owned by Iowa Realty, Inc., submitted by Civil Engineering Consultants, Inc. Motion was made to accept staff recommendations. Motion passed 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond.

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