

COUNCIL COMMUNICATION

	Number:	20-191	Meeting:	May 4, 2020
	Agenda Item:	18	Roll Call:	20-746
	Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for Grover Woods Plat 1.

SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. 589676 from Merchants Bonding Company, in the amount of \$99,905 for Grover Woods Plat 1. The restoration security must be provided and accepted by the City Council, pursuant to Section 134-2.2.9 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 \$99,905 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.
- Grover Woods Plat 1 is a residential subdivision to allow 84 single-family lots on approximately 19.98-acres of land. The project is located in the vicinity of 4500 Hubbell Avenue and is to be developed by Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266, Eric Bohnenkamp, Authorized Agent.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 11, 2019

Roll Call Number: [19-1455](#)

Action: [Hearing](#) on request from Hubbell Realty Company (Joe Pietruszinski, Officer) to amend the Baker PUD Conceptual Plan for the 4500 Block of Hubbell Avenue, continued from September 9, 2019 Council meeting. Moved by Westergaard to adopt, and approve the elevations as submitted. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 5, 2019

Resolution Number: N/A

Action: Approval of the Preliminary Plat for “Grover Woods subject to conditions. Motion was made to accept recommendation. Motion was passed 9-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond.

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