


COUNCIL COMMUNICATION

	Number:	21-171	Meeting:	April 19, 2021
	Agenda Item:	12	Roll Call:	21-0608
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for Pearl Lake PUD.

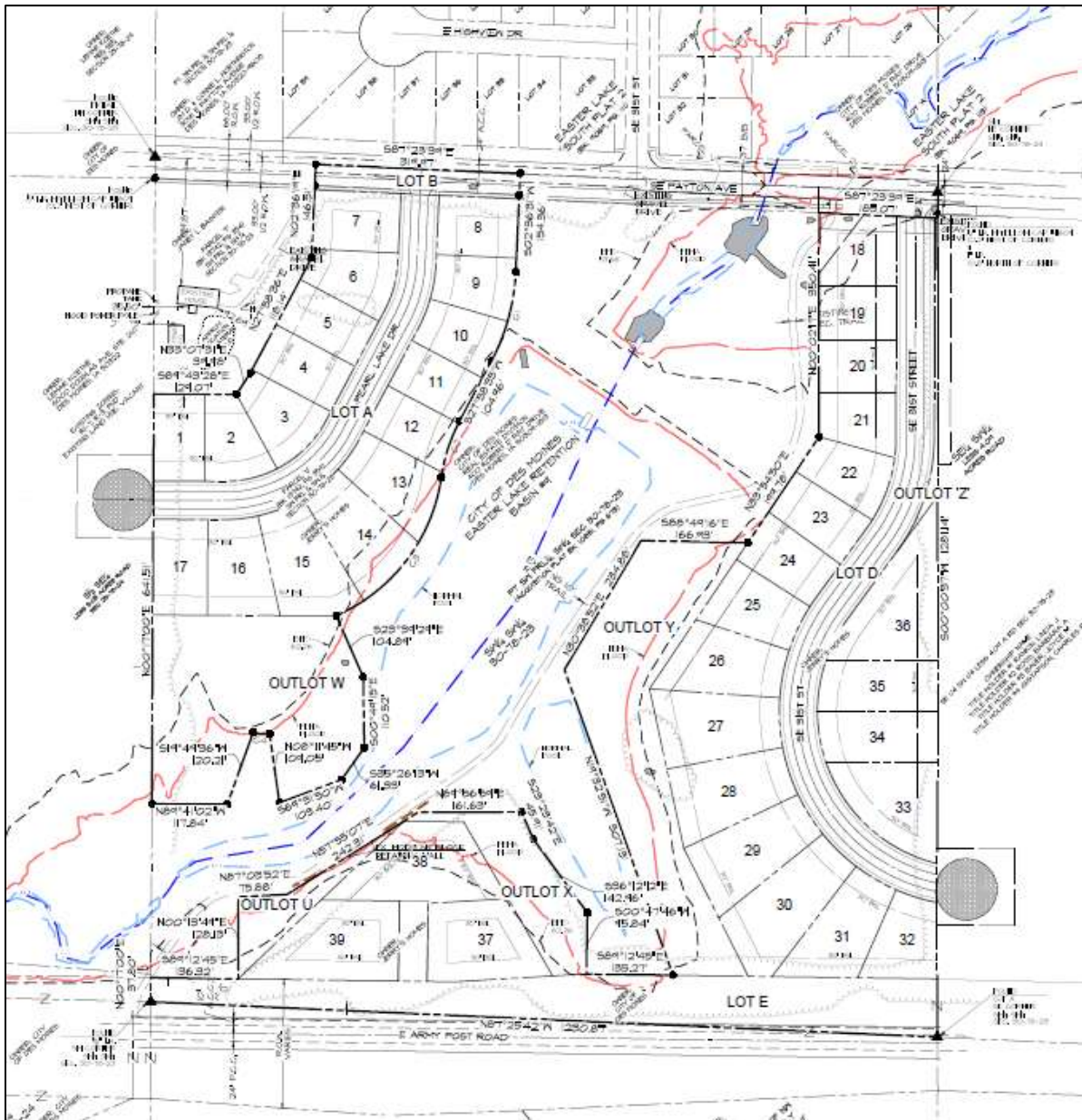
SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. IAC591280 from Merchants Bonding Company (Mutual), in the amount of \$52,867.50 for Pearl Lake PUD. 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. This PUD Restoration Bond covers Phase 1 work only, which incorporates all lots and outlots adjacent to Pearl Lake Drive. The Engineering Department has determined that a restoration security in the amount of \$52,867.50 is required for this project for grading, silt fence, inlet/outlet protection, seeding and mulching, and Engineering Department administrative and inspection costs. The bond will be released once the grading and ground surface restoration of the project is completed.
- Pearl Lake PUD is for the development of 39 1-household residential lots located in the vicinity of the 3100 block of East Payton Avenue. The project is to be developed by Jerry's Homes, Inc., LP, 3900 Westown Parkway, Suite 100, West Des Moines, IA 50266, Jay Cowan, Authorized Agent.



PREVIOUS COUNCIL ACTION(S):

Date: February 22, 2021

Roll Call Number: [21-0319](#)

Action: [On](#) request from Jerry's Homes, Inc. for approval of a 2nd Amendment to the Pearl Lake PUD Conceptual Plan, on property located at 3009 East Payton Avenue and in the vicinity of the 3001 block of East Payton Avenue, to allow revision to the street layout, change the property on the East Army Post Road frontage to large-lot One Household lots from previously approved Townhomes, and reduce the minimum lot sizes for specified lots to have a minimum 70-foot width and minimum 9,600-square foot area. Additional property is owned by Janet Bainter and City of Des Moines. Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: January 21, 2021

Resolution Number: N/A

Action: Review and approval of a 2nd Amendment to the Pearl Lake PUD Conceptual Plan, on property located at 3009 East Payton Avenue and in the vicinity of the 3001 block of East Payton Avenue, to allow revision to the street layout, change the property on the East Army Post Road frontage to large-lot One Household lots from previously approved Townhomes, and reduce the minimum lot sizes for specified lots to have a minimum 70-foot width and minimum 9,600-square foot area. Staff recommended approval of the proposed “PUD” Final Development Site Plan, subject to conditions. Greg Jones made a motion for approval of the proposed “PUD” Final Development Site Plan, subject to the staff recommended conditions. THE VOTE: 14-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Acceptance of PUD Restoration Bond(s) for future phases and reduction or release of Phase 1 PUD Restoration Bond upon project completion.

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