


COUNCIL COMMUNICATION

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|  CITY OF DES MOINES OFFICE OF THE CITY MANAGER | Number: | 23-128 | Meeting: | March 6, 2023 |
| | Agenda Item: | 11 | Roll Call: | 23-0288 |
| | Submitted by: | Michael Ludwig, Interim Development Services Director | | |

AGENDA HEADING:

Accepting Planned Unit Development (PUD) restoration bond for grading work at Gray's Station Plat 5.

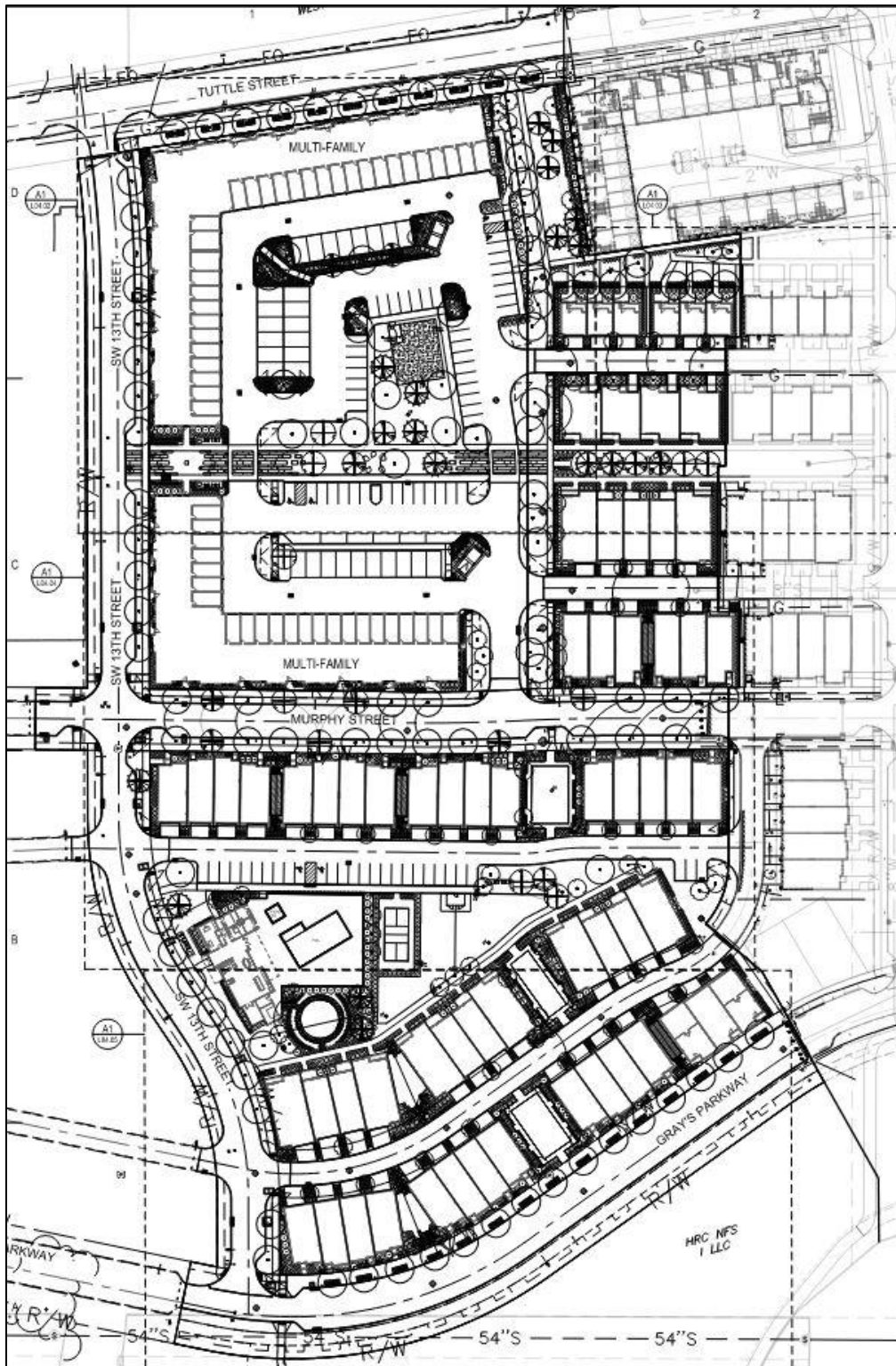
SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. IAC593336 from Merchants Bonding Company (Mutual), in the amount of \$97,370 for Gray's Station Plat 5. 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 work only within the "Plat 5" area of the Gray's Station PUD. The Engineering Department has determined that a restoration security in the amount of \$97,370 is required for this project for grading/topsoil, silt fence, inlet/outlet protection, seeding, mulching, fertilizer, and Engineering Department administrative and inspection costs. The bond will be released once the grading and ground surface restoration of the project is completed.
- Gray's Station Plat 5 is for the development of 65 1-household residential lots, one (1) lot containing two (2) condo buildings for a total of 84 residential units, and a clubhouse amenity building, all located in the vicinity of 1300 Tuttle Street. The project is to be developed by HRC NFS I, LLC (6900 Westown Parkway, West Des Moines, IA 50266, Caleb Smith, Authorized Agent).



PREVIOUS COUNCIL ACTION(S):

Date: January 23, 2023

Roll Call Number: [23-0105](#)

Action: [Four](#) Party Funding Agreement – Blackacre Development, LLC (Krause+), HCR NFS I, LLC (Hubbell), River Point West, LLC (Sherman), and the City of Des Moines for reconstruction of Tuttle Street between SW 12th Street and SW 14th Street ([Council Communication No. 23-043](#)). Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

Date: July 15, 2019

Roll Call Number: [19-1089](#)

Action: [Acceptance](#) of subdivision improvements bond and conditionally approving final plat for Gray's Station Plat 4, in the vicinity of 1300 Tuttle Street ([Council Communication No. 19-312](#)). Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: February 2, 2023

Resolution Number: N/A

Action: Review and approval of the following regarding property located in the vicinity of 1300 Tuttle Street:

Part A) Approval of the request to amend the Gray's Station PUD Conceptual Plan to update the realignment of Southwest 13th Street and to revise the 'Notes' section to allow administrative review of future development site plans in lieu of public review by the Plan and Zoning Commission and City Council, subject to conditions.

Part B) Approval of the proposed Preliminary Plat "Gray's Station Plat 5," subject to compliance with all administrative review comments.

Part C) Approval of the proposed PUD Final Development Plan "Gray's Station Telus Condos," subject to conditions.

Part D) Approval of the proposed PUD Final Development Plan "Gray's Station Plat 5 Townhomes and Clubhouse," subject to conditions.

THE VOTE: 8-1-1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Acceptance of PUD restoration bond(s) for future phases and reduction or release of "Plat 5" PUD restoration bond upon project phase completion.

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 Hall, 400 Robert D Ray Drive. 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.