


## COUNCIL COMMUNICATION

	Number:	<b>20-303</b>	Meeting:	<b>July 13, 2020</b>
	Agenda Item:	<b>14</b>	Roll Call:	[ _____ ]
	Submitted by:	<b>Chris Johansen, Community Development Director</b>		

### AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for Casey's General Store on SW 9th Street Final Development Plan.

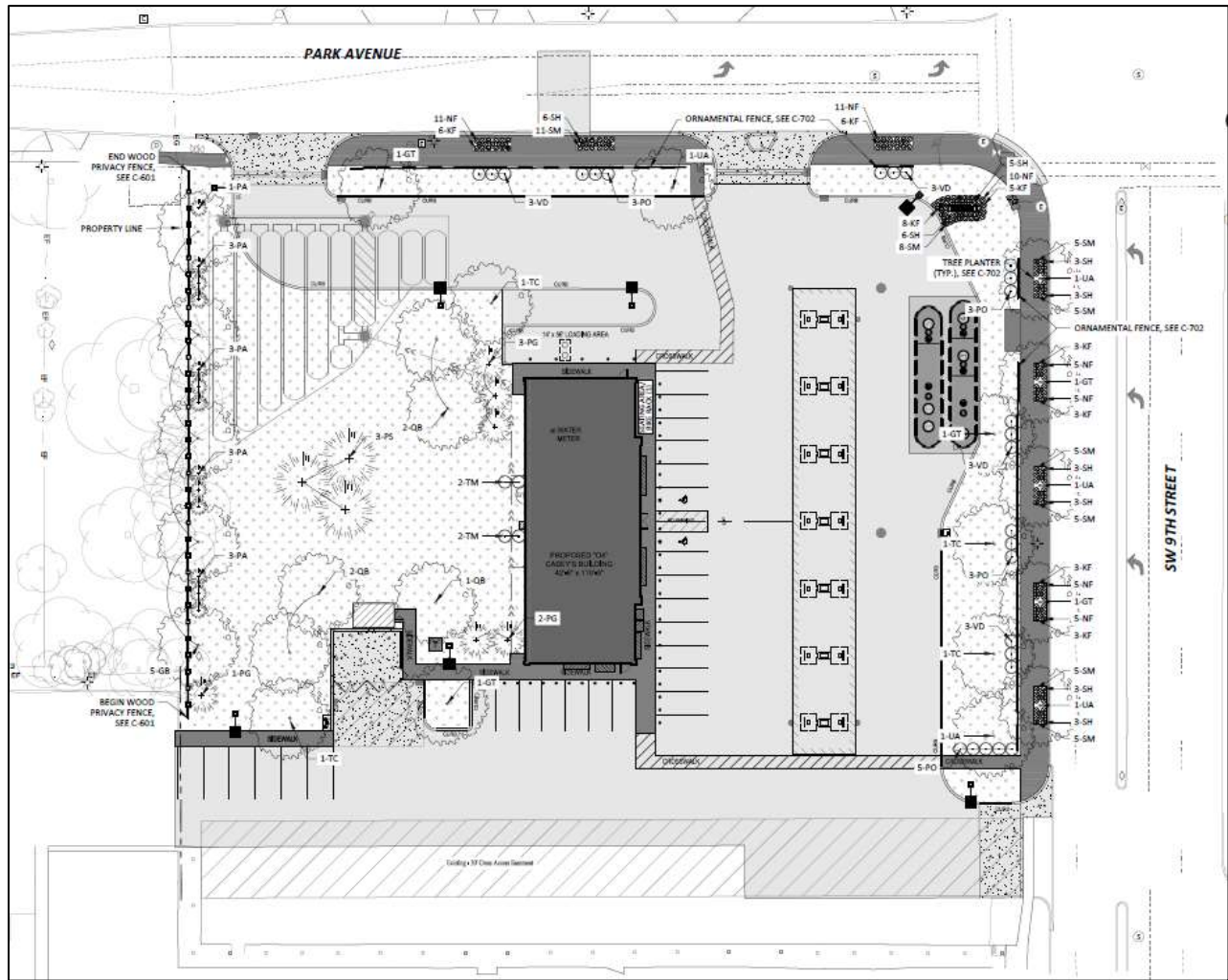
### SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. IAC590462 from Merchants Bonding Company, in the amount of \$27,825 for Casey's General Store on SW 9th Street Final Development Plan. 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 \$27,825 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.
- Casey's General Store on SW 9th Street PUD Final Development Plan is for "Casey's Store No. 1192" at 3200 SW 9th Street, to allow redevelopment of the existing 21,664-square-foot general food sales store with a 4,817-square-foot gas station/convenience store to include a pump island canopy with 14 fueling locations. The project is to be developed by Casey's Marketing Company, (One Convenience Boulevard, P.O. Box 3001, Ankeny, IA, 50021, Marni Beck, Authorized Agent).



**PREVIOUS COUNCIL ACTION(S):**

Date: May 18, 2020

Roll Call Number: [20-0821](#)

Action: [On](#) request from Casey's Marketing Company (Marni Beck, Officer) for review and approval of a PUD Final Development Plan "Casey's Store No. 1192" for 3200 SW 9th Street, to allow redevelopment of the existing 21,664-square foot general food sales store with a 4,817-square foot gas station/convenience store to include a pump island canopy with 14 fueling locations, (6-8-20). Moved by Gatto to adopt. Motion Carried 7-0.

Date: January 27, 2020

Roll Call Number: [20-0184](#), [20-0185](#), [20-0186](#), and [20-0187](#)

Action: Items regarding 3200 and 3212 SW 9th Street:

- (A) Amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential in a Neighborhood Node to Community Mixed Use in a Neighborhood Node. Moved by Mandelbaum to adopt. Motion Carried 7-0.
- (B) Hearing to rezone from C-1 (Neighborhood Retail Commercial) and R1-60 (One-Family Low-Density Residential) to PUD (Planned Unit Development) and on request from Casey's Marketing Company (Marni Beck, Officer) for approval of PUD Conceptual Plan to allow for redevelopment of the existing 21,664-square foot general food sales store with a 4,817-foot gas station/convenience store to include sales of wine and beer and a pump island canopy with 14 fueling stations. Moved by Mandelbaum to adopt. Motion Carried 7-0.
- (C) First consideration of ordinance above. Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (D) Final consideration of ordinance above, requires six votes. Moved by Mandelbaum 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, #15,857. Motion Carried 7-0.

#### **BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: May 7, 2020

Resolution Number: N/A

Action: Approval of a PUD Final Development Plan "Casey's Store No. 1192" for property located at 3200 Southwest 9th Street, to allow redevelopment of the existing 21,664-square foot general food sales store with a 4,817-square foot gas station/convenience store to include a pump island canopy with 14 fueling locations. Motion was made to accept recommendation of approval with conditions. Motion was passed 12-0.

#### **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 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](mailto:cityclerk@dmgov.org).