


COUNCIL COMMUNICATION

	Number:	21-411	Meeting:	October 4, 2021
	Agenda Item:	14	Roll Call:	21-14565
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Surety for The Slate at Gray's Landing Final Development Plan.

SYNOPSIS:

Recommend acceptance and approval of cash bond from Bridgewater Bank, in the amount of \$35,510 for The Slate at Gray's Landing 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 \$35,510 is required for this project for grading, silt fence, inlet/outlet protection, seeding and mulching, and Engineering Department administrative and inspection costs. The cash bond will be released once the grading and ground surface restoration of the project is completed.
- The Slate at Gray's Landing Final Development Plan is for the development of a 4-story, 132-unit apartment building located at 400 SW 11th Street. The project is to be developed by Sherman Associates Development LLC (233 Park Avenue South, Suite 201, Minneapolis, MN 55415, Jackie Nickolaus, Authorized Agent.)

Roll Call Number: [21-1420](#)

Action: [Parcel](#) Development Agreement with Slate at Gray's Landing LLC and Redevelopment Plan for construction of senior housing in Gray's Landing and acknowledging amount of parcel grant allocated to the project. [\(Council Communication No. 21-394\)](#) Moved by Boesen to adopt. Motion Carried 6-1. Absent: Westergaard.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 1, 2021

Resolution Number: N/A

Action: Review and approval of the following items related to development of a 132-unit independent living senior Household Living dwelling project proposed for 400 SW 11th Street:

- (A) Review and approval of a Preliminary Plat "Gray's Landing Plat 1" for subdivision of a 4.10-acre lot for the senior housing project.
- (B) Review and approval of a PUD Final Development Plan "Slate at Gray's Landing" for development of the senior housing project.

Emily Webb made a motion for approval of the proposed preliminary plat subject to compliance with all administrative review comments and approval of the proposed PUD Final Development Plan subject to conditions. THE VOTE: 13-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Surety.

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