

**CITY COUNCIL
COMMUNICATION:**

03-284

AGENDA:

JUNE 23, 2003

SUBJECT:

AMENDED PRAIRIE
RIDGE "R-5"
PRELIMINARY PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM 89

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

An amended Prairie Ridge "R-5", Preliminary Plan has been submitted by Joanne Stevens for property located on the west side of the 6900 block of Indianola Avenue. The Amended Preliminary Plan proposes 190 dwelling units on 39.110 gross acres, a gross density of 4.86 dwelling units per acre. The plan specifies items such as minimum lot/space areas, unit types, storage and garage types, open space, minimum setbacks, provision of sidewalks, and landscaping that address many of the City's concerns with the earlier plan.

FISCAL IMPACT —

None.

RECOMMENDATION —

Staff recommends that the Amended Prairie Ridge "R-5", Preliminary Plan now on file in the Community Development Department be approved and that the City Council set a public hearing for July 28, 2003 regarding the proposed Prairie Ridge "R-5" Final Plan.

BACKGROUND —

On June 21, 1999, by Roll Call No. 99-1992, after notice and public hearing, the City Council denied an application from Joanne Stevens (contract purchaser) and Sandra K. Jordan (titleholder) for approval of an "R-5" Preliminary Plan (Plan) for approximately 40 acres on the west side of the 6900 block of Indianola Avenue.

On August 16, 1999, by Roll Call No. 99-2559, after new notice and public hearing, the City Council reconsidered the proposed Plan with amendments thereto proposed by the applicants, and the City Council voted to approve such plan subject to compliance with a list of conditions

Joanne Stevens has prepared an amended Prairie Ridge "R-5" Preliminary Plan that addresses many of the City's concerns with the earlier Plan. First, the Amended Plan reduces the total number of lots from 206 to 190. Second, the Amended Plan increases the minimum lot size of 16 first tier of lots from an average of 6,750 square feet to a range from 7,155 to 8,630 square feet. Third, the Amended Plan increases the minimum lot size of the remaining

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174 lots from a typical 5,000 square feet to a range from 5,300 square feet to 6,004 square feet. Finally, the Amended specifies items such as unit types, storage and garage types, open space, minimum setbacks, provision of sidewalks, and landscaping.

Joanne Stevens brought suit in the Iowa District Court for Polk County challenging the reasonableness and lawfulness of the City's action regarding the Plan and the conditions imposed by the City upon its approval of the Plan.

On June 9, 2003, by Roll Call No. 03-1247, the City Council approved a motion to reconsider its prior approval of the Plan, and scheduled a public hearing on June 23, 2003, to consider approval of the Amended Plan now on file in the Community Development Department in settlement of the disputed issues in the pending district court case.

