



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 01/09/06

Communication No.: 06-021

Agenda Item Type: Resolution and Ordinance

Roll Call No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Hearing on items regarding application of Tai Village, Inc., (Leunh Baccam, President) and Savannah Homes, Inc. (Ted Grob, President) for annexation and rezoning of land located east of Lower Beaver Road at eastern end of Bel Aire Road and Twana and Valdez Drives (**continued from November 11, 2005**):

- (A) Amendment to Des Moines 2020 Community Character Land Use Plan to designate land as Low Density Residential.
- (B) Resolution closing hearing approving rezoning of land from "A-1" (Agricultural) to "PUD" (Planned Unit Development) and approving "PUD" Conceptual Plan for single family residential development, (Sawyer's Landing) subject to conditions.
- (C) First consideration of ordinance above, requires 5/6th vote.
- (D) Final consideration of ordinance above, (waiver requested by developer), requires 5/6th vote.
- (E) Resolution closing hearing and approving proposed annexation.

SYNOPSIS—

On November 21, 2005, the City Council continued the hearing on the requested annexation, zoning and PUD Concept Plan until January 9, 2006. The City Council also formed a Council committee (Mayor Cownie, Chris Coleman, and Bob Mahaffey) to meet with neighborhood representatives, the developer and staff to review the major issues that were highlighted during the public hearing.

The committee met on December 20, 2005 and narrowed down the issues to storm, traffic, sanitary and tax abatement and reviewed several alternative approaches.

The City Manager presented recommendations to address these at the committee's meeting on January 3, 2006. After discussion, the committee adjourned and instructed the City Manager to provide information to the neighborhood for their meeting on January 5, 2006.

The recommended actions after discussion by the committee are:

- Construction of an approximately 54-inch diameter relief storm sewer through the Sawyer's Landing PUD at an estimated cost of \$710,000 to serve approximately 40 acres of existing development and the approximately 30 acres of the Sawyer's Landing PUD Concept Plan. The developer has agreed to contribute \$150,000 towards the cost of the relief storm sewer and to dedicate easements without fee to the City for construction of the relief storm sewer within the PUD. It is estimated that both the existing 36" storm sewer and the new 54" storm sewer would accommodate in excess of a 10-year storm event. The existing 36" storm sewer currently accommodates a 2-year storm event.
- Elimination of "bioswales" within the Sawyer's Landing PUD Concept Plan.
- Provision of three westerly street connections from the Sawyer's Landing PUD Concept Plan to the existing neighborhood at Hillcrest Drive, Bel-Aire Road and Twana Drive. No easterly connection from the Sawyer's Landing PUD Concept Plan to MLK Jr. Parkway is necessary or proposed.
- Dedication of right-of-way without fee within the Sawyers Landing PUD for a possible future southerly extension of 30th Street from the PUD to Aurora Avenue. The 30th Street extension is estimated to cost \$750,000. No money is available in the current or proposed CIP for this project. The project could be considered for funding in a future CIP although we are unable to commit to future funding at this time.
- Addition of a 4-way stop at the intersection of Bel-Aire Road and Lower Beaver Road. Retention of the 4-way stop is to be evaluated in the future upon build-out of the Sawyer's Landing PUD.
- Addition of a 4-way stop at the intersection of Hillcrest Drive and Lyndale Drive.
- Addition of a 4-way stop at the intersection of Twana Drive and Lawnwoods Drive which is the street that leads into Woodlawn Park.
- Elimination of traffic calming "chokers" within the Sawyer's Landing PUD.
- Improved trail access for the neighborhood to Woodlawn Park.
- Increased signage and enforcement of speed limits on Lower Beaver Road.
- The cost of a separate sanitary sewer connection from Sawyer's Landing PUD to the existing sewer in MLK Jr. Parkway remains entirely the developer's responsibility.
- Rejection of the developer's proposal to waive two-years of tax abatement for the Sawyer's Landing PUD.
- Approval of a PUD Concept Plan containing a maximum of 103 single-family residential lots subject to all other terms presented in the Sawyer's Landing PUD Concept Plan proposal.

On January 5, 2006 the committee members and staff attended a meeting of the Lower Beaver Neighborhood Association. The Association's Board reported there were 170 people in attendance. Staff outlined the project and changes in design solutions between November 21, 2005 and January 3, 2006 and answered questions from residents. At the end of the meeting the Board conducted three polls of attendees to gauge support or opposition. 27 residents supported the proposal in its current form (with only a potential future 30th Street Connection). 32 residents opposed the proposal in its current form. 42 residents supported the proposal subject to the condition that the 30th Street extension is constructed.

FISCAL IMPACT—

- \$560,000 from the Stormwater Utility Fund for construction of the relief storm sewer.
- Minor costs from the Traffic and Transportation operating budget for installation of three, 4-way stop intersections.
- An estimated increase of \$20 million to the City's total residential assessed value.

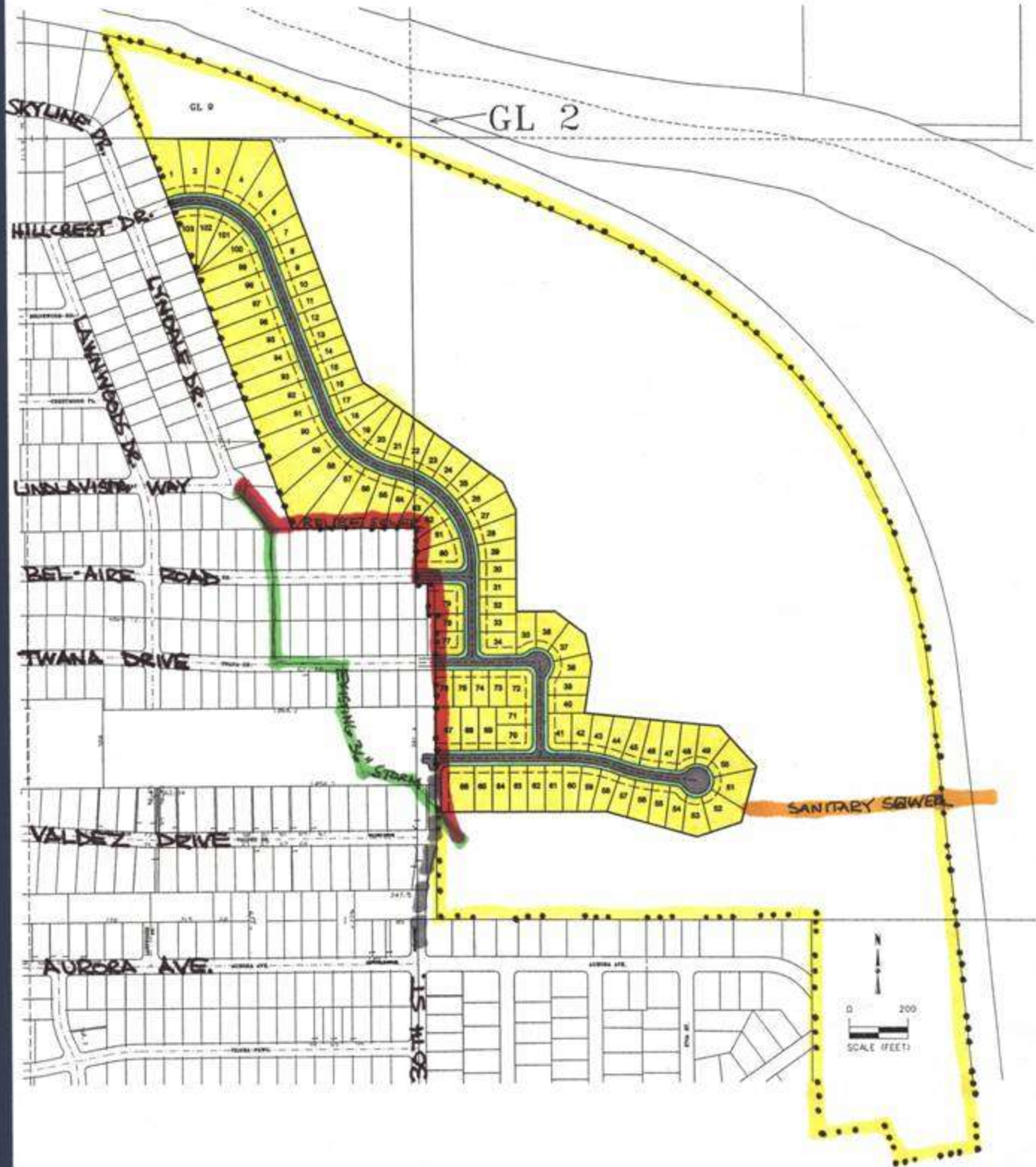
RECOMMENDATION—

All of the issues are interrelated to the requested annexation and zoning and staff recommends that the Council consider these items and approve the annexation and zoning as a package subject to the items listed in the Summary section of this report and subject to the following conditions:

1. Addition of a statement that there will not be any removal of trees over 6” in caliper from the subject property until a preliminary plat/development plan is approved with acceptable tree protection and soil erosion measures.
2. Addition of a statement that no grading will occur upon the subject property until a grading plan is approved as part of a preliminary plat/development plan.
3. Addition of a statement that no development should occur beyond the Phase 1 area without formal amendment to the Conceptual Plan and an approved preliminary plat or development plan.
4. Addition of a statement agreeing to all stormwater management policies of the City with any plat or development plan.
5. Addition of a requirement to obtain a certificate of compliance to demonstrate compliance with the subdivision and stormwater management requirements.
6. Dedication of all necessary easements and right-of-way within the PUD boundary by the developer, without fee, at the time the property is preliminary and final platted.

BACKGROUND—

Copies of the revised PUD Concept Plan and tables comparing solutions to issues on 11/21/2005 and 1/3/2006 are attached.



ISSUE	SOLUTION AS OF 11/21/05	SOLUTION AS OF 1/3/06
# of Lots	<ul style="list-style-type: none"> • 102 to 104 lots. 	<ul style="list-style-type: none"> • 102-103 lots.
Stormwater	<ul style="list-style-type: none"> • Approximately 100 acres drains to the existing 36-inch storm sewer. This includes 70 acres of existing development and 30 acres of Sawyer's Landing PUD. • Existing 36" storm sewer has ability to accommodate a 2-year storm event. • Developer agreed to comply with 2-year storm event design constraint for Sawyer's Landing PUD. Post development stormwater release from Sawyer's Landing PUD designed to be less than a 2-year storm. • Sawyer's Landing PUD stormwater design included detention basins to address stormwater volume / rate and "bioswales" to address stormwater quality. 	<ul style="list-style-type: none"> • A new 54" relief storm sewer proposed through the Sawyer's Landing development at an estimated cost of \$710,000. The developer has agreed to contribute \$150,000 towards the cost of the relief storm sewer. The remainder is proposed to be funded by the Stormwater Utility. • Easements for the relief storm sewer within the PUD are to be dedicated without fee to the City by the developer. • Approximately the north 40 acres of existing development and the 30 acres of Sawyer's Landing PUD would drain to the relief storm sewer. • The remaining south 30 acres of existing development would continue to drain to the existing 36" storm sewer. • Estimated that both the existing 36" sewer and new 54" relief storm sewer would accommodate in excess of a 10-year storm event. • No "bioswales".

ISSUE	SOLUTION AS OF 11/21/05	SOLUTION AS OF 1/3/06
<p>Traffic</p>	<ul style="list-style-type: none"> • Existing street system can accommodate additional traffic generated by proposed development. • 2 or 3 westerly street connections proposed (Hillcrest, Bel-Aire, Twana). • Traffic calming “chokers within Sawyer’s Landing PUD. • Possible easterly connection from Sawyer’s Landing PUD to MLK Jr. Parkway. 	<ul style="list-style-type: none"> • Existing street system can accommodate additional traffic generated by proposed development. • 3 westerly street connections proposed (Hillcrest, Bel-Aire, Twana). • Right-of-way being dedicated without fee by the developer within Sawyer’s Landing PUD for possible future 30th Street extension. • 30th Street extension estimated to cost \$750,000. No money available in current or proposed CIP for project. Project eligible for consideration in future CIP’s. • Add 4-way stop at intersection of Bel-Aire Road and Lower Beaver Road. Retention of stop sign to be evaluated on on-going basis. • Add 4-way stop at intersection of Hillcrest Drive and Lyndale Drive . • Add 4-way stop at intersection of Twana Drive and Lawnwoods Drive (which is the street that leads into Woodlawn Park). • Improve trail access for neighborhood to Woodlawn Park. • No easterly connection from Sawyer’s Landing PUD to MLK Jr. Parkway. • No traffic calming “chokers” within Sawyer’s Landing PUD. • Increase signage and enforcement on Lower Beaver Road regarding traffic speed.

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ISSUE	SOLUTION AS OF 11/21/05	SOLUTION AS OF 1/3/06
Sanitary Sewer	<ul style="list-style-type: none"> Sawyer's Landing will have no impact on existing sanitary sewer system as a separate sanitary sewer lateral extension is proposed to MLK Jr. Parkway. 	<ul style="list-style-type: none"> Sawyer's Landing will have no impact on existing sanitary sewer system as a separate sanitary sewer lateral extension is proposed to MLK Jr. Parkway
Tax-Abatement	<ul style="list-style-type: none"> Developer proposal to waive 2-years of 5-year tax-abatement for new construction. 	<ul style="list-style-type: none"> 5 year tax abatement proposed for new construction (existing City policy).
Archeological Resources	<ul style="list-style-type: none"> Burial grounds buffered and protected in accordance with Iowa Burial Law. Pre-historic campsites within Sawyer's Landing are on private property and are not protected by Federal, State or Local law as no federal funds are being utilized. 	<ul style="list-style-type: none"> Burial grounds buffered and protected in accordance with Iowa Burial Law. Pre-historic campsites within Sawyer's Landing are on private property and are not protected by Federal, State or Local law as no federal funds are being utilized.