



Council Communication

Office of the City Manager

Date

February 26, 2007

Agenda Item No. 14
Roll Call No. 07-
Communication No. 07-090
Submitted By: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Final Plat for Anderson Commercial Park Plat 3.

SYNOPSIS:

Recommend approval of the Final Plat for Anderson Commercial Park Plat 3 located in Des Moines, in the vicinity of 5409 SE 14th Street. The owner and developer of the property is Anderson Properties L.L.C., 3911 Justin Drive, Urbandale, IA 50322, Bill Anderson, principal.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The plat consists of a total of 3 lots for development on 18.35 acres. Two lots are commercially zoned "C-2" (General Highway Oriented Commercial), and one lot is zoned "R-3" (Multiple Family Residential) with the condition that only single family homes at "R1-80" densities or senior housing facilities can be constructed on the lot. As a condition of approval from the Plan and Zoning Commission, all lots in this plat are subject to restrictive covenants requiring private access drives to be installed prior to development on any lot within the plat.

There is currently a development proposal for the "R-3" zoned portion of this plat to construct a 58-unit assisted living facility (phase I). The developer wishes to have a private drive from SE 14th Street to the development on Lot 3. That private drive name is proposed to be Prairie Hills Drive, but the name has not been finalized at this point. If the Council approves any private drive name for this project, it will appear on the Polk County Assessor's records, Emergency Management Response Systems, Post Office records, and other records that rely on street addresses. A formal Council approval of this private street name ensures that there will be no duplicate-named streets in the City of Des Moines, which may cause for logistical issues for emergency responders.

PREVIOUS COUNCIL ACTION(S):

Date: October 9, 2006

Roll Call Action: 06-2021 through 06-2024

Action: Items related to request from Tom Hildebrandt to rezone the property from "R1-80" (One-Family Residential) to "R-3" (Multiple Family Residential), subject to conditions. Moved by Kiernan to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

Date: November 16, 2006

Roll Call Action: 06-2370

Action: Plan and Zoning Commission approved preliminary plat for Anderson Commercial Park Plat 3.

Date: September 7, 2006

Roll Call Action: None

Action: Plan and Zoning Commission recommended approval for rezoning of property from “R1-80” (Single Family Residential) to “R-3” (Multiple Family Residential), with conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE