



# Council Communication

Office of the City Manager

Date

September 24, 2007

Agenda Item No. 15  
Roll Call No. 07-  
Communication No. 07-567  
Submitted By: **Larry Hulse, Community  
Development Director**

## AGENDA HEADING:

Approving Final Plat for Forget Properties Plat 1.

## SYNOPSIS:

Approval of the Final Plat for Forget Properties Plat 1, located at 4411 SE 14<sup>th</sup> Street. The owner and developer of the property is Forget Properties, (Norman Forget, Principal), 4214 Fleur Drive, Suite 13, Des Moines, IA 50321.

## FISCAL IMPACT: NONE

## ADDITIONAL INFORMATION:

The plat consists of a total of three commercial lots for development on 4.7 acres. There is also a 2.7-acre outlot at the southern boundary of SE 15<sup>th</sup> Street, intended for a future single-family residential subdivision, that will require preliminary plat review prior to final plat approval.

As a condition of the April 2006 rezoning, a 4-foot wide public pedestrian way is to be installed from the public sidewalk along the east side of SE 14<sup>th</sup>, through the southern portion of Lot 2, connecting with Lot 3. The public pedestrian way is to be installed at the time of site development on Lot 2, with a public pedestrian way easement recorded as a part of this subdivision plat. Lots 2 and 3 are currently vacant; however, a car wash was constructed on proposed Lot 1 in 2005.

## PREVIOUS COUNCIL ACTION(S):

Date: April 10, 2006

Roll Call Action: [06-695](#) - [06-698](#)

Action: On request from Forget Properties L.L.C. to rezone property at 4411 SE 14<sup>th</sup> Street from "R1-70" (One-Family Low-Density Residential) to Limited "C-2" (General Retail and Highway-Oriented Commercial) to allow retail and commercial development with no allowance of residential use, subject to conditions.

(A) [Recommendation](#) from the Plan and Zoning Commission to revise the future land use designation from Low Density Residential to Commercial: Auto-Oriented Community Commercial. Moved by Brooks to adopt and approve the proposed amendment. Motion Carried 6-1.

(B) [Hearing](#) on rezoning. Moved by Brooks to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 6-1.

(C) First consideration of ordinance above. Moved by Brooks that this ordinance be considered and given first vote for passage. Motion Carried 6-1.

(D) Final consideration of ordinance above, (waiver requested by applicant), requires 6 votes. Moved by Brooks that the rule requiring that an ordinance must be considered and voted on for passage a 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, #14,553. Motion Carried 6-1.

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

Date: May 4, 2006

Roll Call Action: 06-1004

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for “Forget Properties” located at 4411 SE 14<sup>th</sup> Street to allow division of the property into three (3) commercial lots and an outlot at the southern terminus of SE 15<sup>th</sup> Street intended for a future single family residential subdivision.

Date: February 16, 2006

Roll Call Action: P & Z

Action: Plan and Zoning Commission recommended conditional approval for rezoning property located at 4411 SE 14<sup>th</sup> Street from “R1-70” Single Family Residential to “C-2” Limited General Retail and Highway-Oriented Commercial District. Motion to approve the requested amendment to the Des Moines’ 2020 Community Character Plan future land use map designation from Low Density Residential to Commercial: Auto-Oriented Community Commercial.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Approval of additional plats within Forget Properties Plat 1 Boundaries.