



Council Communication

Office of the City Manager

Date

August 11, 2008

Agenda Item No. 12
Roll Call No. 08-
Communication No. 08-470
Submitted By: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving Final Plat for Prairie Hills of Des Moines Plat 1.

SYNOPSIS:

Recommend Council's conditional approval of the final plat for Prairie Hills of Des Moines Plat 1, located at 2680 East Payton Avenue. The owner and developer of the property is Prairie Hills of Des Moines, LLC, Tim Hildebrandt, officer, PO Box 38, Fairfield, IA 52556.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

The plat consists of 1 multiple-family residential lot and 1 single-family residential lot for development on 14.2 acres. There is also an additional 6.4 acres of land classified as outlot 'Y' that may be developed as single-family residential lots as a result of additional platting in the future.

The site plan for a single story, 50-unit assisted living housing facility has been approved for Lot 1 of the plat. A public street (SE 27th Street) is required to be extended from East Payton Avenue to the northern boundary of plat at the cost of the developer. There is also a 10 ft. wide recreational trail proposed to be extended from East Payton Avenue to the northern boundary of Lot 1, with the trail proposed to continue northward towards the Easter Lake Estates development at the time of platting of outlot 'Y'. Tree conservation easements are located on Lots 1 & 2, Outlot 'X', and Outlot 'Y' with the intent to preserve all existing trees 6" caliper or larger.

PREVIOUS COUNCIL ACTION(S):

Date: January 7, 2008

Roll Call Number: 08-069 through 08-071

Action: (B) Hearing on request from Tim Hildebrandt to rezone property from "R1-80" (One Family Residential) to "R-3" (Multiple-Family Residential) to allow a 50-unit assisted living residential

apartment complex. Moved by Meyer to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 7-0.

(C) First consideration of ordinance above. Moved by Meyer that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

(D) Final consideration of ordinance above, (waiver requested by the applicant), requires 6 votes. Moved by Meyer that the rule requiring that an ordinance must be considered and voted on for passage at 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, #14,740. Motion Carried 7-0.

Date: January 7, 2008

Roll Call Number: 08-068

Action: To amend the Des Moines 2020 Community Character Land Use plan future land use designation from Public/Semi-Public and Easter Lake New Town Plan General Development Zone, and Low-Density Residential, to Low/Medium Density Residential – only for the portion of property designated for the assisted living project on the submitted development concept. Moved by Meyer to adopt and approve the proposed amendment. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: January 17, 2008

Roll Call Number: 08-127

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for “Prairie Hills of Des Moines” located in the vicinity of 2680 East Payton Avenue, to allow for 21 single-family lots and a large lot for a senior housing development, subject to conditions.

Date: December 17, 2007

Roll Call Action: 07-2374

Action: Plan and Zoning Commission voted 11-0 to support a motion to recommend approval of a request to rezone property from the “R1-80” One Family Residential District to the “R-3” Multiple-Family District to allow for the development of the property with a 50 unit assisted living residential complex.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of additional plats within the Prairie Hills of Des Moines plat boundary.

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