

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 11, 2016
	Agenda Item No. 14 Roll Call No. <u>16-0036</u> Communication No. <u>16-006</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Conditionally approving final plat for Carman Estates Plat 8.

SYNOPSIS:

Recommend conditional approval of the final plat for Carman Estates Plat 8, located in the 2300 block of E. Porter Avenue, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The owner and developer of the property is Jerry's Homes, Inc., 10430 New York Avenue, Suite C, Urbandale, IA, 50322, Ron Grubb, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

Carman Estates Plat 8 is located at the 2300 block of E. Porter Avenue, and comprises approximately 16.73-acres on property that is zoned Planned Unit Development (PUD).

The proposed development will consist of four (4) 3-story, 24-unit multiple-family dwellings, including accessory garage structures and clubhouse building. A private drive from E. Porter Avenue will service the development. The development will comply with zoning regulations as defined by the Carman Estates PUD Concept Plan. The project has already commenced construction in the fall of 2015.

This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of the City Legal Department. The conditional approval of this plat is valid for a period of 30 days, upon which time reaffirmation of the approval by the City Council would be required prior to recording the plat.

**PREVIOUS COUNCIL ACTION(S):**

Date: May 18, 2015

Roll Call Number: [15-0800](#)

Action: [Accepting](#) PUD Restoration Subdivision Bond from Jerry's Homes for grading work in the vicinity of the 2400 block of Easter Lake Drive, \$30,210. ([Council Communication No. 15-248](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: May 18, 2015

Roll Call Number: [15-0799](#)

Action: [Accepting](#) PUD Restoration Subdivision Bond from Jerry's Homes for grading work at 2314 E. Porter Avenue, \$51,304. ([Council Communication No. 15-249](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 23, 2015

Roll Call Number: [15-0342](#)

Action: [On](#) request from Silver Oak Enterprises, LLC for review and approval of the 5th Amendment to the Carman Estates PUD Conceptual Plan, 2320 E. Porter Avenue, to allow development of four 3-story, 24-unit multiple-family dwellings, 96 units total, continued from February 9, 2015. Moved by Gatto to adopt and approve the 5th Amendment to the Carman Estates PUD Conceptual Plan for the

property as described above, which 5th Amendment is on file in the Community Development Department, is hereby approved, subject to the Amendment and Plan being first amended to satisfy the alternative conditions requested by Silver Oak Enterprises, LLC as set forth above and in the attached communication, and subject to approval of such amendments by the Community Development Director. Motion Carried 6-1. Pass: Cownie.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 4, 2014

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a request from Silver Oak Enterprises, LLC, represented by Chip Classon (officer), for review and approval of the 5th Amendment to the Carman Estates PUD Conceptual Plan and Preliminary Plat for property locally known as 2314 East Porter Avenue (“Property”), to more specifically define the development of land previously identified in the Plan for medium density residential (up to 17 units per acre), to allow development of four (4) 3-story, 24-unit multiple family dwellings (96 units total) with drive access from East Porter Avenue, subject to conditions.

Dann Flaherty moved staff recommendation for approval of the requested amendment to the Carman Estates PUD Conceptual Plan subject to providing the following revisions:

1. The Development Plan and finalized building elevations shall be reviewed and approved by the Plan and Zoning Commission.
2. East Porter Avenue shall be striped for left and right turning lanes onto Indianola Avenue if determined appropriate by the City Traffic Engineer.
3. Provide locations of all existing and proposed public utilities and easements in place.
4. Provide a discussion of how the proposed amendment area would be serviced by public sanitary sewer.
5. Provide conceptual plantings within the proposed amendment area, with an amount of plant material to reflect minimums applied to “R-3” Districts.
6. Provide a note that requires all future development phases to comply with current Tree Protection and Mitigation Ordinance requirements as part of any Subdivision Plat, Grading Plan, or Development Plan.
7. Provide a note indicating that additional tree landscaping necessary over landscaping minimums for mitigation be prioritized to areas along the public street system where opportunities for successful growth are available subject to approval by the Municipal Arborist.
8. Provide pedestrian routes from the primary entrance of each of the multiple-family buildings to the trail proposed in East Porter Avenue.
9. Revise elevations of the multiple-family buildings to have cement board siding material and shake as well as show the stone material around the entire first floor on all facades. In addition, there shall be elements where the durable stone or masonry veneer material covers projecting elements on all three stories.
10. Revise elevations of the multiple-family buildings to provide of detail on the balconies indicating that the underneath supports shall be architecturally concealed.

11. Provide elevations for the detached garages, to have roofing shingles and stone material wainscot on exterior facing sides to match the multiple-family dwellings and community center.

THE VOTE: 9-1

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required PUD Restoration Bond upon project completion.

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