 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 31, 2016
	Agenda Item No. 9 Roll Call No. [_____] Communication No. <u>16-488</u> Submitted by: Phil Delafield, Community Development Director

AGENDA HEADING:

Approval of final plat for Waveland Park Townhomes Plat 1.

SYNOPSIS:

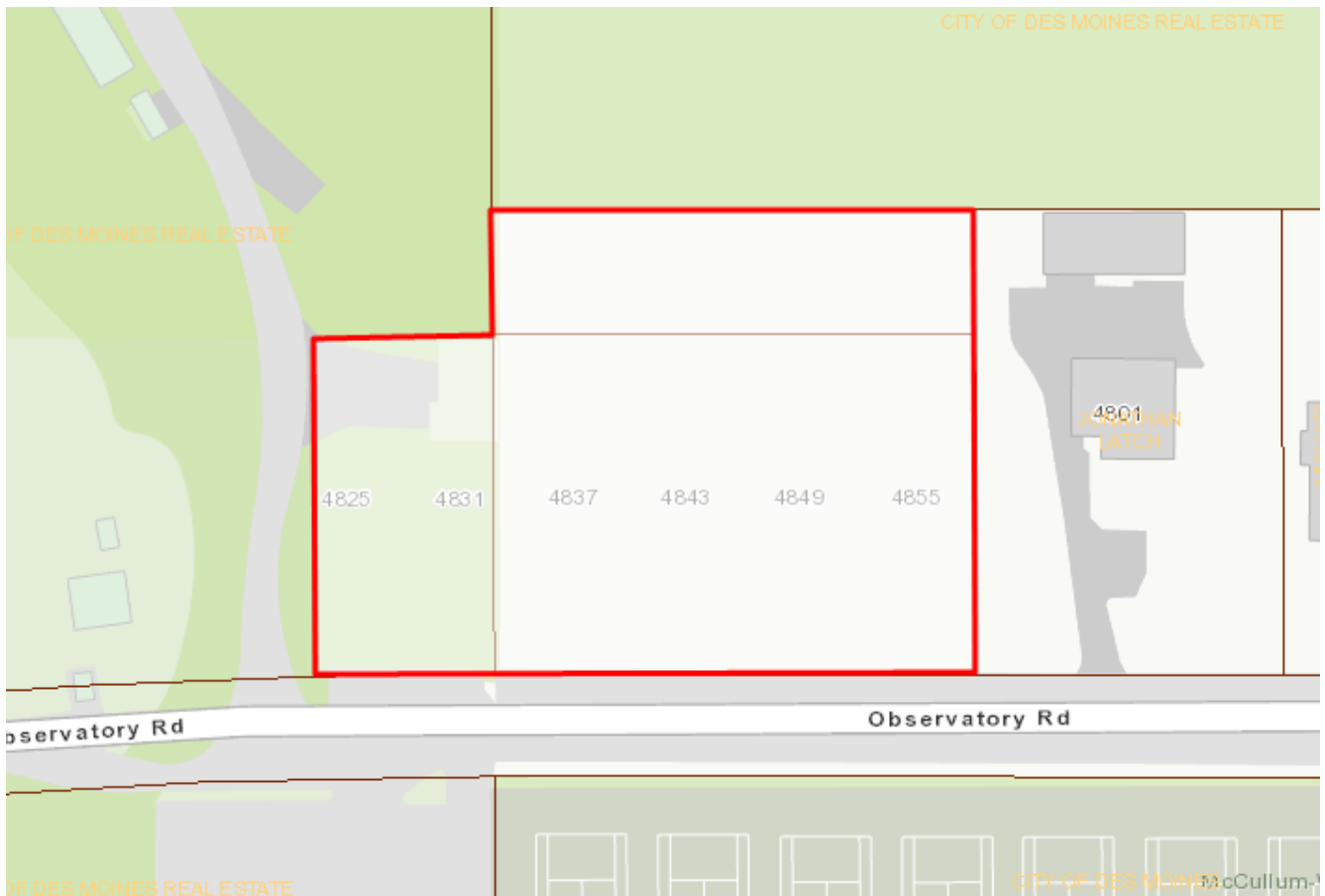
Recommend approval of the final plat for Waveland Park Townhomes Plat 1. The owner and developer of the property is Russell D. Parks of 1509 Pleasant Drive, Des Moines, IA 50315.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This subdivision plat contains a total of six (6) lots, for single-family semi-detached dwellings within a 36,684 square-foot parcel on property that is zoned “Limited R-3”, Multiple-Family Residential. Each lot will have frontage along Observatory Road and a lot area that exceeds the minimum 3,250 square feet of lot area per unit required by the Zoning District. Lots 1 and 2 have an irregular shape due to the location, terrain, and lack of utility access however relief from the Zoning Board of Adjustment was granted for variations to bulk regulation, for all lots, to allow the property to be subdivided. The proposed units will generally comply with a minimum area of 1,400 square feet with attached garage. Design elements include architectural shingles, masonry materials with masonry pattern concrete at the base, glass features, and cement board or engineered wood siding material.

The subdivision will extend public water main from a remote location in Polk Boulevard, as well as provide a stormwater management program that meets requirements and protects mature timber and sensitive slopes on the northern portion of the property. The property to the north of Lots 3-6 was part of a land swap to the City of Des Moines Parks and Recreation Board for this subdivision and will be maintained as a part of a forested bird sanctuary habitat by the City. Easements will be maintained for the maintenance of the habitat.



PREVIOUS COUNCIL ACTION(S):

Date: May 9, 2016

Roll Call Number: 16-0754

Action: Receive and file communication from the Plan and Zoning Commission regarding approval of a preliminary plat / site plan “Waveland Townhomes Plat 1” on property located at 4805 Observatory Road.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 21, 2016

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Russell D. Parks for review and approval of a Preliminary Plat/Site Plan “Waveland Park Townhomes Plat 1” on property located at 4805 Observatory Road, to allow the property to be divided into six (6) lots for single-family semi-detached dwellings. This action includes approval of the final building elevations for the

proposed single-family semi-detached residential buildings in accordance with the zoning conditions required by Ordinance No. 15,065.

Mike Simonson moved staff recommendation for approval of the requested Preliminary Plat/Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center, including issuance of a grading permit and demonstration of required Fire Department access.
2. Compliance with all requirements of the Parks and Recreation Department on property which will remain in public ownership for the golf course and conservancy. This would include compliance with the City policy for tree mitigation on public property.
3. Revision to include compliance with the minimum number of mitigation plantings based on the proposed tree removal.
4. Compliance with all public improvement plan reviews for private construction occurring prior to Final Platting.
5. Revision to include a window on the south façade of the attached garage for unit 1 to break up the mass of the wall facing Observatory Road.
6. Any exterior lighting shall be fixtures on the approved list of acceptable fixtures on International Dark Sky Association website www.darksky.org.

Board: Zoning Board of Adjustment

Date: January 27, 2016

Resolution Number: ZON 2015 - 00231

Action: On January 27, 2016, the Zoning Board of Adjustment approved appeals as follows:

- Variance of 45 feet less than the calculated average minimum required 50-foot front yard setback (Lot 1).
- Exception of up to 25 feet less than the calculated average minimum required 50-foot front yard setback (Lots 2-6).
- Exception of 5 feet less than the minimum 10-foot side yard setback required for a single-family semi-detached dwelling (Lot 1).
- Exception of up to 1.5 feet less than the minimum 10-foot side yard setback required for a single-family semi-detached dwelling (Lots 2-5).
- Exceptions of up to 16.97 feet less than the minimum required 35-foot rear yard setback (Lots 1-4).

- Variance of the provision that requires any structure with single-family semi-detached dwellings to have a minimum 50 feet of frontage on an open public street (Lots 1-2).

The Zoning Board of Adjustment was subject to the following conditions:

1. Conformance with all applicable Building Codes with issuance of all necessary building permits by the Permit and Development Center is required for construction of any single-family semi-detached dwellings.
2. Conformance with any requirements for disposition of the subject Park land approved by the Parks and Recreation Board and City Council.
3. Conformance with a Site Plan and Preliminary Plat approved by the Plan and Zoning Commission in accordance with existing zoning conditions and design guidelines for multiple-family dwellings. This includes approval of architectural building elevations for the single-family semi-detached townhomes.
4. Conformance with Final Plat approved by the City Council.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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