


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-098	Meeting:	February 20, 2023
	Agenda Item:	13	Roll Call:	23-210
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat and acceptance of subdivision bond for West Edge Rowhomes Plat 1.

SYNOPSIS:

Recommend approval of the final plat for West Edge Rowhomes Plat 1, located in the vicinity of 6501 Hickman Road and 2404 Westover Boulevard, and recommend acceptance of the required easements and subdivision improvement bond necessary for the development. The owner and developer of the property is West Edge Rowhomes LLC, represented by Adam Sieren (Authorized Agent), 3315 Waco Court, Des Moines, Iowa 50321.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains approximately 2.13-acres of land zoned RX1 – Mixed Use District. The proposed development will consist of 32 lots for a new construction rowhome development, and one (1) outlot for common space including access drives and stormwater management facilities. The development will comply with all zoning regulations of the RX1 zoning district and staff recommendations.
- A subdivision improvement bond No. NIA 4351 in the amount of \$33,972.50 from Merchants National Bonding, Inc. has been provided as surety for the required public improvements, which include grading and erosion control as well as a 5-foot public sidewalk within the development.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 27, 2022

Roll Call Number: [22-1057](#)

Action: [On](#) request from BOS Investments, LLC (Jim Sinclair, Officer) and PPDSM, LLC (Adam Sieren, Officer), regarding property in the vicinity of 6501 Hickman Road and 2404 Westover Boulevard to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan, to revise the future land use designation from Neighborhood Mixed Use to Community Mixed Use to allow development of the property with a density of up to 17 dwelling units per acre. Moved by Boesen to adopt. Second by Gatto. Motion Carried 6-1. Absent: Sheumaker.

Date: April 18, 2022

Roll Call Number: [22-0630](#), [22-0631](#), and [22-0632](#)

Action: [On](#) request from PPDSM, LLC (Adam Sieren, Officer) to amend the PlanDSM Creating Our Tomorrow Plan to revise the future land use classification from Low Density Residential to Neighborhood Mixed Use, and to rezone the property located at 2404 Westover Boulevard from “N3b” Neighborhood District to “RX1” Mixed-Use District, to allow development of a 5-unit townhome. Requires six affirmative votes for passage due to opposition. Moved by Sheumaker to adopt. Second by Gatto. Motion Carried 7-0.

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

- (B) Final consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Sheumaker 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, #16,123. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: July 21, 2022

Resolution Number: N/A

Action: Review and approval of the following for 2.12 acres of property in the vicinity of 6501 Hickman Road and 2404 Westover Boulevard:

- (A) Review and approval of a Preliminary Plat “West Edge Rowhomes Plat 1,” for subdivision of the property into 32 lots and one (1) outlot for a townhome development. (PLAT-2022-000032)

- (B) Review and approval of a Public Hearing Site Plan “West Edge Row Homes,” and for a Type 2 Design Alternative in accordance with City Code Section 135-9.3.1(B) to allow a Row Building Type in the RX1 zoning district with 8 units comprising a total building width of 176 feet where the maximum allowed building width is 6 units totaling 120 feet, per City Code Section 135-2.12.3.8. (SITE-2022-000065)

Motion was made for approval of the preliminary plat and public hearing site plan, subject to conditions. Motion passed 13-0.

Board: Plan and Zoning Commission

Date: May 19, 2022

Resolution Number: N/A

Action: Request to amend PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Neighborhood Mixed Use to Community Mixed Use to allow development of the property with a density of up to 17 dwelling units per acre. (ZONG-2022-000041) Motion was made for approval of the requested land use amendment. Motion passed 11-0-1.

Board: Plan and Zoning Commission

Date: March 17, 2022

Resolution Number: N/A

Action: Request for the following regarding property located at 2404 Westover Boulevard:

- (A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- (B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to Neighborhood Mixed Use. (ZONG-2022-000016).
- (C) Rezone from “N3b” Neighborhood District to “RX1” Mixed-Use District, to allow development of a 5-unit townhome. (ZONG-2022-000015).

Motion was made for:

- Part A) The requested “RX1” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.
- Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to Neighborhood Mixed Use.
- Part C) Approval of the request to rezone the property from “N3b” Neighborhood District to “RX1” Mixed-Use District. Motion passed 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release or reduction of the required subdivision bond upon project completion.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to cityclerk@dmgov.org.