

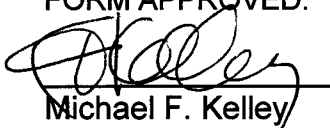
Date February 8, 2010

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held January 21, 2010, the members voted 9-0 in support of a motion to **APPROVE** the request from Greater Des Moines Habitat for Humanity (owner) for review and approval of "Habitat 20/10", a Preliminary Subdivision Plat of property located at 1005 Maury Street, subject to the following conditions:

1. Compliance with all administrative review comments for the Preliminary Plat issued by the Permit and Development Administrator.
2. Provision of a formal agreement with the City in compliance with Section 106-136 of the City Code regarding storm water quality detention with any Final Plat.
3. Provision of a separate easement for storm water detention.
4. Widen the combined Sanitary Sewer, Storm Sewer and Drainage easement to 35 feet.
5. Provide minimum separation of 10 feet between the proposed sanitary sewer and storm sewer.
6. Add a note prohibiting drive approaches on Maury Street.

MOVED by _____ to receive and file.

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

NOTE: Final subdivision plat(s) will be submitted for City Council approval at a later date.

(13-2010-1.18)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

_____ Mayor

_____ City Clerk

Request from Greater Des Moines Habitat for Humanity (owner) represented by Lance Henning (officer) for review and approval of "Habitat 20/10", a Preliminary Subdivision Plat of property located at 1005 Maury Street, for creation of ten (10) lots for single-family residential development.				File # 13-2010-1.18	
Description of Action	Review and approval of "Habitat 20/10", a Preliminary Subdivision Plat of property located at 1005 Maury Street, for creation of ten (10) lots for single-family residential development.				
2020 Community Character Plan	High-Density Residential				
Horizon 2025 Transportation Plan	No Planned Improvements				
Current Zoning District	"PUD" Planned Unit Development District				
Proposed Zoning District	"PUD" Planned Unit Development District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area				N/A	
Outside Area					
Plan and Zoning Commission Action	Approval	9-0	Required 6/7 Vote of the City Council	Yes	N/A
	Denial			No	N/A

Habitat 20/10 (Preliminary Plat) - 1005 Maury Street

13-2010-1.18



January 27, 2010

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held January 21, 2010, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus				X
JoAnne Corigliano	X			
Shirley Daniels				X
Jacqueline Easley				X
Dann Flaherty	X			
Ted Irvine				X
Jeffrey Johannsen	X			
Greg Jones	X			
Jim Martin	X			
Brian Millard	X			
William Page	X			
Mike Simonson	X			
Kent Sovern	X			



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309-1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

APPROVAL of a request from Greater Des Moines Habitat for Humanity (owner) for "Habitat 20/10", a Preliminary Subdivision Plat of property located at 1005 Maury Street subject to the following conditions:

1. Compliance with all administrative review comments for the Preliminary Plat issued by the Permit and Development Administrator.
2. Provision of a formal agreement with the City in compliance with Section 106-136 of the City Code regarding storm water quality detention with any Final Plat.
3. Provision of a separate easement for storm water detention.
4. Widen the combined Sanitary Sewer, Storm Sewer and Drainage easement to 35 feet.
5. Provide minimum separation of 10 feet between the proposed sanitary sewer and storm sewer.
6. Add a note prohibiting drive approaches on Maury Street.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested Preliminary Plat subject to the following conditions:

Compliance with all administrative review comments for the Preliminary Plat issued by the Permit and Development Administrator.

1. Provision of a formal agreement with the City in compliance with Section 106-136 of the City Code regarding storm water quality detention with any Final Plat.
2. Provision of a separate easement for storm water detention.
3. Widen the combined Sanitary Sewer, Storm Sewer and Drainage easement to 35 feet.
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STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to divide the subject property into 10 lots for single-family dwellings. The applicant has plans to complete a predominance of the construction activity over a 20 day period for all 10 homes during the Fall of 2010.
2. **Size of Site:** The site measures 280-feet by 320-feet or 89,600 square feet (2.16 acres) including the vacated right-of-way.
3. **Existing Zoning (site):** "PUD" Planned Unit Development.
4. **Existing Land Use (site):** Vacant land.
5. **Adjacent Land Use and Zoning:**

North – "R1-60" Use is single-family residential.

South – "C-1", Use is the Youth Emergency Services and Shelter.

East – "R1-60", Use is single-family residential.

West – "R1-60", Use is single-family residential.
6. **General Neighborhood/Area Land Uses:** The subject property is located just west of the SE 14th Street commercial corridor in a predominantly low-density residential area. The subject property is adjacent to Youth Emergency Services and Shelter. It was vacated as a City Park (Hawthorne North Softball Field) on September 11, 2006.
7. **Applicable Recognized Neighborhood(s):** N/A.
8. **Relevant Zoning History:** The property was rezoned by the City Council to "PUD" on September 25, 2006 along with the approval of the Conceptual Plan for a 58-unit assisted living facility.

Subsequently the applicant prepared an amendment to the "PUD" Conceptual Plan proposing 10 single-family lots. This amendment was approved by the Plan and Zoning Commission on November 19, 2009 and by the City Council on December 21, 2009 with the following conditions:

- (a) Reflect footing drain storm sewers if basements are to be allowed. Otherwise it needs to be explicit in the Plan that basements are not permitted.
- (b) Indicate that a storm water runoff control plan per Section 106-136 of the City Code will be required along with locations of proposed detention.
- (c) Any proposed sanitary sewer extension shall be shown on the Conceptual Plan with a 30-foot sanitary sewer easement.

- (d) Indicate additional fire hydrant locations to ensure that a fire hydrant on a fire access road will be located within 400 feet of any dwelling within the proposed development.
- (e) Show street trees will be planted in the right-of-way in front of each lot to meet subdivision requirements.
- (f) Indicate siding material for any single-family dwelling or garage will be cement board.
- (g) Modify the side yard setback minimum to at least 10 feet on one side and 15 feet total for the side yard. Otherwise, a private alley should be provided at the rear lot line.
- (h) Establish minimum floor areas for any single-family dwelling at 1,095 square feet.
- (i) The Conceptual Plan must be sealed by a Registered Architect or Licensed Landscape Architect. Typical elevation drawings must be sealed by a Registered Architect.
- (j) The front yard setback varied a little bit so everything is not in a straight row and some driveway side by side

9. 2020 Community Character Land Use Plan Designation: High-Density Residential.

10. Applicable Regulations: The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. Drainage/Grading: The developer is required to comply with subdivision standards for providing storm water management. The PUD Conceptual Plan requires public footing drain storm sewers to be provided if basements are to be allowed. Basements are proposed by the developer, and the submitted Preliminary Plat indicates a public footing drain sewer at the rear of the proposed lots. The collected storm water will be piped to a storm sewer manhole in the intersection of Maury Street and Southeast 11th Street.

Because the Site is over an acre in size, a storm water runoff control plan is also required per Sec. 106-136 of the City Code. This is storm water management for water quality purposes and requires control of storm water from more frequent rain events. This also requires a formal agreement with the City establishing responsibility for future maintenance as part of a Final Plat.

Locations of detention required by this regulation are shown at the north end of the block along Maury Street within the rear yard areas of the Lots 1 and 10. Engineering staff indicates that a separate easement is required for the storm water detention basin in addition to the proposed combined Sanitary Sewer, Storm Sewer and Drainage easement.

Engineering staff requires that the storm sewer and sanitary sewer pipes have a minimum 10 feet of separation. The applicant is also required to file a grading and soil erosion control plan at the development plan phase and a Storm Water Pollution Prevention Plan (SWPPP) with the City and Iowa DNR.

2. Utilities: Although public sanitary sewer mains exist and are available in both Southeast 10th and Southeast 11th Street, the submitted Preliminary Plat indicates that the lots will be served by public sanitary sewer extended from Maury Street. Engineering staff recommends that the

Preliminary Plat be revised to show the service stub locations for each lot to access the public sanitary and storm sewers to ensure that the sewers will function based on basement depths.

Engineering staff recommends that the proposed combined Sanitary Sewer, Storm Sewer and Drainage easement be widened from 30 to 35 feet, and that there be a minimum separation of 10 feet between the storm and sanitary sewer pipes. Des Moines Water Works water mains are available in both Southeast 10th Street (6-inch) and Southeast 11th Street (8-inch) to serve the proposed single-family lots.

- 3. Landscaping & Buffering:** The approved PUD Conceptual Plan indicates that a single two-inch caliper over story tree will be planted in the public right-of-way in front of each lot to meet subdivision requirements. Because of the variation of the public sidewalk location on Southeast 10th Street and Southeast 11th Streets, the actual tree will be planted on the dwelling side of the sidewalk on Southeast 10th Street and between the sidewalk and the curb on Southeast 10th Street.

There are two existing mature street trees shown in the Southeast 10th Street right-of-way. The developer has indicated intentions to take all reasonable measures to protect these trees during construction. However, Traffic Engineering division's prohibition of driveway access to Maury Street and minimum distance for approached from the intersection may require driveways to be located in the vicinity of the trees. If these street trees are not able to be protected and conserved during construction, new street trees will not be required for those two affected lots. One other tree besides the street tree is required to be planted on each single-family lot in accordance with the approved PUD Conceptual Plan, for a total of two trees per lot.

- 4. Traffic/Street System:** The subject property is served by paved public streets with public sidewalk on three sides: Maury Street, Southeast 10th Street, and southeast 11th Street. Traffic Engineering staff have recommended prohibiting drive approaches from Maury Street as a condition of Preliminary Plat approval. This is in an effort to minimize drive entrances onto a local collector street when other frontage options are available.

SUMMARY OF DISCUSSION

There was no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one in the audience to speak for or in opposition.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION


Greg Jones moved staff recommendation to approve the requested Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments for the Preliminary Plat issued by the Permit and Development Administrator.
2. Provision of a formal agreement with the City in compliance with Section 106-136 of the City Code regarding storm water quality detention with any Final Plat.
3. Provision of a separate easement for storm water detention.
4. Widen the combined Sanitary Sewer, Storm Sewer and Drainage easement to 35 feet.

5. Provide minimum separation of 10 feet between the proposed sanitary sewer and storm sewer.
6. Add a note prohibiting drive approaches on Maury Street.

Motion passed 9-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment