

Date April 21, 2008

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held April 3, 2008, the members voted 14-0 in support of a motion to **APPROVE** the request from Hubbell Realty Company (purchaser) represented by Joe Pietruszynski (officer), for approval of a preliminary subdivision plat titled "Wakonda Townhomes," to divide property located at 3915 Fleur Drive into 12 single family semi-detached lots and 15 single-family residential lots subject to the following conditions:

1. Conformance with all administrative review comments by the Permit and Development Center Administrator.
2. Indication of necessary ingress/egress easements in favor of the properties served by the common private drive access.
3. Provision of 20' wide access drive approaches at all entrances to the common private drive ways.
4. Conformance with staff recommendations for tree protection and mitigation based on review of the submitted information.

MOVED by _____ to receive and file.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

NOTE: The final subdivision plat will be submitted for City Council approval at a later date.

(13-2008-1.40)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED APPROVED

Mayor

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.

 City Clerk

April 21, 2008

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 April 3, 2008, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz	X			
Kaye Lozier	X			
Brian Millard	X			
Mike Simonson	X			
Kent Sovern	X			
Tim Urban				X
Marc Wallace	X			

APPROVE the request from Hubbell Realty Company (purchaser) represented by Joe Pietruszynski (officer), for approval of a preliminary subdivision plat titled "Wakonda Townhomes," to divide property located at 3915 Fleur Drive into 12 single family semi-detached lots and 15 single-family residential lots subject to the following conditions: (13-2008-1.40)

1. Conformance with all administrative review comments by the Permit and Development Center Administrator.
2. Indication of necessary ingress/egress easements in favor of the properties served by the common private drive access.
3. Provision of 20' wide access drive approaches at all entrances to the common private drive ways.
4. Conformance with staff recommendations for tree protection and mitigation based on review of the submitted information.

The subject property is owned by the Wakonda Club.



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

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of the submitted preliminary plat subject to the following conditions:

1. Conformance with all administrative review comments by the Permit and Development Center Administrator.
2. Indication of necessary ingress/egress easements in favor of the properties served by the common private drive access.
3. Provision of 20' wide access drive approaches at all entrances to the common private drive ways.
4. Conformance with staff recommendations for tree protection and mitigation based on review of the submitted information.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to divide the property into 12 lots for development of single-family semi-detached townhomes and into 15 lots for development of custom single-family dwellings as part of a golf course community adjoining the Wakonda Club.
2. **Size of Site:** 10.18 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development.
4. **Existing Land Use (site):** Golf course and open space.
5. **Adjacent Land Use and Zoning:**
 - North* – "R1-80" & "R-3", Uses are large lot (greater than 90' in width) single-family dwellings and Park Fleur Condominiums.
 - South* – "R1-80", Use is the Wakonda Club.
 - East* – "R1-80", Use is the Wakonda Club.
 - West* – "R1-80", Uses are large lot (greater than 90' in width) single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood is generally single-family residential in character with the Wakonda Club and Park Fleur Condominiums located at the intersection node of Park Avenue and Fleur Drive.
7. **Applicable Recognized Neighborhood(s):** Southwestern Hills Neighborhood (adjoining to the west).
8. **Relevant Zoning History:** The City Council approved rezoning of the subject property to "PUD" on January 28, 2008 by Ordinance No. 14,743 with the following conditions:
 - A. No trees shall be removed from the subject property without approval by the Community Development Director, or based on an approved preliminary subdivision plat or development plan.

B. No grading shall be permitted prior to approval of a preliminary subdivision plat or development plan.

9. **2020 Community Character Land Use Plan Designation:** Low/Medium Density Residential.

10. **Applicable Regulations:** The Commission reviews all preliminary subdivision plats within the two-mile jurisdiction of subdivision review for the City of Des Moines. 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. **Natural Site Features:** The submitted plat indicated trees within the proposed grading limits to be removed. Staff requested that the applicant provide additional information on two large groupings of trees proposed for removal (generally denoted by numbers 34-53 and 71-92 on the tree survey). Hubbell submitted the attached report from a licensed arborist on March 28, 2008 regarding the existing condition of trees 71 - 92. The potential to transplant some of the trees numbered 34-53 to other areas in the development and on the golf course is being evaluated. Staff will continue to review the submitted information and provide a recommendation regarding the proposed tree removals, preservation and/or mitigation on April 3, 2008
2. **Drainage/Grading:** There are several small natural open drainage ways running south to north through the subject property. The size of site dictates that a Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the Iowa DNR.
3. **Utilities:** All necessary utilities are generally available within the public street network. There are two separate sanitary sewers within the subject property, an 8-inch in the eastern portion and a 6-inch on the western portion served by a private lift station and connecting to a public sewer in within Park Plaza. The submitted plat indicates an 8" sanitary sewer main extension within the private drive system to serve individual dwellings. This main feeds into a private lift station on the golf course property and then is pumped through a 6-inch force main to the 6-inch sanitary sewer in Park Plaza.
4. **Traffic/Street System:** The proposed development will be served by Park Avenue. Traffic and Transportation Staff have indicated that the amount of trips to be generated by this development will not warrant any special traffic control improvements or upgrades to the design capacity of the surrounding public street network.
5. **Access:** Because of the existing topography, and the volumes of traffic that exist on Park Avenue, the developer has proposed three limited access driveways onto Park Avenue for the proposed dwelling units to serve common private frontage drives. The frontage drives require private ingress/egress easements for all properties they serve. The number and location of private drive entrances is acceptable to the City Traffic Engineer. Fire

Department staff have indicated that a 20' wide approach is necessary on each of three drive entrances to allow fire apparatus access.

SUMMARY OF DISCUSSION

There was no opposition.

Mike Ludwig: Noted there are 72 trees on the property that are being removed, 13 are 8" in caliper or less and are a species Wakonda is interested in transplanting onto the golf course property. There are 30 trees that are not on the approved planting list or there are some that were on the approved list, but an Arborist determined them as hazardous. They are proposing to plant three (3) trees per lot and staff believes based on the removal plan they submitted, the documentation of the condition of some of the trees, and the proposed plantings they have submitted, that they have adequately mitigated the loss of the trees. Also noted the applicant has committed that each of the dwellings would be LEED certified.

Kent Sovern: Moved approval of the submitted preliminary plat subject to the following conditions:

- 5. Conformance with all administrative review comments by the Permit and Development Center Administrator.
- 6. Indication of necessary ingress/egress easements in favor of the properties served by the common private drive access.
- 7. Provision of 20' wide access drive approaches at all entrances to the common private drive ways.
- 8. Conformance with staff recommendations for tree protection and mitigation based on review of the submitted information.

Motion passed 14-0.

Respectfully submitted,


 Michael Ludwig, AICP
 Planning Administrator

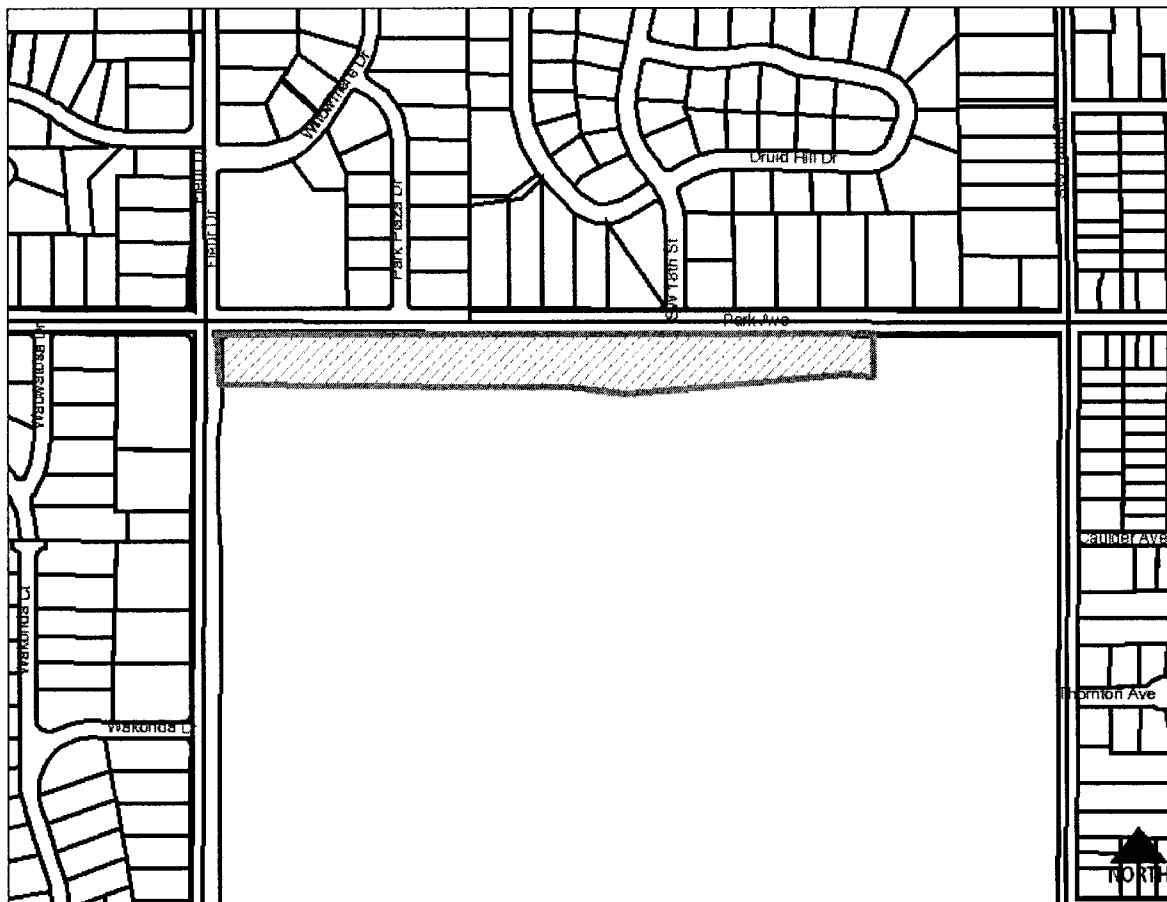
MGL:dfa

Attachment

Request from Hubbell Realty Company (purchaser) represented by Joe Pietruszynski (officer) for review and approval of a preliminary subdivision plat "Wakonda Townhomes" for property located at 3915 Fleur Drive. The subject property is owned by the Wakonda Club.				File # 13-2008-1.40	
Description of Action	Review and approval of a preliminary subdivision plat for subject property to divide property into 12 single family semi-detached lots and 15 single-family residential lots.				
2020 Community Character Plan	Low/Medium Density Residential				
Horizon 2025 Transportation Plan	Park Avenue from Valley Drive to SE 14 th Street to widen from 2-lane undivided to 3-lane undivided				
Current Zoning District	"PUD" Planned Unit Development				
Proposed Zoning District	N/A				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	0	0	0	N/A	
Plan and Zoning Commission Action	Approval	14-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	NA

Wakonda Townhomes - Preliminary Plat - 3915 Fleur Drive

13-2008-1.40



March 31st, 2008

Caleb Smith
McClure Engineering Company
8101 Birchwood Court, Suite D
Johnston, IA 50131

RE: Preliminary Plat, Wakonda Townhomes

13-08-1.40

Dear Caleb:

We have reviewed the first (1st) submittal of the preliminary plat for Wakonda Townhomes and have determined that the following conditions must be satisfied before plat approval can be granted.

Engineering



PERMIT AND
DEVELOPMENT CENTER
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309-1881
(515) 283-4200

ALL-AMERICA CITY
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1. Certification statements for both LS and PE must be signed and dated.
2. Provide documentation of a Homeowners Association and the agreement to be signed by all members for maintenance of shared facilities.
3. Provide City of Des Moines benchmarks near each end of the project site and convert plan elevations to City of Des Moines datum.
4. Provide book and page numbers for all existing roadway and sewer easements. Provide an easement on Lot 27 for the sanitary sewer serving the shed. Label public and private easements accordingly.
5. Will Lot A be deeded to the City for surface water flowage purposes? The southwest corner of Lot 13 will likely require a permanent surface water flowage easement. Consider redefining the boundaries of Lot A to include this flowage area.
6. The depth of the storm sewer (~14') between Lots 20 and 21 will require the easement to be 30 feet wide. The rule is: $W(\text{min.}) = \text{depth} \times 2$.
7. Show and label within the grading limits, all trees of 6-inch diameter and larger.
8. Provide inverts for proposed sanitary and storm sewers. Show footing drain stubs. Modify contours, sewer systems and roadways to be consistent with the Construction Drawings and the Drainage Map. FYI,

the previously submitted Construction Drawings will not become part of the record drawings and are not a required submittal. Information contained on the drawings will not be available to City inspection personnel.

9. City records show a storm sewer along the south ROW line of Park Avenue from Fleur Drive and eastward for about 600 feet. Please investigate and comment.
10. Apply for a Grading Permit (form attached) in conformance with the Municipal Code. Be sure to include all required grading plan information including erosion control measures (see attached).
11. The Drainage Report as submitted is a reasonable foundation for the final report. The required detention facilities for this development must function independently of the drainage features for the golf or a written agreement detailing the use and maintenance must be provided. The requirements of Ordinance 14708 may influence your decision. Include pipe flow data and design calculations to demonstrate that cleansing velocities are attained in the piping. Provide information that addresses the 100-year flood elevations for lots in or adjoining the natural drainage ways near Lots A and 21. Also note the following items #12, #13 and #14 regarding stormwater discharge requirements.
12. Your design must conform to City of Des Moines Ordinance 14708, Sec 106-136 (effective October 15, 2007) as related to water quality for the 1.25" storm event. (See attached ordinance.) You may wish to use the Iowa Stormwater Management Manual as a resource. We strongly encourage the use of conservation development practices to help recharge the ground water during normal rain events.
13. The owner/developer of the benefited properties must comply with City of Des Moines Ordinance 14708, Sec 106-136 (effective October 15, 2007), by entering into a Stormwater Facilities Management Agreement with the City of Des Moines. (See attached form of easement.) The easement document will be drafted by the City of Des Moines with legal descriptions and other information provided by the owner/developer.
14. This development will require an NPDES Permit issued by the Iowa Department of Natural Resources and a SWPPP to be submitted to the City of Des Moines for review and acceptance.

Fire

15. The plan shows approximately a 12' wide road with center island for entrance to the fire lane. The Fire apparatus access road shall have a minimum unobstructed width of 20 feet (IFC 503.2.1).

16. In accordance with IFC 503.2.5, dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A template showing approved turn-arounds can be obtained @ 237-1367 or by emailing ijklund@dmgov.org.
17. Future development submittals shall show hydrant locations. There may be a need to add additional hydrants in compliance with IFC 508.5.1. Where a portion of the building constructed is more than 400 feet from a hydrant on an approved fire-apparatus access road, as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided (exception for sprinklered buildings shall be 600 ft. from a hydrant).

Planning

18. The final copy of the preliminary plat will need the certification statement signed and dated.
19. Note from Mid-American Energy: *"One of the light poles that is shown on the plan is located in the westernmost driveway of the development. It will be at the developer's expense to move the pole if the plans were finalized with the pole in conflict with the driveway. Mid-American Energy will need to be informed of the projected electric and gas loads that will be needed for the development and transformer and gas meter locations before Mid-American Energy can do any type of power and gas design."*
20. "Thence" is misspelled in the 4th line of the legal description. Please correct.
21. The PUD Concept Plan Development Regulations/Notes will need to be added to the preliminary plat (when the concept plan is finalized).
22. Provide the enclosed tree protection notes on the preliminary plat.
23. Show which trees will be saved/removed, and show tree protection measures (protective fencing) on the grading plan.
24. If the existing irrigation shed is to remain in its current location, an access easement should be provided to allow the Wakonda Club to access the property that will be owned by Hubbell Realty.
25. Show the required ingress/egress easement boundaries that will need to be provided for the private drives within the plat boundary.
26. Put the preliminary plat approval date on the plat map (to be April 3rd, 2008, if approved).

27. Show the locations of any gang mail boxes located within the boundaries of the plat.

28. The following addresses have been assigned to this plat:

- Lot 1: 1956 Park Avenue
- Lot 2: 1950 Park Avenue
- Lot 3: 1944 Park Avenue
- Lot 4: 1938 Park Avenue
- Lot 5: 1932 Park Avenue
- Lot 6: 1926 Park Avenue
- Lot 7: 1920 Park Avenue
- Lot 8: 1914 Park Avenue
- Lot 9: 1908 Park Avenue
- Lot 10: 1902 Park Avenue
- Lot 11: 1852 Park Avenue
- Lot 12: 1846 Park Avenue
- Lot 13: 1840 Park Avenue
- Lot 14: 1834 Park Avenue
- Lot 15: 1828 Park Avenue
- Lot 16: 1822 Park Avenue
- Lot 17: 1816 Park Avenue
- Lot 18: 1810 Park Avenue
- Lot 19: 1804 Park Avenue
- Lot 20: 1754 Park Avenue
- Lot 21: 1748 Park Avenue
- Lot 22: 1742 Park Avenue
- Lot 23: 1736 Park Avenue
- Lot 24: 1730 Park Avenue
- Lot 25: 1724 Park Avenue
- Lot 26: 1718 Park Avenue
- Lot 27: 1712 Park Avenue

Please submit **three (3) review copies** of the revised plat satisfying the above listed items. Failure to resubmit such amended plat within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact Ryan Moffatt @ **283-4975** or email him @ **rlmoffatt@dmgov.org**.

Sincerely,

A handwritten signature in black ink, appearing to read "RLM", enclosed within a hand-drawn oval border.

Phillip Delafield
Permit & Development Administrator