

★ Roll Call Number

Agenda Item Number


24

.....  
Date April 23, 2007  
.....

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held April 5, 2007, the members voted 14-0 in support of a motion to **APPROVE** the request from Silver Oak Enterprises, LLC (owner) represented by Jeffrey Grubb (officer) for review and approval of a preliminary subdivision plat for "Carman Estates Plat 6" located at 5800 SE 24th Street, to allow for division of 12.6 acres of property into 76 lots for ranch row townhome units, and a common lot for the surrounding land serving the development, subject to final approval of the Permit and Development Administrator.

MOVED by \_\_\_\_\_ to receive and file.

FORM APPROVED:

  
Roger K. Brown  
Assistant City Attorney

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

(10-2001-1.08-5)

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

MOTION CARRIED

APPROVED

\_\_\_\_\_ Mayor

CERTIFICATE

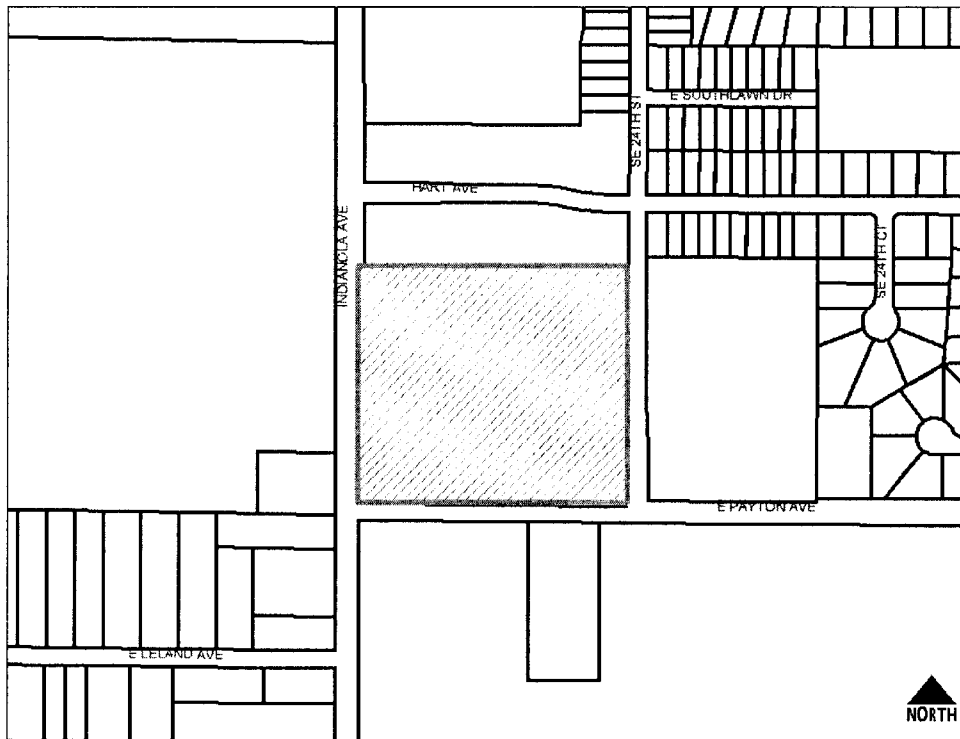
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

\_\_\_\_\_ City Clerk

Request from Silver Oak Enterprises, LLC (owner) represented by Jeffrey Grubb (officer), for review and approval of "Carman Estates Plat 6" preliminary subdivision plat, located at 5800 SE 24th Street.				<b>File #</b> 10-2001-1.08-5	
<b>Description of Action</b>	Review and approval of the subject subdivision plat to allow for division of 12.6 acres of subject property into 76 lots for ranch row townhome units, and a common lot for the surrounding land serving the development.				
<b>2020 Community Character Plan</b>	Low/Medium Density Residential.				
<b>Horizon 2025 Transportation Plan</b>	Indianola Avenue from SE 14 <sup>th</sup> Street to Army Post Road to widen from 2-lane undivided to 4-lane undivided.				
<b>Current Zoning District</b>	"PUD" Planned Unit Development District.				
<b>Proposed Zoning District</b>	N/A.				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	N/A	N/A	N/A	N/A	
<b>Plan and Zoning Commission Action</b>	<b>Approval</b>	<b>14-0</b>	<b>Required 6/7 Vote of the City Council</b>	Yes	
	<b>Denial</b>			No	N/A

Carman Estates Plat 6 -Preliminary Plat - SE Payton Ave & Indianola Ave 10-2001-1.08-5



April 23, 2007

Date 4-23-07

Honorable Mayor and City Council  
City of Des Moines, Iowa

Agenda Item 24

Roll Call # \_\_\_\_\_

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held April 5, 2007, the following action was taken:

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman				X
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz	X			
Kaye Lozier	X			
Jim Martin	X			
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace	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 Silver Oak Enterprises, LLC (owner) represented by Jeffrey Grubb (officer), for approval of a preliminary subdivision plat for "Carman Estates Plat 6" located at 5800 SE 24th Street, to allow for division of 12.6 acres of property into 76 lots for ranch row townhome units, and a common lot for the surrounding land serving the development, subject to final approval of the Permit and Development Administrator. (10-2001-1.08-5)

**STAFF RECOMMENDATION AND BASIS FOR APPROVAL**

Staff recommends approval of the requested preliminary plat subject to final approval of the Permit and Development Administrator.

**STAFF REPORT**

**I. GENERAL INFORMATION**

- Purpose of Request:** The developer proposes to construct 75 units of ranch row townhomes served by a network of private drives.
- Size of Site:** Approximately 12.6 acres. The Carman Estates PUD is an approximate total of 107 acres.
- Existing Zoning (site):** "PUD" Planned Unit Development.

4. **Existing Land Use (site):** Agricultural.

5. **Adjacent Land Use and Zoning:**

*North* – “PUD”, Carman Estates row townhomes.

*South* – “R1-80”, Uses are agricultural land and single-family dwelling.

*East* – “PUD”, Use is Vineyards II Condominiums.

*West* – “R1-80”, Uses are Des Moines Fire Station #10 and Bloomfield Methodist Church.

6. **General Neighborhood/Area Land Uses:** The subject area of the amendment is located in a mixed density residential community located along Indianola Avenue south of Easter Lake Drive within the Easter Lake New Town area.

7. **Applicable Recognized Neighborhood(s):** Bloomfield/Allen Neighborhood Association.

8. **Relevant Zoning History:** The property was rezoned to “PUD” Planned Unit Development as part of the Carman Estates Conceptual Plan on June 18, 2001. At that time, the subject property was also proposed for a potential public school location. This was later rescinded when the Des Moines Public Schools declined to acquire the land. Since then, the Conceptual Plan has been amended four times to define development for two condominium complexes, one row-townhome complex, each immediately surrounding the subject property to the north and east respectively, and the subject townhome development. The fourth amendment was approved by the City Council on February 26, 2007 and was subject to the following revisions to the Conceptual Plan:

- A. Revision to Note 23 adding a statement that multiple-family development plans or preliminary plats shall include a tree survey and mitigation/protection plan.
- B. Addition of note indicating that use of low impact storm water management design methods will be evaluated and considered with any preliminary plat or development plan.
- C. Consideration of the use of over-story trees between the driveways.

Note: The Council did not approve the Commission recommendation to require hardi-plank siding material.

9. **2020 Community Character Land Use Plan Designation:** Low/Medium 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. **Natural Site Features:** The majority of the subject property is agricultural land with a fence line and grove of trees along the southern boundary. Staff recommended preservation or mitigation of non-nuisance species of trees larger than 4” in diameter that do not require

removal for building locations. This is consistent with language in the approved Conceptual Plan. The recent Conceptual Plan amendment was approved with a condition requiring submittal of a tree survey and mitigation plan as part of any preliminary plat or multiple-family development plan. The submitted preliminary plat anticipates removal of the trees along the south fence line as a result of the proposed storm water management for the site. Staff has determined that 84" of the trees to be removed would be considered a species under those permitted by the Des Moines' Landscape Standards. Staff recommends that the developer plant 84" inches of overstory, evergreen, or ornamental trees to mitigate those of a desirable species being removed. This amounts to 42 tree plantings over the minimum required under the open space. The applicant has responded to this by adding 42 additional evergreen tree plantings. Also the proposed overstory tree plantings have been relocated to frame the private drive system in the same manner as street trees on a public street.

2. **Drainage/Grading:** As part of the Conceptual Plan amendment approval, the City Council required an evaluation of conservation or low impact methods as part of storm water management design. The developer has revised the storm water management plan to incorporate rain garden features to handle portions of the events more frequent than the five-year storm.
3. **Utilities:** The submitted plat proposed extension of public 8" sanitary sewer mains from SE 24<sup>th</sup> Street within the private drive network with 30' wide easements for maintenance. The plat also proposes extension of 8" water mains and adequately spaced fire hydrants from SE 24<sup>th</sup> Street. These water mains are proposed generally within the private drive network, to include 50' wide easements.
4. **Traffic/Street System:** There are no proposed modifications to the surrounding public street network. The submitted preliminary plat dedicates all necessary street right-of-way necessary for East Payton Avenue and the future improvements to Indianola Avenue based on the City's design consultant data. All access to the proposed units is through a network of 20' wide private driveways with an integral 4' sidewalk on one side. Sidewalks are proposed to be extended to the Indianola Avenue right-of-way so that they can link to the sidewalks to be constructed along that street.
5. **Development Plan:** Following the approval of the preliminary plat, City staff will finalize review of the Development Plan by reviewing additional construction documents and architectural design to ensure conformance with the approved PUD Conceptual Plan.

## SUMMARY OF DISCUSSION

*There was no one in the audience to speak on this item.*

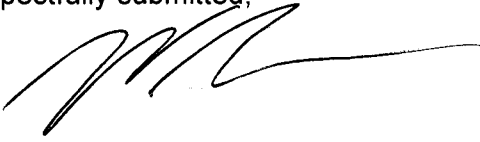
Larry Hulse: Noted Mr. Grubb was in attendance and had some information relative to the subject project.

Jeff Grubb: Noted Jerry's Homes had been awarded a letter and a plaque from the United States Environmental Protection Agency recognizing them for their 100% commitment to the ENERGY STAR program. He disseminated a copy of the letter to Commissioners.

Tim Urban: Moved for approval of the requested preliminary plat subject to final approval of the Permit and Development Administrator.

Motion passed 14-0

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JVE', with a long horizontal line extending to the right.

Jason Van Essen, AICP  
Senior City Planner

JMV:dfa

Attachments

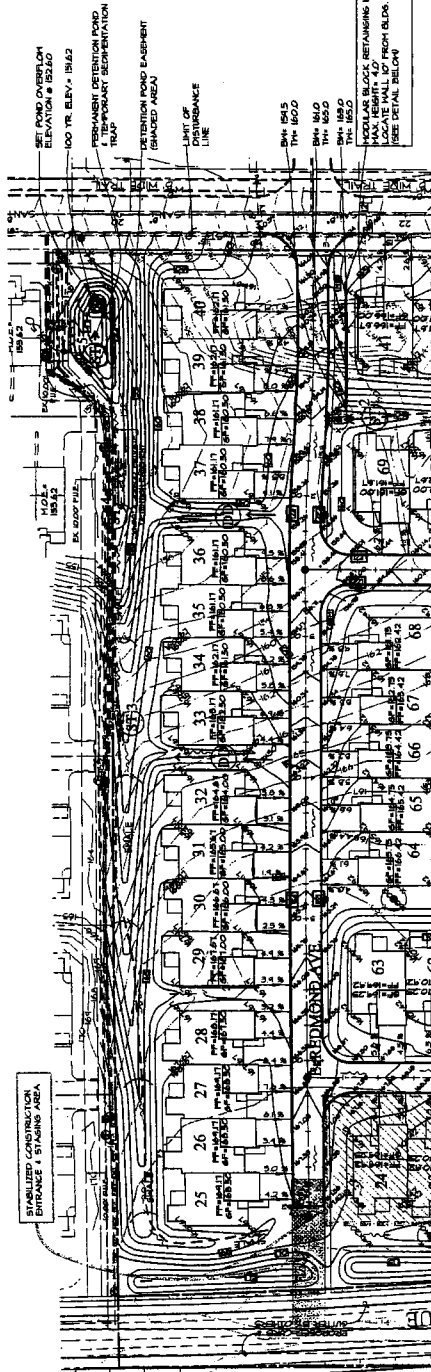


DEVELOPMENT PLAN AND PRELIMINARY PLAT  
**CARMAN ESTATES**

**PLAT 6**

**GRADING AND EROSION CONTROL NOTES**

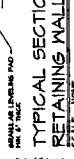
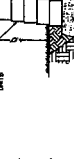
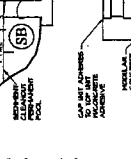
1. ALL GRADING SHALL BE IN ACCORDANCE WITH IOWA STATE SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. ALL GRADING SHALL BE IN ACCORDANCE WITH IOWA STATE STANDARDS FOR WATER MAIN CONSTRUCTION. ALL GRADING SHALL BE IN ACCORDANCE WITH THE FOLLOWING AT LEAST ONE HERE:
2. CITY OF DES MOINES WATER DEPARTMENT
3. IOWA ENGINEERING CONSULTANTS, INC.
4. THE IOWA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE SHALL BE NOTIFIED IN WRITING OF ANY AVAILABLE INFORMATION PRIOR TO ANY GRADING AND TO OBTAIN THE NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES FROM DAMAGE RESULTING FROM THE GRADING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



**DEVELOPMENT SCHEDULE (PHASE I)**  
 TEMP. SEDIMENT CONTROLS: APRIL 2007  
 SITE UTILITIES: MAY 2007  
 BUILDING CONSTRUCTION: JUNE 2007  
 PHASE 2: JULY 2007  
 PHASE 3: AUGUST 2007  
 PLAT ON AS SALES DEMAND

**SEDIMENT BASIN DETAIL**  
 TEMPERATURE WITHOUT PERMANENT WEAPONS  
 1.0%  
 2.0%  
 3.0%  
 4.0%  
 5.0%  
 6.0%  
 7.0%  
 8.0%  
 9.0%  
 10.0%

**TEMPORARY SEDIMENT TRAP**  
 OVERFLOW ELEV. 114.00  
 TOP OF BERM 114.00  
 CROSS SECTION  
 4.0' IN BERT



**SEDIMENT TRAP DATA**

ST 1	114.00' TOP OF BERM - 114.00' OVERFLOW ELEV.
ST 2	114.00' TOP OF BERM - 114.00' OVERFLOW ELEV.
ST 3	114.00' TOP OF BERM - 114.00' OVERFLOW ELEV.
ST 4	114.00' TOP OF BERM - 114.00' OVERFLOW ELEV.
ST 5	114.00' TOP OF BERM - 114.00' OVERFLOW ELEV.

**TYPICAL SECTION-UNREINFORCED RETAINING WALL DETAIL**  
 SCALE: NONE

**BENCHMARK**  
 CITY MARKER ON THE CORNER NORTHEAST CORNER OF MASTER LAGE BRIDGE 1500 S.W. OF CENTER LANE ON ELEVATION 460.0

**EX. TREE SURVEY**

NO.	SYMBOL	SPECIES
1	○	DOUGLASS PINE
2	○	WHITE PINE
3	○	REDWOOD
4	○	SPRUCE
5	○	FIR
6	○	ASPEEN
7	○	WALNUT
8	○	HICKORY
9	○	MAPLE
10	○	...

**LEGEND**

- PLAT BOUNDARY
- STORM SLOPE # SIZE
- WATER MAIN # SIZE
- HANDLINE # SIZE
- STORM INFRAZ
- WATER MAIN
- EXISTING CONTIGORS
- PROPOSED CONTIGORS
- SILT FENCE
- INLET PROTECTION
- WATER FLOW

**TEMPORARY SEDIMENT TRAP**

**SEDIMENT BASIN DETAIL**

**TYPICAL SECTION-UNREINFORCED RETAINING WALL DETAIL**

**CARMAN ESTATES PLAT 6**

**GRADING PLAN**

DATE: 02/25/2007  
 02/25/2007

**CIVIL ENGINEERING CONSULTANTS, INC.**

2800 WEST STREET, UNIT 12, DES MOINES, IOWA 50319-4719  
 PHONE: 515-281-8888 FAX: 515-281-8884

PROJECT: 2  
 OF: 4

E-5006





