

★ **Roll Call Number**

✓
Agenda Item Number

12

.....
Date..... October 11, 2010.....

**SET HEARING FOR CONVEYANCE OF THE REMAINING ALLEY RIGHT-OF-WAY
ADJOINING 1051 19TH STREET TO RYAN GALLOWAY FOR \$100**

WHEREAS, on May 4, 2009, by Roll Call No. 09-730, it was duly resolved by the City Council that the proposed vacation and conveyance of portions of excess street and alley rights-of-way located between 18th Street and 19th Street from Atkins Street to Day Street to Ryan Galloway for \$5,875 be set down for hearing on May 18, 2009, at 5:00 p.m., in the Council Chamber; and

WHEREAS, on May 18, 2009, by Roll Call No. 09-901, the City Council moved to receive and file a recommendation from the City Plan and Zoning Commission to allow Ryan Galloway (owner), 1039 19th Street to proceed with requested vacation ; and

WHEREAS, on May 18, 2009, by Roll Call No. 09-902, the City Council approved the vacation and conveyance of portions of excess street and alley rights-of-way located between 18th and 19th Street from Atkins Street to Day Street; and

WHEREAS, on September 16, 2010 the City Plan and Zoning Commission received a request from Hatch Development Group (developer), represented by Jack Hatch, for review and approval of a Site Plan “MLK Brickstone Apartments Phase 2” under design guidelines in NPC Districts and for Multiple-family Residential, on property located at 1051 19th Street, to allow construction of a three-story residential apartment building with 30 units; and

WHEREAS, thereafter the City Plan and Zoning Commission recommended approval of the submitted site plan under the “NPC” District Design Guidelines and design guidelines for multiple-family dwellings subject to the following conditions:

1. Compliance with all administrative review comments of the City’s Permit and Development Center including provision of an additional sheet to the plan entitled “Stormwater Management Facilities Plan”.
2. Provision of a pedestrian connection from the east side primary entrances to the public sidewalk in Atkins Street.
3. Provision of an additional two off-street parking spaces in order to comply with the Zoning condition of one space per unit.
4. Compliance with the City’s Tree Removal and Mitigation Ordinance.
5. Acquisition of the remaining east half of the vacated north/south alley to allow for planned retaining walls, paving, and necessary bufferyard fencing and plantings.

Date October 11, 2010

6. Provision of a solid six-foot fence along the eastern boundary of the off-street parking lot where it abuts residential uses.
7. Provision of at least three evergreen tree plantings in lieu of two overstory tree plantings, where there is adequate depth for planning along the east property line.
8. Provision of an additional refuse container enclosure.

WHEREAS, Ryan Galloway is the owner of real property located at 1051 19th Street adjoining excess vacated alley right-of-way, hereinafter more fully described, and has offered to the City of Des Moines the purchase price identified below for the purchase of the portion of the vacated alley right-of-way described below; and

WHEREAS, there is no known current or future public need for the property proposed to be sold and the City will not be inconvenienced by the sale of said property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that:

1. The City Council of the City of Des Moines, Iowa proposes to sell the following described alley right-of-way adjoining 1051 19th Street, more specifically described and for the consideration identified below:

To: Ryan Galloway

For: \$100

Legal Description: The East ½ of the vacated North/South alley right of way lying West of and adjoining Lots 2, 3, and 4 of Butler's Addition, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

(Vacated by Ordinance No. 14,857, passed May 18, 2009)

2. A public hearing shall be held on October 25, 2010 at 5:00 p.m. in the City Council Chamber, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa. At that time the City Council will consider the above-described proposal and any other(s) submitted prior to or during the public hearing.
3. The City Clerk is hereby authorized and directed to publish notice of said proposal and hearing in the form hereto attached, all in accordance with Section 362.3 of the Iowa Code.

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4. The proceeds from the sale of this property shall be deposited into the following account: Property Maintenance Endowment Fund, SP767, ENG980500.

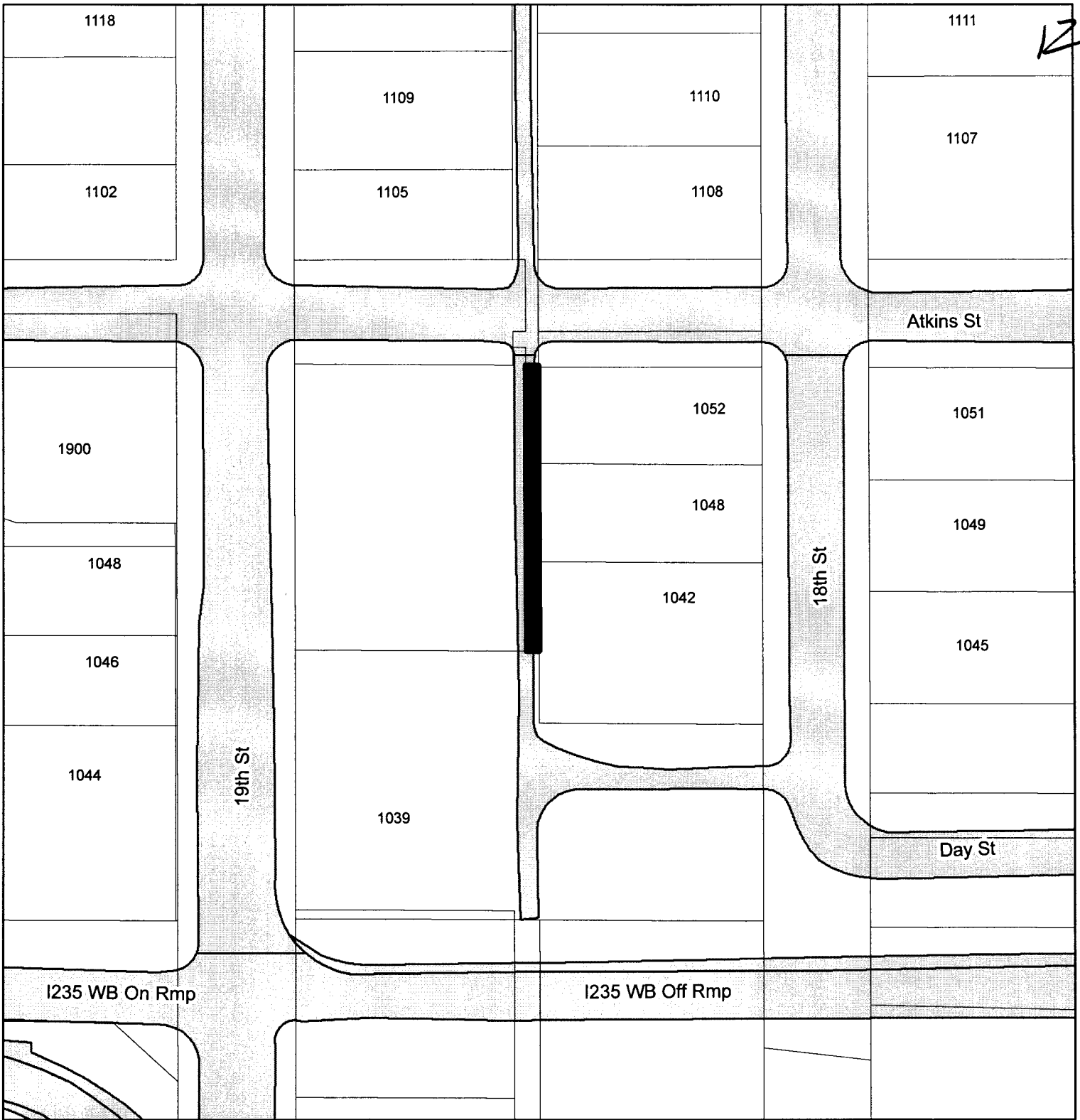
Moved by _____ to adopt.

APPROVED AS TO FORM:

Glenna K. Frank
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRIESS, HENSLEY, MAHAFFEY, MEYER, MOORE, 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



Legend

 PROJECT LOCATION

**CONVEYANCE OF EXCESS
VACATED ALLEY RIGHT-OF-WAY
TO RYAN GALLOWAY**



September 22, 2010

Agenda Item 12

Roll Call # _____

Ross Stafford
Permit & Development Administrator
Permit & Development Center

Communication from the City Plan and Zoning Commission advising that at their meeting held September 16, 2010, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:



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

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

APPROVAL of a request from Hatch Development Group (developer), represented by Jack Hatch, of a Site Plan "MLK Brickstone Apartments Phase 2" under design guidelines in NPC Districts and for Multiple-family Residential, on property located at 1051 19th Street, to allow construction of a three-story residential apartment building with 30 units subject to the following conditions: (10-2011-7.03)

1. Compliance with all administrative review comments of the City's Permit and Development Center including provision of an additional sheet to the plan entitled "Stormwater Management Facilities Plan".
2. Provision of a pedestrian connection from the east side primary entrances to the public sidewalk in Atkins Street.
3. Provision of an additional two off-street parking spaces in order to comply with the Zoning condition of one space per unit.
4. Compliance with the City's Tree Removal and Mitigation Ordinance.

5. Acquisition of the remaining east half of the vacated north/south alley to allow for planned retaining walls, paving, and necessary bufferyard fencing and plantings.
6. Provision of a solid six-foot fence along the eastern boundary of the off-street parking lot where it abuts residential uses.
7. Provision of at least three evergreen tree plantings in lieu of two overstory tree plantings, where there is adequate depth for planning along the east property line.
8. Provision of an additional refuse container enclosure.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted site plan under the “NPC” District Design Guidelines and design guidelines for multiple-family dwellings subject to the following conditions:

1. Compliance with all administrative review comments of the City’s Permit and Development Center including provision of an additional sheet to the plan entitled “Stormwater Management Facilities Plan”.
2. Provision of a pedestrian connection from the east side primary entrances to the public sidewalk in Atkins Street.
3. Provision of an additional two off-street parking spaces in order to comply with the Zoning condition of one space per unit.
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STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing the second phase of the M.L. King Brickstone apartment complex to construct a 30-unit apartment building and 27 additional parking spaces on the northern portion of the eastern block face on 19th Street between Atkins Street and I-235. The applicant is currently constructing the initial 18 unit apartment building phase on the southern portion of the block face.

2. **Size of Site:** The subject site (Phase 2) measures 26,377 square feet (0.61 acres). The entire property for both phases measures 54,575 square feet (1.25 acres).
3. **Existing Zoning (site):** Limited “NPC” Neighborhood Pedestrian Commercial District and “GGP” Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** Vacant property.
5. **Adjacent Land Use and Zoning:**
 - North* – “R-3”, Uses multiple-family and single-family dwellings.
 - South* – “R-3”, Use is Interstate 235.
 - East* – “R-3”, Uses are multiple-family and single-family dwellings.
 - West* – “R-3”, Uses are multiple-family and single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located north of the Interstate 235 and Martin Luther King Jr. Parkway interchange. This area generally consists of single-family and multiple-family residential uses.
7. **Applicable Recognized Neighborhood(s):** None.
8. **Relevant Zoning History:** The subject property was rezoned from the “R-3” District to a Limited “NPC” District in 2008 subject to the following conditions.
 - a) Use of the property is restricted to residential.
 - b) Provision of a minimum of 1 off-street parking stall per dwelling unit. The Commission shall have the right to require additional parking during site plan review.
9. **2020 Community Character Land Use Plan Designation:** Mixed-Use and Density Residential.
10. **Applicable Regulations:** In acting upon any site plan application for property located within an NPC Neighborhood Pedestrian Commercial District, the plan and zoning commission shall apply the design standards in section 82-213 of this article (the standards for all site plans) and the design guidelines in this section. They were developed for the purpose of preserving the community character of the commercial corridor within the district. The design guidelines express the predominant character giving features along the commercial corridor. The commission may approve a site plan that does not comply with the design guidelines if it finds the overall development is in harmony with the commercial corridor, that the failure to comply with the design guidelines does not negatively impact the character of surrounding properties, and that the failure to comply with the design guidelines is due to the following:
 - A) An unusual lot shape, size, topography or double frontage. A lot over one acre in size shall always be considered to be of unusual size;
 - B) A need to facilitate a smooth transition between existing developments in the vicinity;

- C) A need to accommodate existing development;
- D) A need to preserve an existing building; or
- E) A use with unique design requirements.

The Plan and Zoning Commission reviews and approves site plans for multiple family dwellings, boarding houses or rooming-houses in accordance with the design standards in section 82-213 of the City Code. The decision to approve, approve subject to conditions, or disapprove a proposed site plan shall be based upon the conformance of the site plan with the following design standards.

- A) Architectural character. New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

The proposed building is three-stories in height with a gabled roof design that has a predominantly brick exterior. The building's façade is broken down by the use of different shaped cross gables, opening patterns and trim elements. The proposed building has a "turn-of-the-19th Century" appearance that fits the character of the surrounding neighborhood.

- B) Building height and mass. Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of roof lines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.

The proposed three-story design utilizes a mix of opening patterns, cross gables, and trim to break the building's façade down. Staff believes that this articulation makes the building comparable in mass and scale to other multiple-family dwellings in the area which are mostly two-and-a-half story single-family dwelling conversions.

- C) Building orientation. To the maximum extent feasible, primary façades and entries shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.

Primary stoop entrances would face 19th Street and would connect directly to the public sidewalk on 19th Street. The secondary accessible entrances on the east side of the building connect to the parking lot. There is not a connection from the

east side entrances to the public sidewalk. Staff recommends that a pedestrian connection be made to the sidewalk in Atkins Street.

- D) Garage access/location. If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.

The proposed development does not include garages.

- E) Rooftop/second story additions. A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhang the front or sidewalls of the existing building.

N/A.

- F) Emergency egress. All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.

There are no exterior emergency egress stairs proposed that are more than 15 feet above grade.

- G) Parking. Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

The proposed development includes a 27-space parking lot. See subparagraph 4 of Section II for additional landscaping information.

II. ADDITIONAL APPLICABLE INFORMATION

1. **NPC Design Guidelines:** These additional design guidelines are applicable to any development within an “NPC” district.

- A) Buildings should frame the street and maintain a minimal setback from the street.

The proposed multiple-family building is setback 15 feet from the front property line along 19th Street. This minimal setback frames 19th Street and is consistent with the typical setback of historic multiple-family buildings. This is in line with the building under construction as well.

- B) The front facade of the first floor of the building on the primary commercial street should have a ratio of at least 40 percent window and window display area to total street facade.

This guideline was developed primarily to address commercial space on the ground floor to insure that it has the openness quality of historic commercial building fronts. The proposed residential building includes numerous windows arranged in a pattern that mimics the openness quality of historic apartment buildings. Staff believes the proposed design meets the intent of this guideline.

- C) The front entrance should be oriented to the street. On a corner lot, the building should have a well-defined entrance on the primary commercial street.

The building's primary entrances would face 19th Street.

- D) Materials should be brick, stone, tile, stucco, or horizontal wood clapboard with a maximum width of six inches. Two-story buildings are encouraged.

The proposed building would consist of brick siding with cast stone lintels, metal railing and cement board trim elements, which complies with this guideline.

- E) Commercial buildings with over 50 feet of building frontage should have the appearance of being broken into separate bays of between 20 to 35 lineal feet using structural elements, fenestration patterns, protruding or recessed bays, or architectural details.

N/A.

- F) Building frontage should occupy at least 50 percent of the primary street frontage.

The proposed building would occupy approximately 96% of the primary street frontage.

- G) The following bulk regulations should be observed:

1. Minimum Lot Area for a multiple dwelling structure: Minimum of 10,000 square feet and 2,000 square feet per dwelling unit.

The subject site is 26,377 square feet in size and the proposed 30-unit development would have a density of 879 square feet of lot area per dwelling unit. The overall site for both phases would be 1,137 square feet per unit with 48 units. Neither density meets this guideline. However, staff believes the proposed density is appropriate given the site's location along Interstate 235 and the architectural character of the proposed development.

2. Front yard: minimum of zero feet.
3. Side yards: minimum of zero feet.
4. Rear yard: None required, except when adjoining any R or C-0 district or portion of a PUD designated for residential use, in which case ten feet.
5. Height: minimum of 15 feet, maximum of 45 feet.

The proposed building would be set back 15 feet from the west property line (19th Street), 63 feet from the east property line, and zero feet from the north property line (Atkins Street). The building would be approximately 42.5 feet tall. Staff believes the proposed setbacks and building height meet these guidelines.

6. Number of stories:

- Residential uses, a maximum of four stories.
- All other permitted uses, a maximum of two stories.

The proposed multiple-family building would be 3 stories tall, which meets this guideline.

- H) Signs, which are attached or projecting from the building and designed for the character of the building, are preferred. Monument signs are allowed.

The submitted site plan and elevations do not show any proposed signage. Staff recommends that any future signage be in conformance with Section 134-916 of the Zoning Ordinance to the satisfaction of the Community Development Director. This section indicates that the signage shall conform to the earnings for C-1 signage subject to the following limitations:

- (1) No freestanding pole signs are permitted.*
- (2) No setback requirements shall apply. However, any monumental sign larger than 60 square feet in area shall be set back at least 20 feet from all public streets.*
- (3) Roof signs shall not exceed a height of 15 feet above the roofline at the point of mounting.*

- 2. Natural Site Features:** The subject property includes three overstory trees and there is one street tree along Atkins Street in the adjoining right-of-way to the north. The submitted information does not identify the size or species of these trees. The applicant will be required to provide this information and provide replacement trees if it is found they are of a size and species that requires mitigation in accordance with the City's Tree Removal and Mitigation Ordinance.
- 3. Drainage/Grading:** The site generally slopes downward from the southwest to northeast. The applicant is proposing to use an underground storm water detention system, which will release storm water at a controlled rate at the eastern edge of the property near the 18th Street right-of-way. The submitted drainage report is acceptable to Engineering staff. However, a separate "Stormwater Management Facilities Plan" sheet is necessary under newer requirements for storm water management.

Retaining wall systems, grading, and paving are shown into the east half of the vacated north/south alley property. The developer will need to acquire the remaining portion of the alley to allow these improvements to encroach. Additionally, any retaining wall systems that are four feet or greater in height are required to show they are designed and certified by a licensed professional engineer.

- 4. Landscaping & Buffering:** The "NPC" Design Guidelines states that an emphasis of trees, shrubs and other plantings should be placed around the perimeter of any parking area and within large parking lots to create a more attractive area. The landscape plan should generally enhance the visual appearance of the building, parking area and any pedestrian areas. The "NPC" District is not specifically addressed in the City's Landscaping Standards. However, it is generally recommended by staff that landscaping similar to "C-2" District standards be implemented to the extent possible.

The "C-2" standards would require the applicant to provide 20% open space with one overstory tree, one evergreen tree and one shrub for every 2,500 square feet of

required open space. The "C-2" standards would also require the provision of 5% of parking lot be comprised of interior planting in 9-foot by 17-foot minimum planter beds with one overstory tree and three shrubs. Parking lot perimeter plantings of one overstory tree and three shrubs per 50 feet of frontage. These standards would require the planting of a total of 3 over story trees, 3 evergreen trees and 3 shrubs to meet minimum open space requirement. One overstory and three shrubs from this total would be required to be planted as perimeter lot landscaping in the perimeter along Atkins Street. A bufferyard of two overstory trees and six evergreens per 100 lineal feet along with a six-foot high opaque fence is required where the parking lot abuts residential uses to the east. In this instance four overstory trees and 12 evergreens would be required with the six-foot screen fence.

The submitted site plan includes 11 overstory trees (including six street trees) and 49 shrubs. There is no bufferyard proposed. Because of the building location, the street trees are a good alternative to having tree plantings in the front of the property where it begins to slope significantly down. Because of grades for the parking lot and retaining walls, bufferyard plantings along the east boundary are a challenge. However, staff believes that a six-foot fence of solid wood or other attractive material should still be provided. It is also recommended that at least three evergreen trees should be planted, where there is adequate depth along the east property line, in lieu of two of the excess overstory trees proposed.

5. **Parking:** The "NPC" District allows for the number of off-street parking spaces to be reduced to 60% of the normal requirement and gives credit for available on-street parking stalls on the street side adjoining the subject property. The normal parking requirement is 1.5 spaces per dwelling unit. In this instance, a zoning condition dictates a minimum of one space per dwelling unit. The proposed development includes 30 dwelling units and therefore a minimum of 30 off-street parking stalls must be provided. The submitted site plan includes 27 spaces. The first phase provided 19 spaces, giving one surplus that may be applied to this phase. Therefore two additional spaces are still necessary given the Zoning condition.
6. **Urban Design:** The first phase included a 7-foot by 11-foot refuse container enclosure in the southern portion of the parking lot. No additional enclosures are proposed for this phase. This raises concern about whether adequate refuse collection will be provided for a total of 48 units. The enclosure for the phase under construction is compatible with the primary building materials with steel gates.

Refer to section for discussion of proposed architecture as it relates to the applicable design guidelines.

SUMMARY OF DISCUSSION

There was no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in opposition of the applicant's request.

COMMISSION ACTION:

Greg Jones moved staff recommendation to approve the submitted site plan under the “NPC” District Design Guidelines and design guidelines for multiple-family dwellings subject to the following conditions:

1. Compliance with all administrative review comments of the City’s Permit and Development Center including provision of an additional sheet to the plan entitled “Stormwater Management Facilities Plan”.
2. Provision of a pedestrian connection from the east side primary entrances to the public sidewalk in Atkins Street.
3. Provision of an additional two off-street parking spaces in order to comply with the Zoning condition of one space per unit.
4. Compliance with the City’s Tree Removal and Mitigation Ordinance.
5. Acquisition of the remaining east half of the vacated north/south alley to allow for planned retaining walls, paving, and necessary bufferyard fencing and plantings.
6. Provision of a solid six-foot fence along the eastern boundary of the off-street parking lot where it abuts residential uses.
7. Provision of at least three evergreen tree plantings in lieu of two overstory tree plantings, where there is adequate depth for planning along the east property line.
8. Provision of an additional refuse container enclosure.

Motion passed 10-0.

Respectfully submitted,

Michael Ludwig, AICP
Planning Administrator

MGL:clw

cc: Hatch Development
Associated Engineering
Walker Architects



August 3rd, 2010

Vic Piagentini
Associated Engineering Company of Iowa
2917 M. L. King Jr. Parkway
Des Moines, IA 50310

RE: 1051 19th Street, MLK Brickstones Apartments Phase II
10-11-7.03

Dear Vic:

We have reviewed the first (1st) submittal of the site plan for the MLK Brickstones Apartments Phase II project located at 1051 19th Street in Des Moines, and have determined that the following conditions must be satisfied before plan approval can be granted.

Engineering

1. Dimension the border area (back-of-street-curb to R.O.W. line) and building setback for the proposed building and adjacent streets.
2. The use of the building as proposed requires conformance to ADAAG provisions. Label the HC parking stall signage. Show required pavement markings symbols.
3. Retaining wall systems having 4 ft. or more of total height must be designed and certified by a licensed professional engineer.
4. Show the detectable warning panels and associated sidewalk replacement on the plan at either side of the driveway.
5. A Driveway Approach Permit will be required.
6. Show roof drain locations and connections to piping systems.
7. Apply for a Grading Permit and pay the appropriate fee. Please note that any fractional acre counts as one acre.

8. The Storm Water Management Plan (Drainage Report) as submitted appears to satisfy City of Des Moines Municipal Code Chapter 106, Article III, Section 106-136 as related to water quality for the 1.25" storm event. Please submit a revised, signed original copy.
9. To comply with all requirements of the code, we now require the following as a part of the site plan submittal:

Create a new plan sheet entitled "Stormwater Management Facilities Plan". The plan sheet shall include the following as a minimum:

- A scale drawing of the Stormwater Management Facilities to include all piping directly connected to it. All improvements that are not part of the Stormwater Management Facilities should be shown in half-tone or otherwise clearly distinguished.
- A detail of the outlet control structure(s).
- A listing of the Stormwater Management Facilities components.
- As related to the 1.25" rainfall event, list the volume; basin bottom elevation; and the design water surface elevation.
- A **verbatim** list of long-term maintenance requirements as follows:

City Code Section 106-136(h) Stormwater Facilities Maintenance Requirements

- a. *This Stormwater Management Facilities, including pipes, inlets and outlets, shall be annually inspected and maintained in substantial compliance with the approved Stormwater Management Plan.*
- b. *Litter, silt, sediment and debris shall be promptly removed from such facilities.*
- c. *The plantings and vegetation within the Stormwater Management Facilities shall be maintained in conformance with the approved Stormwater Management Plan. If any vegetation dies, it shall be replaced with vegetation in conformance with the Plan as soon as the weather permits.*
- d. *No grass clippings, leaves or other yard wastes, soil, rocks, concrete, or similar materials, shall be placed within a swale, or retention or detention pond without the prior written consent of the City Engineer.*
- e. *No portion of the Stormwater Management Facilities shall be altered or removed without the prior written consent of the City Engineer.*
- f. *Records of inspection, maintenance and repair must be maintained and kept for at least five years and made available upon request to the City Engineer.*

Traffic

10. Dimension the driveway approach radius, which should be 10'-20'.

Planning

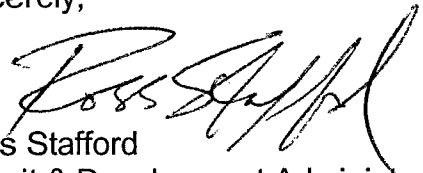
11. A \$300 +\$2 per parcel site plan review fee and notification cost is required before the plan can be scheduled to appear before the Plan and Zoning Commission. All parcels within 250 ft. of the property will be notified.
12. Remove General Note #20 from the plan, which is not applicable to this project site.
13. An address of 1051 19th Street is assigned to this project. Show the address on the site plan.
14. Show and note the zoning boundary line (between NPC and R-3) on the site plan, which is split down the middle of the former alleyway.
15. Verify that the correct height of the proposed building is shown on the plan. The note pertaining to building heights appears to be from Phase I.
16. Verify the number of dwelling units of Phase II on the site plan. Current notes indicate 18 units, which may be a note taken from Phase I.
17. Dimension the proposed building on Sheet 3 of the site plan.
18. Provide a pedestrian connection along the drive to Atkins Avenue. The sidewalk may make the most sense to be located on the west side of the drive approach, leading from the building sidewalk and parking lot to the public sidewalk on Atkins Street.
19. How will trash service be handled for this project? No outside trash dumpster enclosure was found on the site plan. If a trash dumpster enclosure is proposed, provide a detailed diagram noting the height and building materials on the plan. Be advised that Section 134- of the Zoning Code now requires the enclosure be constructed out of durable materials such as masonry with solid steel gates. It will likely be a condition of approval in the staff report to the P & Z that any enclosure shall be brick or masonry to match the exterior of the building.
20. A 6 ft. tall privacy fence is required where the parking lot abuts residentially zoned property on the east side of the property. Note the location of the required fencing and provide an elevation view diagram of the fence on the site plan.
21. Label building materials on the building elevations.
22. The number of parking stalls provided on the plan does not match the notes about the number of required and provided parking stalls. Double check the notes and information shown to verify that it is for Phase II instead of the Phase I project, including open space amounts and impervious surface areas.

23. Provide a detail diagram or elevation view of the 6" PCC curbing on the site plan.
24. Will any one-way signs be proposed for the connection across the former alleyway to the apartment building at 1042 18th Street? Some type of directional traffic flow markings or signs is advised at this location.
25. Provide written consent from the property owner at 1042 18th Street acknowledging the construction limits of this project partially occur on their property.
26. Show all trees on the site larger than 6" diameter to be removed for this project. The Tree Protection and Mitigation Ordinance will be applicable to this site if any trees on the approved species list over 12" diameter are removed.
27. Look into the feasibility of providing any plant material along the required fence along the east side of the parking lot. It is acknowledged that there is not enough room with the currently proposed plans to incorporate normal bufferyard plantings, however there still may be ample opportunity for shrub or ornamental grass plantings.
28. Will additional shrub landscaping be proposed along the 19th Street side of the perimeter of the building? The color rendering shows shrub landscaping at this location, as a continuation of what was proposed with Phase I.
29. The final copy of the landscape plan shall be signed and certified by a licensed landscape architect or Iowa Certified Nurseryman.
30. Show alley vacation ordinance number #14,857 for the vacated north-south alley that is found at the eastern periphery of this property.
31. Amend the P & Z hearing approval notes (dates) found on sheets 1 & 3.
32. All new water services 2 in. diameter or larger require separate submittal and review to the Des Moines Water Works Engineering Department. Contact Sandy Davidson of the DMWW at 283-8781 for more information.

Please submit ***three (3) review copies*** of the revised plan satisfying the above listed items. Failure to resubmit such amended plan 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 "Ross Stafford". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Ross Stafford
Permit & Development Administrator