


Date.....October 24, 2011

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 6 2011, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a City Council initiated request to vacate a segment of Broad Street from Indianola Avenue to Southeast 8<sup>th</sup> Street.

MOVED by \_\_\_\_\_ to receive and file and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:

  
 \_\_\_\_\_  
 Michael F. Kelley  
 Assistant City Attorney

(11-2011-1.12)

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

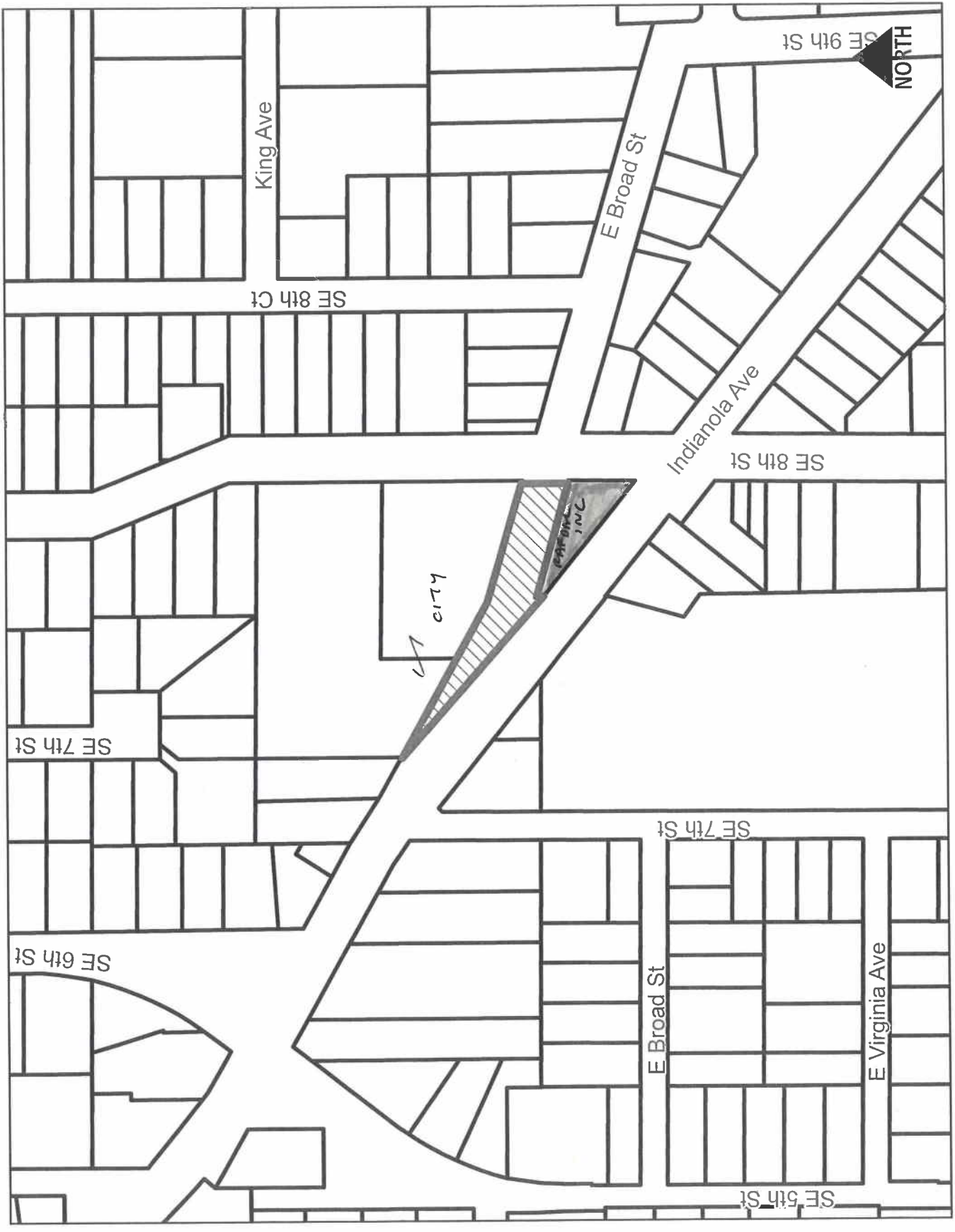
City Council initiated request to rezone property in the vicinity of 2800 Southeast 8 <sup>th</sup> Street. Additional subject property is owned by Rafdal & Abild, LLC represented by Greg Abild (agent), and Rafdal, Inc. represented by David and Marcia Rafdal (officers).				<b>File #</b>	
				<b>ZON2011-00172</b>	
<b>Description of Action</b>	Review and approval to rezone the property from "R1-60" One-Family Low-Density and Limited "R-3" Multiple Family Residential District to "PUD" Planned Unit Development and Review and approval of a "PUD" Conceptual Plan allowing removal of the existing multiple-family apartment building and develop 38 units of infill row dwellings, with no more than six units within any building, all contained within a commonly owned parcel with access from Indianola Avenue and Southeast 8 <sup>th</sup> Street.				
<b>2020 Community Character Plan</b>	Low-Density Residential and Commercial: Auto-Oriented Small-Scale Strip Development				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"R1-60" One-Family Low-Density and Limited "R-3" Multiple Family Residential District				
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	1				
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	11-0	<b>Required 6/7 Vote of the City Council</b>	Yes	
	Denial			No	X

City Council Initiated (Southern Meadows PUD) - 2800 SE 8th Street ZON2011-00172





City Council Initiated (Southern Meadows PUD) - 2800 SE 8th Street 11-2011-1.12





# MASTER PLAN



Date October 24, 2011

Agenda Item 20

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

October 12, 2011

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 October 6, 2011, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
Kent Sovern	X			
CJ Stephens	X			

**APPROVAL** of staff recommendation Part A) to approve the initiated vacation of Broad Street between Southeast 8<sup>th</sup> Street and Indianola Avenue  
(11-2011-1.12)

By separate motion Commissioners recommended 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
Kent Sovern	X			
CJ Stephens	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 staff recommendation Part B) to find the proposed rezoning **not** in conformance with the existing Des Moines' 2020 Community Character Plan future land use designation.

By separate motion Commissioners recommended 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
Kent Sovern	X			
CJ Stephens	X			

**APPROVAL** of a staff recommendation Part C) to approve the initiated amendment to the Des Moines' 2020 Community Character Plan revising the future land use designation to Low/Medium Density Residential. (21-2011-4.12)

By separate motion Commissioners recommended 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
Kent Sovern	X			
CJ Stephens	X			

**APPROVAL** of a City Council initiated request Rafdal & Abild, LLC (owners) represented by Greg Abild (agent), and Rafdal, Inc. represented by David and Marcia Rafdal (officers) Part D) to rezone property in the vicinity of 2800 Southeast 8<sup>th</sup> Street from "R1-60" and Limited "R-3" to "PUD". (ZON2011-00172)

By separate motion Commissioners recommended 11-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston				X
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
Kent Sovern	X			
CJ Stephens	X			

**APPROVAL** of a staff recommendation Part E) to approve the initiated PUD Conceptual Plan for "Southern Meadows" subject to the following revisions:

1. Addition to the Bulk Regulations setting a maximum of 40 units for the development.
2. Addition to the Bulk Regulations setting a minimum setback of 15 feet for buildings and stoops from public street property lines and a minimum setback of 20 feet from all interior property lines.
3. Labeling of the referenced architectural unit-types from sheet 4 on the plan view sheets 1 & 2.
4. Revision to sheet 3 showing existing housing footprints relative to the proposed sanitary and storm sewer easements.
5. Addition of a statement to the Environmental Considerations that any future development is subject to all City Tree Protection and Mitigation Ordinances.

Written Responses

2 In Favor

0 In Opposition

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends approval of the initiated vacation of Broad Street between Southeast 8<sup>th</sup> Street and Indianola Avenue.

Part B) Staff recommends that the Commission find the proposed rezoning not in conformance with the existing Des Moines' 2020 Community Character Plan future land use designation.

Part C) Staff recommends approval of the initiated amendment to the Des Moines' 2020 Community Character Plan revising the future land use designation to Low/Medium Density Residential.



