

Date..... October 24, 2011

WHEREAS, on August 7, 2000, by Roll Call No. 00-3381 the City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

WHEREAS, the City Plan and Zoning Commission has advised in the attached letter that at a public hearing held October 6, 2011, the members voted 11-0 to recommend **APPROVAL** of a City Council initiated request for property located in the vicinity of 2800 Southeast 8<sup>th</sup> Street to amend the Des Moines' 2020 Community Character Plan to revise the existing future land use designation from Low Density Residential to Low/Medium Density Residential.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Des Moines 2020 Community Character Land Use Plan described above, is hereby approved and adopted.

MOVED by \_\_\_\_\_ to adopt, and approve the proposed amendment.

FORM APPROVED:

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

(21-2011-4.12)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
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

Date \_\_\_\_\_  
 Agenda Item 48A  
 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:

Commission Action:	Yes	Nays	Pass	Absent
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:

Commission Action:	Yes	Nays	Pass	Absent
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.

Part D) Staff recommends approval of the initiated rezoning from “R1-60” and Limited “R-3” to “PUD”.

Part E) Staff recommends approval of 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.

## **STAFF REPORT**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** On June 8, 2009, by Roll Call No. 09-996, the City Council approved a contract with the Iowa Department of Economic Development (now the Iowa Partnership for Economic Progress) to allocate \$4.2 million of Neighborhood Stabilization Program Funds (NSP). As part of the NSP plan, the City Council expressed an interest in finding larger-scale redevelopment projects within neighborhoods that could benefit from this program.

The City owns the property at 2800 SE 8th Street and 2810 SE 8th Street and has an option to acquire the land at 2839, 2843, and 2933 Indianola Avenue. The proposed Conceptual Plan calls for the demolition of the Southern Meadows Apartments, (34 units), at 2800 S.E. 8th Street, and the development of 38 row style homes on the site. A portion of the building has already been demolished. The Plan also proposes the vacation of Broad Street between Indianola Avenue and SE 8th Street along with modifications to the pedestrian bridge over Indianola Avenue.

2. **Size of Site:** 4.86 acres.
3. **Existing Zoning (site):** Limited “R-3” Multiple-Family Residential District.
4. **Existing Land Use (site):** Vacant Southern Meadows Apartment building with 10 residential units, and vacant land.
5. **Adjacent Land Use and Zoning:**

**North** – “R1-60”; Uses are single-family dwellings.

**South** – “R1-60”; Uses are Howe Elementary School and single-family dwellings.

**East** – “R1-60”; Uses are a single-family dwellings.

**West** – “R1-60”; Uses are single-family dwellings.

**6. General Neighborhood/Area Land Uses:** The subject property is located in a primarily low density residential neighborhood on the south side of Des Moines along the Indianola Avenue traffic connector corridor.

**7. Applicable Recognized Neighborhood(s):** Indianola Hills Neighborhood.

In September 2010, the City hired Confluence, landscape architecture firm, to prepare a redevelopment master plan for the site. Since that time, the consultants have been working with the Indianola Hills Neighborhood Association and the City to develop a plan that meets the following criteria:

- Agreeable to the neighborhood.
- Marketable to developers
- Mitigates the stormwater concerns in the neighborhood

The consultants and City Neighborhood Development staff held two meetings with the neighborhood to discuss the redevelopment plan. Based on the input from those meetings, the consultants developed the proposed Conceptual Plan that includes 38 row houses and preserves much of the green space on the site. The proposal includes three complimentary architectural unit-types.

Staff has been communicating regularly with the Indianola Hills Neighborhood since October 2009 to review this redevelopment. Several meetings have been held to consider the proposed Conceptual Plan. On June 15, staff met with stakeholders from the Indianola Hills Neighborhood and the Coalition of South Side Neighborhood Associations (CSSNA) to review the Conceptual Plan. A neighborhood meeting was also held on July 19 with the Indianola Hills Neighborhood. Meeting notices were sent out to all residences within 500 feet of the subject property, and City Neighborhood Development staff worked with the neighborhood to promote the meeting. The residents in attendance were in general support of the Plan.

**8. Relevant Zoning History:** The City Council rezoned the property to a Limited “R-3” on October 28, 1991 by Ord. No. 11,738, subject to the following conditions:

- A) The total number of apartment units on the Property shall be limited to 60 and any additional apartment construction on the Property shall consist of no more than two 2-story, 12-plex buildings.
- B) All new apartment buildings shall be constructed with only one bedroom or efficiency units and the exterior of such buildings shall be essentially of brick as approved by City Planning Department staff.
- C) Public sidewalks shall be constructed along S.E. 8th Street and East Broad Street.
- D) A public walkway shall be constructed connecting S.E. 7th Street with the Southwest corner of the property and an appropriate public easement for same shall be granted.

On August 28, 2011 the City Council initiated the requested rezoning to "PUD" Planned Unit Development.

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

**10. Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, prior to the City Council Hearing. The recommendation of the Commission will be forwarded to the City Council.

The Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

**II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Natural Site Features:** There are several mature trees scattered throughout the site. The Conceptual Plan proposes to protect existing healthy trees to the extent possible. Any development plan, grading plan, or preliminary plat proposed as part of the requested PUD would be required to follow all Tree Protection and Mitigation Ordinances of the City.
- 2. Landscaping:** The proposed Conceptual Plan proposes a signature landscaping feature with coniferous trees and shrubs at the southeast corner of the development in addition to protecting and retaining a significant number of the mature trees. Additionally the Plan calls for two overstory trees, two understory trees, and 20 shrubs per 100 lineal feet of common property line with adjoining residential uses. Finally, streets tree will be provided along Indianola Avenue and Southeast 8<sup>th</sup> Street except for in front of the courtyard proposed on Indianola Avenue. Staff believes that this proposal will provide a sufficient amount of overall landscaping for the site without requiring any other landscaping measures.
- 3. Drainage/Grading:** The property currently drains generally toward the northwest corner of the property. One of the concerns identified during the neighborhood meeting process centered around drainage as it affects adjoining residential properties. The Conceptual Plan proposes a significant detention area at the north side of the site, which would mitigate many of the existing drainage issues as well as handle any new drainage impacts of the proposed development. The Plan indicates that the current over land drainage flow is unacceptable to neighboring property and that the proposed detention will require a new public storm sewer connection from the PUD to public storm sewer in Southeast 7<sup>th</sup> Street. Any future development plan is subject to meeting all storm water management requirements.
- 4. Utilities:** The Conceptual Plan proposes accessing water mains in both Southeast 8<sup>th</sup> Street and Indianola Avenue. Depending on final design, Des Moines Waterworks may require a loop system between connections. This would be evaluated at the development plan stage.

The proposed sanitary sewer to serve the development would access the public system in up to three different locations. Depending on final design grades for the units, it may be



necessary to provide a sanitary sewer extension to Southeast 7<sup>th</sup> Street, which would require a 30-foot wide sanitary sewer easement acquired from two existing homeowners to the north. Engineering staff recommends that the Conceptual Plan be updated on sheet 3 to show the existing homes to the north to determine the physical ability to achieve the proposed easement.

- 5. Traffic/Street System:** The proposed PUD Conceptual Plan contemplated vacation of Broad Street at the southeast corner of the property to be incorporated to accommodate the infill development. This does not alter any necessary traffic circulation for the surrounding neighborhood area. Traffic staff has indicated that the proposed density of up to 40 residential units on the property does not present any demand for additional improvements to the surrounding public street network.

The existing pedestrian bridge over Indianola Avenue is proposed to be retained. The Conceptual Plan proposes to modify the ramp so that it comes straight into the development rather than parallel to Indianola Avenue as it currently exists.

- 6. 2020 Community Character Land Use Plan:** The proposed amendment to the PUD Conceptual Plan for Low/Medium Density Residential will allow for the proposed maximum of 40 units on the property. The bulk standards should be revised on the proposed Conceptual Plan to include a statement that the maximum number of residential units on the property would be no more than 40. This is between 8 and 9 units per acre for the overall site. The intent of Low/medium Density designation is for townhouse rowhome development. The proposed maximum number of units is only six more than the previous use of the property. Staff notes that with the additional land in the PUD, the overall unit density is less than the previous use.
- 7. Urban Design:** The proposed Conceptual Plan indicates that row houses are to be built with stoops that are setback approximately 20 feet from the street property line along Indianola Avenue in some instances. Staff recommends that the bulk regulations in the Plan be revised to indicate a minimum setback of 15 feet from all street property lines and a minimum of 20 feet from all interior property lines.

The proposed architecture includes three unit-types in an effort to accommodate a variety in unit sizes and location within the relief of the property. All three unit types are shown in the architectural elevations and include compatible exterior material elements such as masonry veneers; cement board siding and trim; and asphalt shingles.

There is variation proposed in windows, roof dormer and gable elements between the different unit-types but all are compatible to each other and the surrounding neighborhood. There is nothing on the plan sheet which matches the unit-type elevations to the proposed row houses on the site. Staff recommends that this be shown on the plan view sheets of the Conceptual Plan.

Overall, staff believes the proposed typical architectural unit types provide a good variety and are compatible to the surrounding neighborhood. The plan describes building design guidelines to achieve the typical designs.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented the staff report and recommendation.



Dave Dunn gave a brief history of this project. He then introduced Christopher Della Vedova with Confluence to explain some of the building elevations and the site itself.

Christopher Della Vedova stated that they looked at a lot of different scenarios to work with the neighborhood to come up with architecturally pleasing designs that are economically viable. Working with the neighborhood and city staff they wanted to develop a plan that: would be agreeable to the neighborhood, marketable to developers, and would mitigate the stormwater concerns in the neighborhood. The complete team was Confluence, Coen Studio Architects; Jake Christensen with Terrus Real Estate examining the financial side of this to make sure what came forward was also something that was financially feasible going forward.

Mike Ludwig stated that the team that was hired to put this together looked marketability on this project and the architecture on this project was very significant. It sets precedence for further development.

JoAnne Corigliano stated that she is excited about this project.

Greg Jones asked if anyone has expressed interest in developing this project.

Dave Dunn stated that right now staff is working on a RFP process to dispose of the land. Staff believes there are several interested parties.

Mike Ludwig stated while the City owns the property and moving forward with the PUD some of the uncertainty and risk of what could be developed on the property for an interested party.

Will Page asked if this is the site of the Booth Hospital.

JoAnne Corigliano stated that it is.

Will Page commented that General Booth was the head of the Salvation Army and they established this as a volunteer hospital, which means it was not a public hospital. Since the Salvation Army has been traditionally interested in the welfare of people and good health and since the hospital is no longer functioning in a way that was viable, perhaps General Booth is smiling at us now.

JoAnne Corigliano stated that they tried to see if there was any way to keep the hospital but it was just in too bad of shape.

#### **CHAIRPERSON OPENED THE PUBLIC HEARING**

*There was no one to speak in favor or in opposition with the applicant's request*

#### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

#### **COMMISSION ACTION:**

JoAnne Corigliano moved staff recommendation Part A) to approve the initiated vacation of Broad Street between Southeast 8<sup>th</sup> Street and Indianola Avenue.

Motion passed 11-0.

JoAnne Corigliano moved 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.

Motion passed 11-0.

JoAnne Corigliano moved 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.

Motion passed 11-0.

JoAnne Corigliano moved staff recommendation Part D) to approve the initiated rezoning from "R1-60" and Limited "R-3" to "PUD".

Motion passed 11-0.

JoAnne Corigliano moved 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.

Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

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).		File # <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





Item 2011 00172

Date 9-28-11

(am)  (am not) in favor of the request.

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name JIM JO CORIGLIANO

Signature [Handwritten Signature]

OCT 03 2011

Address 2011 SE 7<sup>th</sup>

**DEPARTMENT**

Reason for opposing or approving this request may be listed below:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2011 00172

Date 9-28-11

(am)  (am not) in favor of the request.

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name Rafael [unclear]

Signature [Handwritten Signature]

Address 2933 Indiana Ave

Reason for opposing or approving this request may be listed below:  
OCT 03 2011

**DEPARTMENT**

SUBJECT PROPERTY



# MASTER PLAN



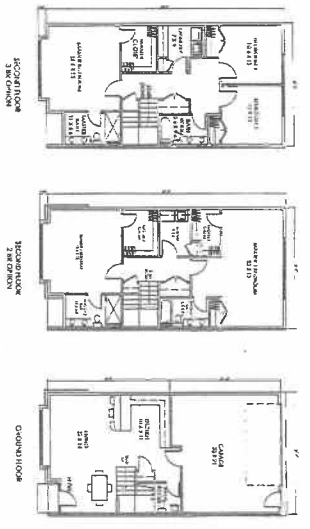
# CONFLUENCE



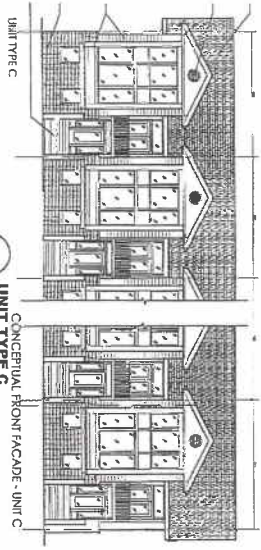
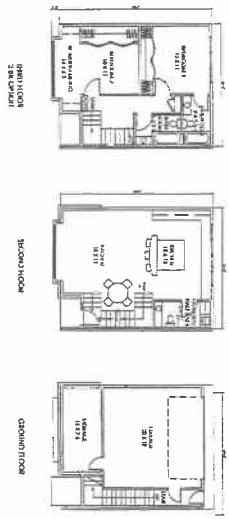
City Council Initiated (Southern Meadows PUD) - 2800 SE 8th Street 11-2011-1.12



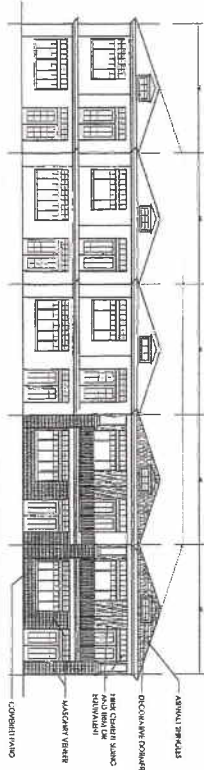
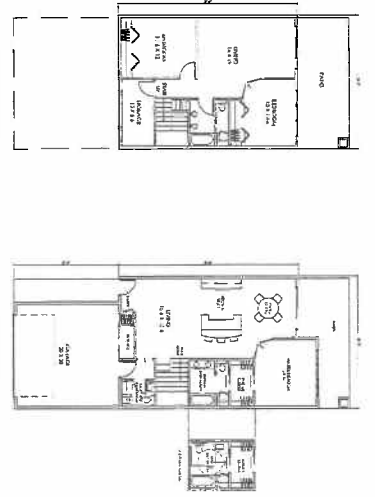




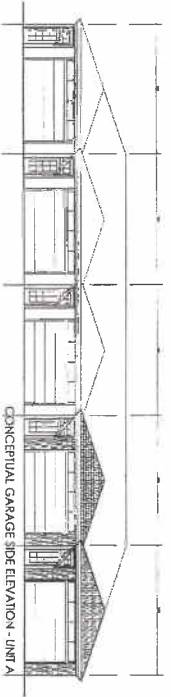
**B** UNIT TYPE B  
APPROX. 1700 SF (FINISHED) SCALE = 3/32" = 1'-0"



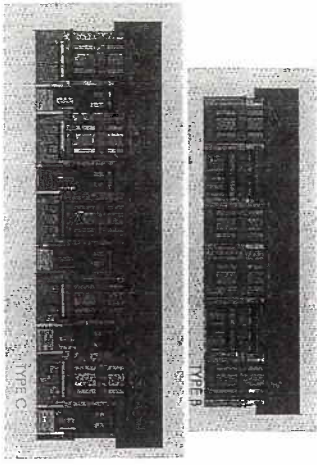
**C** UNIT TYPE C  
APPROX. 1800 SF (FINISHED) SCALE = 3/32" = 1'-0"



CONCEPTUAL WALK-OUT ELEVATION - UNIT A



**A** UNIT TYPE A  
APPROX. 800 SF (FLOOR FINISHED) 3/16" = 1'-0"



ARCHITECTURAL RENDERINGS  
NOT TO SCALE



**CONFLUENCE**

LANDSCAPE ARCHITECT  
TODD WALKER @ 1100 S  
1000 S WALKER BL BLDG 1  
DESIGNER: TODD WALKER  
DATE: 1/21/2014  
PROJECT: SOUTHERN MEADOWS PUD

CIVIL ENGINEER  
CIVIL ENGINEERS CONSULTANTS  
1000 S WALKER BL BLDG 1  
DESIGNER: TODD WALKER  
DATE: 1/21/2014  
PROJECT: SOUTHERN MEADOWS PUD

ARCHITECT  
SOUTHERN ARCHITECTS  
1000 S WALKER BL BLDG 1  
DESIGNER: TODD WALKER  
DATE: 1/21/2014  
PROJECT: SOUTHERN MEADOWS PUD

SOUTHERN MEADOWS PUD

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	1/21/2014	ISSUED FOR PERMIT

DEVELOPMENT  
N-1-VIEW  
NOT FOR CONSTRUCTION

PROPOSED ARCHITECTURE

SHEET 4 OF 4

