

Date..... March 26, 2012

WHEREAS, on March 12, 2012 by Roll Call No. 12-0387, the City Council duly resolved to hold a public hearing on March 26, 2012, at 5:00 p.m., in Council Chambers at City Hall, to consider a request from Baker Real Estate, LP to amend the approved Baker PUD Planned Unit Development Conceptual Plan for property located in the vicinity of 4500 Hubbell Avenue to revise development on Parcels B and C to increase the number of permitted multiple family residential units from 180 to 210, subject to administrative review of the final PUD Conceptual Plan documents; and,

WHEREAS, due notice of said hearing was published in the Des Moines Register on March 15, 2012, as provided by law, setting forth the time and place for hearing on the proposed amendment to the approved PUD Conceptual Plan; and,

WHEREAS, at its regular meeting on March 15, 2012 by a vote of 10-0 with one abstention, the Plan and Zoning Commission recommended that the proposed amendment to the approved PUD Conceptual Plan be approved, subject to the conceptual plan being first amended as set forth in the attached letter from the Planning Administrator; and,

WHEREAS, in accordance with the published notice those interested in the proposed amendment to the approved PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to the proposed amendments to the approved Baker PUD Conceptual Plan for the property in the vicinity of 4500 Hubbell Avenue, and more specifically described below, are hereby overruled and the hearing is closed.

AN IRREGULARLY SHAPED PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5th P.M., DES MOINES, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE. 1/4) OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5th P.M., DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH 00°24'05" WEST (BEARING ESTABLISHED IN THE PLAT OF BROWNSTONE ESTATES) ALONG THE WEST LINE OF NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 1122.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT "X" IN BROWNSTONE ESTATES, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND TO THE POINT OF BEGINNING; THENCE NORTH 70°57'01" EAST ALONG THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES AND ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES, A DISTANCE OF 2804.37 FEET TO THE WEST RIGHT OF WAY LINE OF NE. 46th STREET, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 00°09'26" WEST ALONG THE WEST RIGHT-OF-WAY

Date..... March 26, 2012

LINE OF SAID NE. 46th STREET, A DISTANCE OF 603.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. HUBBELL AVENUE, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 55°26'35" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 261.74 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE AND ALONG A 5765.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 1011.34 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 50°08'14" WEST AND A CHORD LENGTH OF 1010.05 FEET; THENCE SOUTH 45°02'42" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 62.63 FEET TO THE NORTHEAST CORNER OF PARCEL "D" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 89°40'34" WEST ALONG THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 280.81 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 88°56'37" WEST ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH LINE OF PARCEL "C" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8727 AT PAGE 975 IN THE OFFICE OF THE POLK COUNTY RECORDER AND ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF E. 42nd STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 1336.97 FEET TO THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21; THENCE NORTH 00°0'18"10" EAST ALONG THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 554.06 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 49.67 ACRES MORE OR LESS.

AND,

WARRANTY DEED: BOOK 11622, PAGE 522-523

LOTS 5, 6 AND 7; LOT 13 AND THAT PART OF LOT 1 DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST 500 FEET, THENCE SOUTH TO BOUNDARY LINE OF LOT 1, THENCE IN A SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE BOUNDARY LINE OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH TO THE POINT OF BEGINNING; AND THAT PART OF LOT 12 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 12, 133.33 FEET, THENCE SOUTHERLY IN A STRAIGHT LINE 151.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 12, 186.6 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, AND TO THE POINT OF BEGINNING; ALL IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL REPLAT IN POLK COUNTY, IOWA. SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

2. The proposed amended PUD Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified below.

Date March 26, 2012

3. The amended PUD Conceptual Plan for the Property described above, which is on file in the Community Development Department, is hereby approved, subject to the plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendments by the Community Development Director.

Moved by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
 Michael F. Kelley  
 Assistant City Attorney

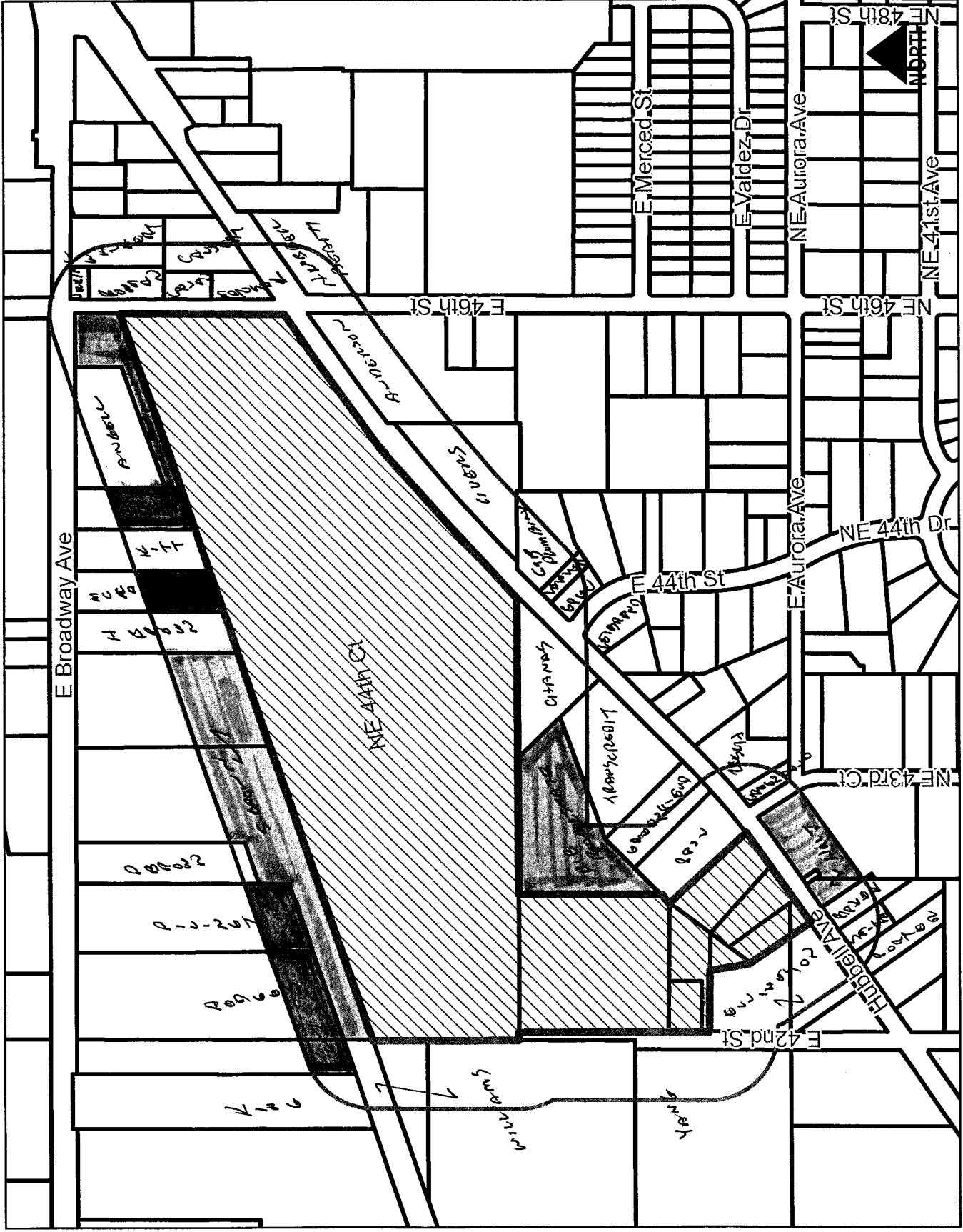
COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**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 42

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

March 21, 2012

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 March 15, 2012, the following action was taken:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0-1 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	
CJ Stephens	X			

**APPROVAL** of a request from Baker Real Estate, LP (owner) represented by Berniece Baker (partner) on property in the vicinity of 4500 Hubbell Avenue for the proposed amendment to the "Baker Creek PUD" Conceptual Plan, subject to revision of the building elevations for the three multiple-family residential structures closest to Hubbell Avenue (identified as "Phase 1", "Phase 2", & "Phase 6") to include the new material as presented.

(ZON2012-00021)

Written Responses

3 In Favor

4 In Opposition

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

Staff recommends approval of the proposed amendment to the "Baker Creek PUD" Conceptual Plan, subject to revision of the building elevations for the three multiple-family residential structures closest to Hubbell Avenue (identified as "Phase 1", "Phase 2", & "Phase 6") to include brick siding on the entire ground floor and on all three floors of each entry bumpout.



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 REPORT

### I. GENERAL INFORMATION

The applicant submitted revised elevations on March 14, 2012 that provides a 2-foot, 8-inch tall “modular brick” wainscot around much of each structure’s base. The applicant indicates that additional masonry material is cost-prohibitive.

Given the high visibility of the three buildings that would be closest to Hubbell Avenue (identified as “Phase 1”, “Phase 2”, & “Phase 6”), staff believes that the amount of brick materials in the design of these buildings should be increased. Therefore, staff recommends that the building elevations for these three multiple-family residential structures include brick siding on the entire ground floor and on all three floors of each entry bumpout.

### I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment would revise Parcels B and C to increase the number of permitted multiple-family residential units from 180 to 210. The additional dwelling units would be achieved by increasing the number of units within each of the six proposed multiple-family residential structures. The proposed PUD amendment would also revise the design of these six buildings so that they would be sided entirely with cement board siding. The previously approved design included brick siding on the lower two stories of each three-story building.

The amended PUD Conceptual Plan would contain five parcels as follows:

- Parcel A: 30 single-family, semi-detached single-family dwelling units on 7.18 acres (4.18 units per acre).
- Parcel B: 33 multiple-family residential dwelling units on 3.21 acres (10.28 units per acre). *This in an increase of 3 units.*
- Parcel C: 177 multiple-family residential dwelling units on 12.61 acres (14.03 units per acre). *This in an increase of 27 units.*
- Parcel D: Future light industrial or commercial uses on 29.73 acres.
- Parcel E: Existing Baker Mechanical office and warehouse on 10.43 acres.

2. **Size of Site:** Total acreage for the proposed amendment is 15.82 acres. Overall acreage for the PUD is 63.16 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development District.
4. **Existing Land Use (site):** Undeveloped agricultural land.
5. **Adjacent Land Use and Zoning:**

North – ***“R1-80”, Uses are single-family residential.***

South – ***“C-2” & “A-1”, Uses are commercial uses along Hubbell Avenue.***

East - ***“A-1”, Uses are single-family residential.***

West – ***“A-1”, Uses are single-family residential and undeveloped agricultural land.***

**6. Applicable Recognized Neighborhood(s):** N/A.

**7. Relevant Zoning History:** The subject property was rezoned to “PUD” subsequent to annexation on February 16, 1998. The Conceptual Plan approved at that time was simple and only described the boundary of the area of the “PUD” and provided for three separate use areas: A mixed development zone permitting uses allowed in the “R-3”, “C-2”, “M-1” and “PBP” Districts, an “R1-60” zone west of the creek and an “M-1” zone in the southern portion.

The 1<sup>st</sup> Conceptual Plan amendment was approved by the City Council on April 8, 1998. This amendment allowed for development of the Baker Mechanical office and warehouse in the southern of the PUD.

The 2<sup>nd</sup> amendment was approved by the City Council on March 8, 2004 to allow a multiple-family development in the north central part of the property with up to 152 multiple-family residential units on 17.66 acres.

The 3<sup>rd</sup> amendment was approved by City Council on April 6, 2009. This amendment reconfigured the lot layout and revised the permitted uses from residential development to a light industrial business park.

Another amendment was approved by the Plan & Zoning Commission on June 18, 2009 but was withdrawn at the July 13, 2009 City Council meeting. This amendment would have reconfigured the industrial lots and revised the street layout.

The 4<sup>th</sup> approved amendment was approved by the City Council on April 11, 2011 to allow for development of 180 multiple-family residential units and 30 single-family semi-detached residential units.

**8. 2020 Community Character Land Use Plan Designation:** Medium Density Residential.

**9. Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations 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 Chapter 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

Any substantial change in a PUD Conceptual Plan shall be considered in the same manner as the original conceptual plan. However, any proposed change to the

approved Conceptual Plan which (i) is disapproved by the plan and zoning commission or (ii) would increase the allowed number of dwelling units or the allowed square footage of commercial space and which is the subject of written protest filed with the city clerk duly signed by the owners of 20 percent or more of the property which is located within 200 feet of the exterior boundaries of the property proposed for change shall not become effective except by the favorable vote of at least four-fifths of all members of the council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Urban Design:** The Conceptual Plan demonstrates two 33-unit multiple-family residential buildings and four 36-unit multiple-family residential buildings. The elevations indicate that the structures would be 3 stories in height and would include recessed balconies. The revised elevations (submitted on March 14, 2012) demonstrate that the buildings would be sided primarily with cement board lap siding and shake siding, painted in three tones, with a 2-foot, 8-inch tall “modular brick” wainscot around much of each structure’s base. The previously approved elevations stated that “a minimum of 60% of the exterior facades would be comprised of brick and cast stone masonry”. Given the high visibility of the three buildings that would be closest to Hubbell Avenue (identified as “Phase 1”, “Phase 2”, & “Phase 6”), staff believes that the amount brick materials in the design of these buildings should be increased. Therefore, staff recommends that the building elevations for these three multiple-family residential structures include brick siding on the entire ground floor and on all three floors of each entry bumpout.

The roof of each structure would have several gables to break up the long expanse and have architectural style asphalt shingles.

The Conceptual Plan shows the proposed 30 single-family, semi-detached dwelling units on Parcel A within fifteen one-story buildings. Each dwelling unit would have an attached garage. The elevations demonstrate that the buildings would have a minimum 60% of the exterior facades comprised of brick and cast stone masonry and architectural style shingles.

The Conceptual Plan identifies several trash containers throughout the site, but does not provide an enclosure detail. The Conceptual Plan states all trash containers will be screened by enclosures constructed with masonry walls and steel gates to match the primary structures.

The PUD Conceptual Plan includes a note that all utility meters shall be placed on building facades that do not face parking lots or streets and shall be painted to match the exterior of the building.

The Conceptual Plan states that fencing and accessory structures on Parcels A, B, & C are subject to limitations of the Des Moines Zoning Ordinance as they apply to the “R-3” District.

The Concept Plan states that all lighting fixtures on the site shall be down-directional sharp cut off and that all lighting poles within parking areas shall be no taller than 20 feet and all lighting poles within pedestrian areas shall be no taller than 15 feet.



2. **2020 Community Character Plan:** The residential portion of the PUD is designated as Medium-Density Residential on the 2020 Community Character Plan Land Use Map. This designation allows for up to 17 dwelling units per acre. The proposed amendment would increase the density on Parcels B & C (15.82 acres) from 11.38 units per acre to 13.27 units per acre. The submitted Conceptual Plan demonstrates that overall density of the residential portion of the PUD (23 acres) would increase from 9.13 units per acre (210 units) to 10.43 units per acre (240 units).
3. **Natural Site Features:** A timbered tributary flowing west to Four Mile Creek passes through the site. There are also two timbered swales feeding into the tributary. The proposed layout of the Conceptual Plan generally seeks to preserve most of the existing vegetation. The Conceptual Plan states that any tree removal will comply with the City's regulations for tree preservation and mitigation (Chapter 42, Article 10 of the City Code). It also states that at the Development Plan phase, the developer will be required to determine the number of mature trees or the square footage of existing tree canopy that would be disturbed and mitigated, as well as implement tree protection measures for those being preserved.
4. **Floodplain:** There is no designated floodplain within the PUD. Engineering staff will require the developer of the property to evaluate the tributary prior to review and approval of any preliminary plat and development plan.
5. **Drainage/Grading:** The Conceptual Plan states that all lots will provide on-site water detention. The Conceptual Plan demonstrates three stormwater detention ponds within the proposed residential area, including one on the west portion of Parcel A, one on the east portion of Parcel B, and one on the northwest portion of Parcel C. The Conceptual Plan states that stormwater management will be provided to conform to the City's Site Plan Ordinance policies as part of any development plan or preliminary plat.
6. **Utilities:** The PUD has access to necessary utilities to serve development. There is a public sanitary sewer trunk line and its main extensions along with maintenance easements running through the western and northern portions of the PUD that generally follow alongside the creek tributary. The Conceptual Plan states that the developer will be responsible for all costs associated with extending any public utilities required as part of any future plat or development plan.
7. **Landscaping & Buffering:** The Conceptual Plan states that landscaping on Parcels B & C shall be in accordance with the landscape requirements as applicable to the "R-3" District and development on Parcels D & E shall be in accordance with the landscape requirements as applicable to the "C-2" District. The Conceptual Plan also demonstrates conceptual landscaping throughout the PUD, including street trees and substantial landscaping to screen off-street parking lot from Hubbell Avenue.

Furthermore, the Conceptual Plan states any development of a light industrial use on Parcel D shall be subject to provision of a minimum 25-foot wide residential protection buffer that contains a minimum 6-foot tall screen comprised of a wood fence, a berm, or plant materials. It is likely the existing vegetation may partially satisfy this requirement.

8. **Traffic/Street System:** The Conceptual Plan includes two drive approaches from Hubbell Avenue, which is projected as a multiple-lane divided facility. The owner has coordinated with the Iowa Department of Transportation, who governs access on

Hubbell Avenue, and has determined the locations for the proposed public street connections on the Conceptual Plan on Parcel B (residential) & Parcel D (industrial) based on projected sight distances. Additional connections or access from Hubbell Avenue are not permitted. The proposed drive for the development on Parcel D would ultimately only provide for right-in/right out turning onto Hubbell Avenue at a point when that facility would be upgraded to include a median. Prior to any construction, the developer must confirm that the driveway approach shown is at the approved access location on Hubbell Avenue. Furthermore, work in Hubbell Avenue right-of-way may also require a permit from the Iowa Department of Transportation.

The Conceptual Plan indicates that only one driveway from Hubbell Avenue would be initially constructed. The second drive approach, which would be provided within an easement across Parcel D, would be constructed at such time that the number of dwelling units on the site exceeds 200 units. The Conceptual Plan also states that the portion of the off-street parking area on Parcel C between the drive approaches to Hubbell Avenue would be reconfigured to accommodate a driveway adequate for industrial traffic at any time that Parcel D is developed for an industrial use. This may require the relocation of parking spaces as demonstrated on the submitted Conceptual Plan.

The Conceptual Plan states that the Development Plan will dedicate land necessary to provide a 100-foot right-of-way for Hubbell Avenue and a 66-foot wide right-of-way for East 46<sup>th</sup> Street.

The Conceptual Plan demonstrates a network of sidewalks within the multiple-family residential complex and states that 4-foot wide sidewalks will be provided along Hubbell Avenue and East 46<sup>th</sup> Street frontages.

9. **Access or Parking:** The Conceptual Plan states that 318 off-street parking spaces would be provided for the 210 dwelling units on Parcels B & C. This represents 1.51 parking spaces per dwelling unit. The Conceptual Plan also states that 30 off-street parking spaces would be provided for the 30 dwelling units on Parcel A, in addition to a single-car attached garage for each dwelling unit.
10. **Signage:** The submitted Conceptual Plan states that all signage on Parcels A, B, & C shall be in accordance with the sign regulations as applicable to the "R-3" District and all signage on Parcels D & E shall be in accordance with the sign regulations as applicable to the "M-1" District, with the exception that any freestanding sign on any parcel shall be a monument style sign with a masonry base that matches the primary structure on each parcel.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented staff report and recommendation.

William Lillis 317 6<sup>th</sup> Avenue, Suite 300 stated that they agree with most of staff recommendation and the only point they have concern with is the requirement of brick on the first floor of the building due to affordability. They have found a product that looks like brick in which they would agree to put on all three of the buildings. A neighborhood meeting was held on March 8. Three residents attended and there was no concern at that time.

Pearce Cody 1717 Ingersoll Avenue with Simonson & Associates stated that it has been a real struggle to find a way to make this project affordable. They have found a product that looks like brick and has a longer warranty than hardi-plank material and is more durable.

*John "Jack" Hilmes joined the meeting*

CJ Stephens asked how long the company that makes this new product has been in business.

Pearce Cody stated that he believes that it has been made just as long as the hardi-plank has and they would meet staff recommendation to bring this new product up on the entire first floor and all three floors at each entry bumpout.

Will Page asked for the difference in the thin brick and this new product.

Pearce Cody stated that it is a difference product thin brick is a thin ceramic product that is applied into some matrix that acts like a tile without the depth of a brick. The new material is designed to be put on in sheets and stands out away from the wood framing of the building to allow any moisture to leak out at the bottom.

William Lillis asked that the Commission approve staff recommendation as amended.

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

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

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

#### **COMMISSION ACTION:**

CJ Stephens moved to approve the proposed amendment to the "Baker Creek PUD" Conceptual Plan, subject to revision of the building elevations for the three multiple-family residential structures closest to Hubbell Avenue (identified as "Phase 1", "Phase 2", & "Phase 6") to include the new material as presented.

Motion passed 10-0-1 (Mike Simonson abstained).

Respectfully submitted,



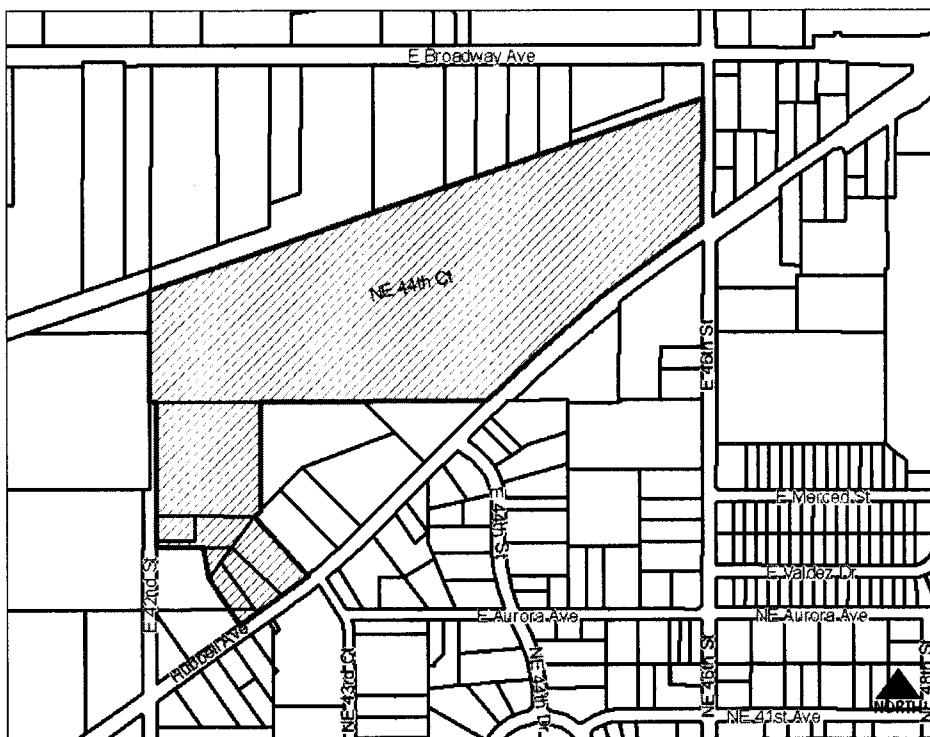
Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

Request from Baker Real Estate, LP (owner) represented by Bernice Baker (partner) to amend the Baker PUD on property in the vicinity of 4500 Hubbell Avenue.		File #		
		ZON2012-00021		
<b>Description of Action</b>	Review and approval to amend the Baker PUD on property in the vicinity of 4500 Hubbell Avenue, to revise development on Parcels B and C to increase the number of permitted multiple-family residential units from 180 to 210, and to remove the required brick exterior materials replacing them with cement board materials.			
<b>2020 Community Character Plan</b>	Medium-Density Residential and General Industrial			
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements			
<b>Current Zoning District</b>	"PUD" Planned Unit Development District			
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development District			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	3	4		
Outside Area				
<b>Plan and Zoning Commission Action</b>	Approval	10-0-1	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

Baker Creek PUD Amendment - NE 46th Street & Hubbell Avenue ZON2012-00021



Item 2012 00021

Date 3/5/12 42

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

**RECEIVED**  
(Circle One)  
COMMUNITY DEVELOPMENT Name Todd Rabe

MAR 19 2012 Signature [Signature]

DEPARTMENT Address 4447 NE Broadway Ave

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

Your Planning on putting in a lot  
a 20 plex or something. They will  
Be Anawim Projects, I have dry called  
many Anawim projects and they are  
filled with dirt Balls!

Item 2012 00021

Date 03/08/2012

42

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

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name Edward Pilkington

Signature Edward Pilkington

MAR 19 2012

Address 4269 East Broadway D.M.

50317

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item 2012 00021

Date \_\_\_\_\_

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

(Circle One)

**RECEIVED**  
**COMMUNITY DEVELOPMENT**

Print Name Allen McCollister

Signature Allen McCollister

MAR 19 2012

Address 4427 N.E. 46th Ave

Des Moines, Ia 50317

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

**DEPARTMENT**  
Liability or safety issues in the wooded  
and drainage ditch area with no  
active patrol or supervision, Traffic  
issues on Hubbell Ave.  
\_\_\_\_\_  
\_\_\_\_\_

Item 2012 00021

Date 3-7-2011

42

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

(Circle One)

RECEIVED

Print Name

Andy Holt

COMMUNITY DEVELOPMENT

Signature

[Signature]

MAR 19 2012

Address

4219 Habbell

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

Need some progress in the area

Item 2012 00021

Date 3-7-12

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

(Circle One)

RECEIVED

Print Name

VERVA S Hodges

COMMUNITY DEVELOPMENT

Signature

Verva S Hodges

MAR 19 2012

Address

4229 E Broadway Ave & 4195 E Broadway Ave

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

Item 2012 00021

Date 3.6.2012 42

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

(Circle One)

RECEIVED

Print Name

B.J. BAKER

COMMUNITY DEVELOPMENT

Signature

[Signature]

MAR 19 2012

Address

1724 Hubbell

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

DEPARTMENT

\_\_\_\_\_

SUBJECT PROPERTY AND  
ADJACENT PROPERTY

Item 2012 00021

Date 3/8/12

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

(Circle One)

RECEIVED

Print Name

SHIRLEY A BROWN

COMMUNITY DEVELOPMENT

Signature

[Signature]

MAR 19 2012

Address

484 E 46th St

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

DEPARTMENT

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_