



Roll Call Number

Agenda Item Number

13

Date September 8, 2014

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held August 21, 2014, the members voted 11-0 to APPROVE the request from Artisan Row, LLC (owner), represented by Steve Niebuhr (officer), for review and approval of a preliminary subdivision plat "Artisan Row" on property located at 1623 Grand Avenue, to allow division of the property into 27 row house lots, an outlot for the common area, and a lot for an existing commercial site, subject to compliance with all administrative review comments of the City's Permit and Development Center.

MOVED by _____ to receive and file.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank
Assistant City Attorney

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

(13-2015-1.04)

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



August 26, 2014

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 August 21, 2014, the following action was taken regarding a request from Artisan Row, LLC (owner) represented by Steve Niebuhr (officer) for review and approval of a preliminary subdivision plat "Artisan Row" on property located at 1623 Grand Avenue.

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>
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley	X			
Tim Fitzgerald				X
Dann Flaherty	X			
Jann Freed				X
John "Jack" Hilmes	X			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee	X			
CJ Stephens				X
Vicki Stogdill	X			
Greg Wattier	X			

APPROVAL of the proposed preliminary subdivision plat subject to compliance with all administrative review comments of the City's Permit and Development Center.

(13-2014-1.04)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested preliminary subdivision plat subject to compliance with all administrative review comments of the City's Permit and Development Center.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to construct 27 row house units on the site in accordance with the site plan and building elevations approved by the Plan and Zoning Commission on December 5, 2014.
2. **Size of Site:** 1.92 acres.
3. **Existing Zoning (site):** "C-3A" Central Business Support Commercial District, Downtown Overlay District, and "GGP" Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** Vacant.
5. **Adjacent Land Use and Zoning:**
 - North* – "C-2"; Uses are commercial.
 - South* – "C-3A"; Use is office.
 - East* – "C-3A"; Uses are multiple-family residential and commercial.
 - West* – "C-3A"; Use is a mixed residential and commercial development.
6. **General Neighborhood/Area Land Uses:** The subject site is located in the western portion of the downtown along the Grand Avenue and Ingersoll Avenue corridors. The area consists of a mix of large and small scale commercial buildings and multiple-family residential development.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown Des Moines Neighborhood and within 250 feet of the Sherman Hill Neighborhood. These neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on August 1, 2014 and by mailing of the Final Agenda on August 15, 2014.

All agendas are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Downtown Des Moines Neighborhood Association notices were mailed to Larry Bradshaw, 418 6th Avenue, Suite 902, Des Moines, IA 50309. The Sherman Hill Neighborhood Association notices were mailed to Ryan Howell, 831 16th Street, Des Moines, IA 50314.
8. **Relevant Zoning History:** The site plan and building elevations were conditionally approved by the Plan and Zoning Commission on December 5, 2013.
9. **2020 Community Character Land Use Plan Designation:** Downtown Support Commercial.
10. **Applicable Regulations:** The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and

the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. **Storm Water:** Underground storm water detention will be provided below the parking lot. This facility will drain into the existing Grand Avenue storm water sewer line at a controlled rate.
- 2. **Traffic/Street System:** The preliminary subdivision plat does not propose any new public streets. Public access easements are being provided along Grand Avenue and Ingersoll Avenue to allow the public sidewalks to extend onto the property to ensure adequate width.
- 3. **Access or Parking:** The units and internal parking lot would have access from 16th Street and 17th Street. Each unit would contain a two-car attached garage. The parking lot would contain 29 stalls.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes moved staff recommendation to approve the proposed preliminary subdivision plat subject to compliance with all administrative review comments of the City's Permit and Development Center.

Motion passed 11-0.

Respectfully submitted,


 Michael Ludwig, AICP
 Planning Administrator

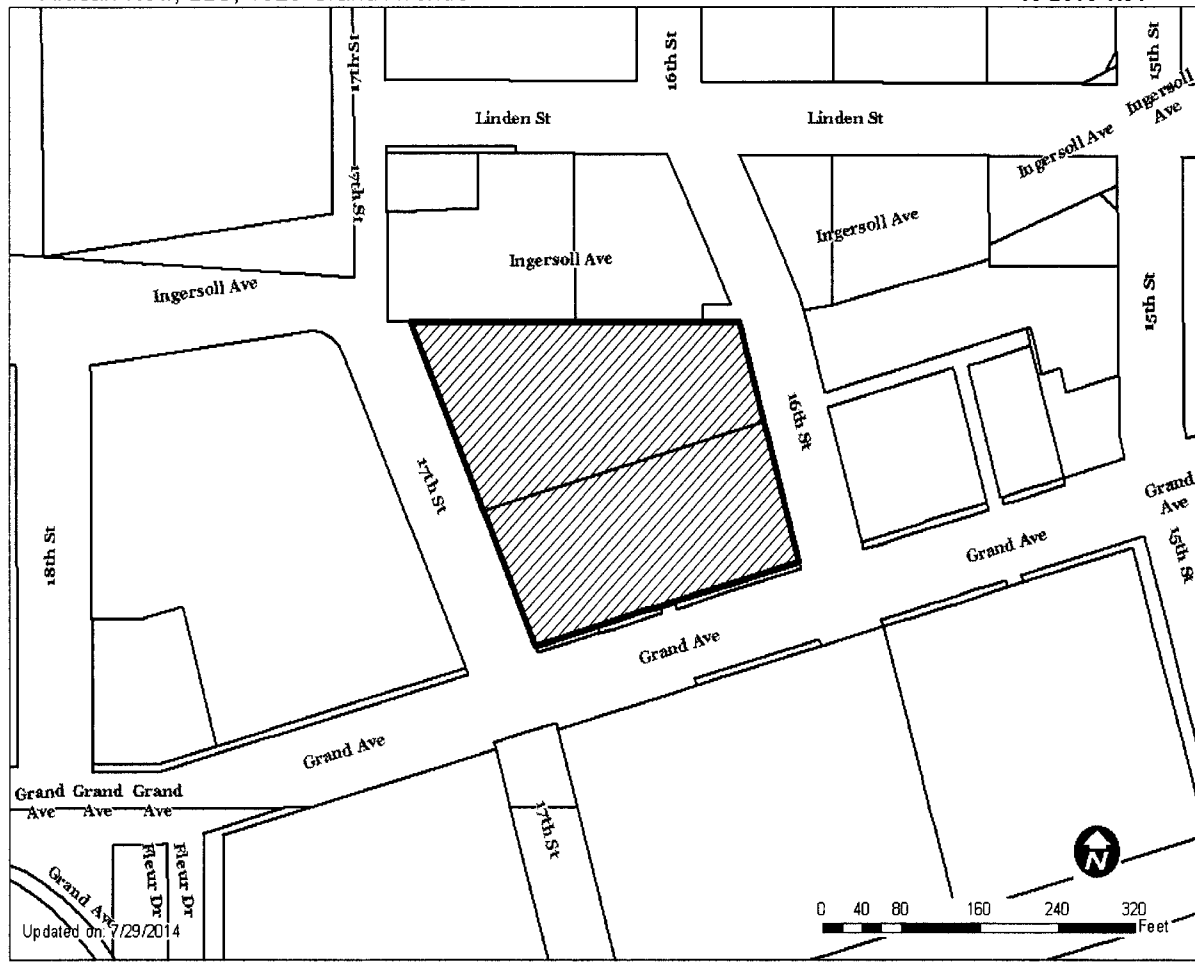
MGL:clw

Attachment

Request from Artisan Row, LLC (owner) represented by Steve Niebuhr (officer) on property located at 1623 Grand Avenue.			File #	
			13-2015-1.04	
Description of Action	Approval of a preliminary subdivision plat "Artisan Row" to allow division of the property into 27 row house lots, an outlet for the common area, and a lot for an existing commercial site subject to compliance with all administrative review comments of the City's Permit and Development Center.			
2020 Community Character Plan	Current: Downtown Support Commercial. Proposed: N/A.			
Horizon 2035 Transportation Plan	No Planned Improvements.			
Current Zoning District	"C-3A" Central Business Support Commercial District.			
Proposed Zoning District	N/A			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No X

Artisan Row, LLC, 1623 Grand Avenue

13-2015-1.04



1 inch = 114 feet



June 2nd, 2014

**Chad Billings
ERG, Inc.
2413 Grand Avenue
Des Moines, IA 50312**

RE: 1623 Grand Avenue, Artisan Row Brownstones

10-14-7.53

Dear Chad:

We have reviewed the fourth (4th) submittal of the site plan for the Artisan Row Brownstones, located at 1623 Grand Avenue in Des Moines, and have determined that the following conditions must be satisfied before plan approval can be granted.

Planning

1. Remove the lines shown on the Planning Director's Site Plan Approval Box on Sheet 1. Reducing the font size of text for the "General Notes" may lend additional space to relocate the approval box elsewhere on the sheet.
2. Regarding the Ingersoll Streetscape, spec the type of decorative bench used, similar to what has been called out for the trash receptacles and bike racks (LANDSCAPE FORMS BENCH - TOWNE SQUARE, PERFORATED, MODIFIED SURFACE MOUNTED PER MANUFACTURER).
3. The final copy of the landscape plan will need to be signed and dated by an architect, landscape architect, or certified nurseryman. The final copy of the site plan must have the preparer's certification statement signed and dated.

Please submit **one (1) signed mylar copy** 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,



Ross Stafford
Permit & Development Administrator