



Date November 17, 2014

RESOLUTION HOLDING HEARING ON REQUEST FROM KADING PROPERTIES, LLC. (OWNER), REPRESENTED BY KARIE RAMSEY (OFFICER), FOR REVIEW AND APPROVAL OF THE 9TH AMENDMENT TO THE MEADOWLANDS PUD CONCEPTUAL PLAN, 2100 MEADOW COURT

WHEREAS, on November 3, 2014, by Roll Call No. _____, the City Council received and filed the recommendation of the City Plan and Zoning Commission, by a vote of its members of 11-1, to **APPROVE** a request from Kading Properties, LLC (owner), represented by Karie Ramsey (officer), for review and approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan for property locally known as 2100 Meadow Court (“Property”), to revise the proposed configuration of residential dwellings from 43 units within 7 rowhouse structures having rear-loaded garages to 34 units within 17 one-story, two-unit (duplex) structures having front-loaded garages, subject to the following revisions:

1. Conformance with all administrative review comments by the Permit and Development Center;
2. Sheets 1 and 3 shall be revised to reflect the configuration proposed on Sheet 2;
3. Compliance with International Fire Code Section 508.5.1 that states “where a portion of the building is more than 400 feet from a hydrant on a fire apparatus road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided;”
4. Provision of a sidewalk connection to the recreational trail along the east edge of the site;
5. The two building designs labeled as “Unit Type D” shall be relabeled to demonstrate the side facades facing external to the site shall consist of stone siding;
6. The building designs labeled “Option H” and “Option H-2” shall be revised to include a stone wainscot on the highly visible side facades of the furthest east and furthest west units;
7. Provision of a note to state that any wall-mounted air conditioning units shall be placed in this most inconspicuous manner on the side or rear of the each unit and shall be screened by landscaping and/or architecturally-integrated vents to the satisfaction of the City’s Planning Administrator;
8. Provision of at least one (1) overstory tree in front of each two-family structure;
9. Provision of landscaping within the 5-foot paving setback along the west property line to the satisfaction of the City’s Planning Administrator;



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Date November 17, 2014

10. The plantings within the northern portion of the site shall be spread out to provide an adequate buffer along the north property line to the satisfaction of the City's Planning Administrator;
11. Relocation of the proposed private park to a more central location within the development that is more accessible and visible to residents, to the satisfaction of the City's Planning Administrator, which may result in the loss of a dwelling unit;
12. Provision of enough topographic grade elevations and sanitary sewer inverts to ensure gravity service to all units, to the satisfaction of the Permit & Development Center's engineering staff;
13. The PUD Conceptual Plan shall demonstrate placement of any monument sign to the satisfaction of the City's Planning Administrator; and
14. Provision of a note to state that all outdoor lighting fixtures, including wall-mounted packs and pole lights, shall be low-glare, cut-off type fixtures; and

WHEREAS, on November 3, 2014, by Roll Call No. _____, it was duly resolved by the City Council that the application of Kading Properties, LLC (owner) for review and approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on November 17, 2014 at 5:00 P.M., in the Council Chamber at City Hall; and

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

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Meadowlands 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 and any statements of interested persons and arguments of counsel, any and all objections to the proposed 9th Amendment to the Meadowlands PUD Conceptual Plan for the Property, locally known as 2011 Meadow Court and legally described as follows, are hereby overruled, and the hearing is closed:

Lots 1, 2, 3, B, C, THE MEADOWLANDS PLAT 1, an Official Plat and Lots 1, 2, 3, 4, 5, A, B, THE MEADOWLANDS PLAT 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.



Roll Call Number

Agenda Item Number

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Date November 17, 2014

- 2. The proposed 9th Amendment to the Meadowlands 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.
- 3. The 9th Amendment to the Meadowlands PUD Conceptual Plan for the Property as described above, which 9th Amendment is on file in the Community Development Department, is hereby approved, subject to the Amendment and Plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth above and in the communication from the Plan and Zoning Commission, and subject to approval of such amendments by the Community Development Director.

MOVED by _____ to adopt.

FORM APPROVED:



 Glenna K. Frank, Assistant City Attorney

(ZON2014-00178)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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



October 20, 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 October 16, 2014, the following action was taken regarding a request from Kading Properties, LLC. (owner) represented by Karie Ramsey (officer) for review and approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan on property at 2100 Meadow Court.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-1 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 staff recommendation for the proposed 9th Amendment to the Meadowlands "PUD" Conceptual Plan, subject to the following revisions:

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Sheets 1 and 3 shall be revised to reflect the configuration proposed on Sheet 2.

3. Compliance with International Fire Code Section 508.5.1 that states “where a portion of the building is more than 400 feet from a hydrant on a fire apparatus road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.”
4. Provision of a sidewalk connection to the recreational trail along the east edge of the site.
5. The two building designs labeled as “Unit Type D” shall be relabeled to demonstrate the side facades facing external to the site shall consist of stone siding.
6. The building designs labeled “Option H” and “Option H-2” shall be revised to include a stone wainscot on the highly visible side facades of the furthest east and furthest west units.
7. Provision of a note to state that any wall-mounted air conditioning units shall be placed in this most inconspicuous manner on the side or rear of the each unit and shall be screened by landscaping and/or architecturally-integrated vents to the satisfaction of the City’s Planning Administrator.
8. Provision of at least one (1) overstory tree in front of each two-family structure.
9. Provision of landscaping within the 5-foot paving setback along the west property line to the satisfaction of the City’s Planning Administrator.
10. The plantings within the northern portion of the site shall be spread out to provide an adequate buffer along the north property line to the satisfaction of the City’s Planning Administrator.
11. Relocation of the proposed private park to a more central location within the development that is more accessible and visible to residents, to the satisfaction of the City’s Planning Administrator. This may result in the loss of a dwelling unit.
12. Provision of enough topographic grade elevations and sanitary sewer inverts to ensure gravity service to all units, to the satisfaction of the Permit & Development Center’s engineering staff.
13. The PUD Conceptual Plan shall demonstrate placement of any monument sign to the satisfaction of the City’s Planning Administrator.
14. Provision of a note to state that all outdoor lighting fixtures, including wall-mounted packs and pole lights, shall be low-glare, cut-off type fixtures.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed 9th Amendment to the Meadowlands “PUD” Conceptual Plan, subject to the following revisions:

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Sheets 1 and 3 shall be revised to reflect the configuration proposed on Sheet 2.
3. Compliance with International Fire Code Section 508.5.1 that states "where a portion of the building is more than 400 feet from a hydrant on a fire apparatus road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided."
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13. The PUD Conceptual Plan shall demonstrate placement of any monument sign to the satisfaction of the City's Planning Administrator.
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Written Responses

2 In Favor

3 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment would allow "Parcel 4" of the Meadowlands PUD Conceptual Plan to be developed with 34 dwelling units within 17 one-story, two-unit (duplex) structures. The PUD Conceptual Plan currently shows this parcel to be developed with 43 dwelling units within seven (7) rowhouse structures. The proposed 34 dwelling units on 4.17 acres represents a density of 8.15 dwelling units per acre.

On October 9, 2014, the developer submitted a revised PUD Conceptual Plan that addresses several of staff's initial review comments. Staff notes that the layout shown on Sheet 2 is the current proposal. Therefore, Sheets 1 and 3 need to be revised to reflect this configuration.

2. **Size of Site:** 4.17 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** "Parcel 4" is currently undeveloped land.
5. **Adjacent Land Use and Zoning:**

North – "R-5", Use is undeveloped land used for agricultural production.

South – "Meadowlands PUD", Use is multiple-family residential within 2-story buildings.

East – "Hillsboro PUD", Use is multiple-family residential within 1-story townhome buildings.

West – "Meadowlands PUD", Use is multiple-family residential within 2-story buildings.

6. **General Neighborhood/Area Land Uses:** The site is located at the northeast corner of the Meadowlands subdivision, which includes a mix of multiple-family and two-family residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located with a recognized neighborhood. However, the Meadowlands PUD is within 250 feet of the Easter Lake Area Neighborhood. This neighborhood was notified of the meeting by mailing of the Preliminary Agenda to all recognized neighborhoods on September 26, 2014. Additionally, separate notifications of the hearing for this specific item were mailed on September 26, 2014 (20 days prior) and October 6, 2014 (10 days prior) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the PUD Planned Unit Development. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on October 10, 2014.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Easter Lake Area Neighborhood Association mailings were sent to Jim Bollard, 4007 Southeast 26th Street, Des Moines, IA 50320.

The applicant held their neighborhood meeting on September 30, 2014. They will be available to provide a summary of the neighborhood meeting at the Plan & Zoning Commission hearing.

8. **Relevant Zoning History:** On February 24, 1997, the City Council adopted Ordinance 13,433 to rezone the property to "PUD" District and approve the Meadowlands PUD Conceptual Plan. This initial Conceptual Plan designated "Parcel 4" for development with up to 43 dwelling units within rowhouse structures. This proposed amendment (9th) is the first amendment that would revise "Parcel 4".
9. **2020 Community Character Land Use Plan Designation:** The subject property is designated as Medium Density Residential, which allows for densities of up to 17 dwelling units per acre. The proposed 34 dwelling units on 4.17 acres represents a density of 8.15 dwelling units per acre.
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, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and conceptual plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the conceptual plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Fire Protection Comments:** International Fire Code Section 508.5.1 states "where a portion of the building is more than 400 feet from a hydrant on a fire apparatus road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided." This may require provision of hydrants in addition to the two (2) shown on the northern portion of the site.
2. **Access & Parking:** Ten (10) of the proposed dwelling units would front Meadow Court while the balance would front a private access drive circling through the development. This access drive would originate from an existing drive approach along Meadow Court

that is shared with the development adjacent to the west. Each dwelling unit would have an attached garage space, as well as two (2) parking spaces in front of it.

The PUD Conceptual Plan demonstrates a 10-foot wide recreational trail on the Indianola Avenue and a 5-foot wide public sidewalk along Meadow Court. The Conceptual Plan also demonstrates a sidewalk along the private access road, as well as a sidewalk connecting the private sidewalk to the public sidewalk along Meadow Court. Staff also recommends provision of a sidewalk connection to the recreational trail along Indianola Avenue.

3. Urban Design: The PUD Conceptual Plan includes the following notes:

- All lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.
- All windows within portions of the façade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
- All dwelling units shall have architectural asphalt shingles.
- There shall be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings.

The five (5) two-family structures fronting Meadow Court would be differentiated by a mix of four (4) façade types that include varying amounts of stone material, horizontal lap siding, and shake-pattern siding. One of the types includes a front porch feature. The buildings on each end would be a “Unit D”, which includes stone on the most visible sides. Staff notes that the two details for this units are both labeled “Unit Type D”, so they should be revised to “Unit Type D-1” and “Unit Type D-2” to more clearly represent the intent.

The twelve (12) two-family structures fronting the private access road would all be one of two designs that are differentiated by varying amounts of stone material, horizontal lap siding, and shake-pattern siding. Staff recommends that the highly visible side facades of the furthest east and furthest west units include a stone wainscot.

The proposed elevations demonstrate wall-mounted air conditioning units on the side facades of the units fronting Meadow Court and on the front facades of the units fronting the private access road. Staff recommends provision of a note to state that any wall-mounted air conditioning units shall be placed in the most inconspicuous manner on the side or rear of the each unit and screened by landscaping and/or architecturally-integrated vents to the satisfaction of the City’s Planning Administrator.

4. Landscaping: The PUD Conceptual Plan demonstrates a landscaped buffer along the eastern perimeter of the site and provides a mix of overstory and ornamental trees throughout the site. Staff recommends that at least one (1) overstory tree should be provided in front of each two-family structure.

The Conceptual Plan demonstrates the private access road would be within 5 feet of the west property line. Staff recommends that some plantings be provided along the west property line to the satisfaction of the City’s Planning Administrator y.

The PUD Conceptual Plan demonstrates three clusters of trees along the north property

line. Staff recommends that these trees be spread out provide an adequate buffer along the north property line to the satisfaction of the City's Planning Administrator.

The PUD Conceptual Plan states foundation plantings will be provided around each unit.

5. **Private Park:** The PUD Conceptual Plan demonstrates a small "private park area" near the northwest corner of the development, along with a note stating this area would include a children's play feature and a basketball court. Staff believes that it is reasonable to relocate this area to a more central location within the development that is more accessible and visible to residents, to the satisfaction of the City's Planning Administrator. This may result in the loss of a dwelling unit.
6. **Drainage/Grading:** Any development of the site must comply with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. All grading is subject to an approved grading permit and soil erosion control plan.

The Conceptual Plan demonstrates stormwater detention would occur along the northern and eastern portions of the site.

7. **Utilities:** All necessary utilities are available to the site from existing services within adjoining Meadowlands Drive right-of-way. However, the Conceptual Plan must provide enough topographic grade elevations and sanitary sewer inverts to ensure gravity service to all units, to the satisfaction of the Permit & Development Center's Engineering staff.
8. **Other Information:** The PUD Conceptual Plan includes a detail for monument sign with a decorative stone base to match the stone of the dwelling units proposes a 6-foot by 1.83-foot (11 square feet) sign mounted on a boulder. However, the PUD Conceptual Plan must also demonstrate placement of this sign to the satisfaction of the City's Planning Administrator.

The PUD Conceptual Plan include a note to state that any refuse collection container enclosure on the site shall be constructed with masonry walls to match the development and steel gate. However, no such enclosures are proposed at this time.

Staff recommends a note be added to state that all outdoor lighting fixtures, including wall-mounted packs and pole lights, shall be low-glare, cut-off type fixtures.

The PUD Conceptual Plan includes a note to state that the property shall provide on-site management and video surveillance equipment. The applicant indicates that this would be achieved by sharing an on-site manager with their 69-unit residential development that is currently under construction to the west of this site.

SUMMARY OF DISCUSSION

Bert Drost presented the staff report and recommendation.

Dann Flaherty asked why staff is concerned with the location of the park.

Bert Drost stated the accessibility and visibility of the park is greater if located in the middle versus at the rear of the property.

Dann Flaherty asked if there is an easement area at the north edge of the site.

Bert Drost stated the applicant is proposing a stormwater detention in that area.

Dann Flaherty asked would the park protect that easement area better.

Mike Ludwig stated staffs concerns about the private park feature is a function of accessibility and monitoring of that space. The proposed location is tucked away from the public streets, not a visible area and there are not a lot of units facing the private park. Staff believes that putting the park in a more central location would provide better accessibility, visibility and safety.

Vicki Stogdill asked if the other units in the area have a single car garage.

Bert Drost stated yes they do. They are one car garages but have two parking spaces in front of them making it a total of three spaces per unit.

Will Page asked about the density of the stone material that is being proposed for the siding.

Bert Drost stated he believes the applicant brought a sample.

Mark Lee Lee Chamberlain Consultant Engineers 3117 115th Street, Van Meter, Iowa representing Kading Properties stated they would like to do a couple of things differently than what staff has recommended and believe they can accomplish the same goals. They were unable to relocate the park to the middle of the development as staff has suggested but they have changed the location of the park to a location along the driveway on the west edge of the site to give it more visibility and safety. They are down to 34 units making it a density of about 8 units per acre. The existing plan allows 10 units per acres. He pointed out in the plat development requirement the storm water detention has to be 21' x 40'. The area they are proposing for their storm water detention it is 100' x 60' and is locked in that location.

Dan Novelli Kading Properties 7008 Madison Avenue stated they are interested in using the same ideas for the park area as Polk County Conservation and Des Moines Park and Recreation have done with nature playscapes. He noted a nature playscape would be a better fit in the irregular shape area as opposed to a traditional play structure.

Mark Lee stated their other issue is condition #7. The layouts of these units are such that the rear is where the bedrooms are located and the front is where the kitchen and living room are located. It works better for air circulation to put that air in the larger area and let it filter into the bedrooms. If the air conditioning units are put on the side or the rear it is harder to filter the air in the front area. They are proposing that the air conditioning units be left in the front buffering it heavily with some plantings around the front and matching the color of the siding.

Dan Novelli showed a sample of the stone siding they are proposing to use. It is stone veneer and they have used it in several projects with success. It has some sustainability factors that they like as far as recycled materials.

Will Page asked if it comes as a panel or is each piece laid individually.

Dan Novelli stated they are individually laid with mortar.

Vicki Stogdill asked will there be some type of barrier fencing surrounding the park area.

Mark Lee stated they will have a sidewalk next to the street giving it a little bit of a buffer, but believes having some type of barrier would be a good idea.

Greg Jones stated if the air conditioning is on the front, he prefers the grill of the air conditioning not be seen at all, therefore, would like the color to match the siding and believes they can work through that.

John "Jack" Hilmes asked why the air conditioning units have to go on the front and can't be concealed in a different space. He has had homes where the air conditioning units suspended from the ceiling in the garage servicing other areas of the home and he has had homes with air conditioning units in the attic space servicing other areas in the home.

Dan Novelli stated from their experience they have had similar designs with similar units in the garages and those have not worked as well. They get too hot.

Dann Flaherty asked do they have any different elevations than are being shown.

Mark Lee stated they have different foot prints and exterior finish but with the same building mass.

CHAIRPERSON OPENED THE PUBLIC HEARING

Mildred Rivera-Betancourt 2101 Meadow Court #602 stated her concerns are the one access point, the increase in traffic density, parking on the street and people parking along Meadowland Drive reducing the traffic flow from two lanes to one lane. It is difficult to get in and out of the garage and in the winter it would present a problem for snow removal. She believes a no parking sign on Meadowland Drive would ease and maintain the traffic flow. There are a lot of kids in their neighborhood with people driving fast.

Lynnette Chapman 2100 Meadow Chase Ln. #505 stated a few years ago there was a four alarm fire in the area and there was only one access for the emergency vehicles. This is a concern and she suggested an access point off of Indianola to give more access and to ease the congestion. The traffic will increase and she is glad they are reducing the number of units. There is still an ongoing issue with both of the roundabouts with people routinely going in the wrong direction. There is still no public transit in the immediate area. As this area keeps developing, turn lanes are needed on Indianola.

Mark Timmons Witherwax Law 6205 Mills Civic Parkway, Suite 201 representing Pasco Storage Unlimited has some concerns with the new proposed construction. They are worried about the value of their property with the addition of this development because of

the cookie cutter units and the air conditioning units are not visibly aesthetic. They also have issues with the proposed driveway due to the influx of cars that will be brought into this area. He agrees with the previous person that there should be an additional entrance onto Indianola Avenue. With the total number of children in the neighborhood there could be issues with the single-car garage and having other cars in the driveway which could lead to reduced visibility in the neighborhood.

Rebuttal

Mark Lee stated the townhomes and condos are typically the same. This development was approved by the City of Des Moines many years ago. He assumes they did a traffic study at that time.

Ted Irvine asked if the density of this new phase is greater or less than the existing approved plan.

Mark Lee stated this amendment is less dense than the existing approved plan.

Mike Ludwig stated staff will forward the parking concerns on Meadowlands to the Traffic and Transportation Department to see if there is a need to restrict any parking in the area. They probably would want to wait until the additional units are built to do that analysis. Staff could also contact the school district about where they are currently parking to load and unload students. He pointed out that when the school bus put their sign out, traffic is supposed to stop on both sides. He pointed out the last two projects have reduced the density that was originally approved on this PUD. The original PUD had very similar building types all over. With the amendments that have been approved there have been a variety of housing types constructed in this development. Staff was pleased with the variation. There are single-family houses across the street. Mixed housing type in the neighborhood is critical. Indianola Avenue has been widened from SE 14th to Army Post Road and in the future there are plans for additional widening of Indianola Avenue south of Army Post, but that is in future CIP Plans. The Traffic and Transportation Department as well as the Fire Department did review the fire access into the development. He was not sure that Traffic and Transportation Department would allow access to Indianola Road.

Bert Drost stated when the original PUD was established there were discussions on where the entrances to Indianola should occur. The intent was to minimize the intersections on Indianola. There is quite a bit of grade change between the north end of the parcel and Indianola.

Dann Flaherty asked could something be done to extend Pine west of Indianola.

Bert Drost stated the property to the north is an approved but yet to be constructed "R-5" land lease community. That plan includes a circular driveway so there would not be a way to connect to the two properties or to extend Pine.

Dann Flaherty stated if the density will be worse as they move north.

Mike Ludwig stated an "R-5" land lease community it is considered single-family housing.

Dann Flaherty stated his concern is the density.

Bert Drost stated the current approved plan allows 43 dwelling units.

Dann Flaherty stated the fact that the applicant changed the units from 43 to 34 is a plus. His concern is that this PUD is hugely over built.

Bert Drost pointed out the PUD was approved in 1997.

Lynette Chapman 2101 Meadow Chase Lane Unit 505 stated she understands people have to stop for a school bus when the red lights are on and the arm is out. However, the bus are also stopped with yellow lights on and just waiting at times. She noted it is very confusing.

Jacqueline Easley asked if these units are meeting a demand.

Bert Drost stated he believes there is a demand. The development to the northwest that is under construction is leased.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Tim Fitzgerald noted he shares Commissioner Flaherty's frustration. It looks cookie cutter and he believes the applicant is trying to get as much as they can out of what they can. Because it is zoned for this he will agree with staff recommendation.

COMMISSION ACTION:

Tim Fitzgerald moved staff recommendation for approval of the proposed 9th Amendment to the Meadowlands "PUD" Conceptual Plan, subject to the following conditions:

1. Conformance with all administrative review comments by the Permit and Development Center.
2. Sheets 1 and 3 shall be revised to reflect the configuration proposed on Sheet 2.
3. Compliance with International Fire Code Section 508.5.1 that states "where a portion of the building is more than 400 feet from a hydrant on a fire apparatus road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided."
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screened by landscaping and/or architecturally-integrated vents to the satisfaction of the City's Planning Administrator.

- 8. Provision of at least one (1) overstory tree in front of each two-family structure.
- 9. Provision of landscaping within the 5-foot paving setback along the west property line to the satisfaction of the City's Planning Administrator.
- 10. The plantings within the northern portion of the site shall be spread out to provide an adequate buffer along the north property line to the satisfaction of the City's Planning Administrator.
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- 13. The PUD Conceptual Plan shall demonstrate placement of any monument sign to the satisfaction of the City's Planning Administrator.
- 14. Provision of a note to state that all outdoor lighting fixtures, including wall-mounted packs and pole lights, shall be low-glare, cut-off type fixtures.

Motion passed 11-1 (Vicki Stogdill voted in opposition)

Respectfully submitted,

Michael G. Ludwig, AICP
Planning Administrator

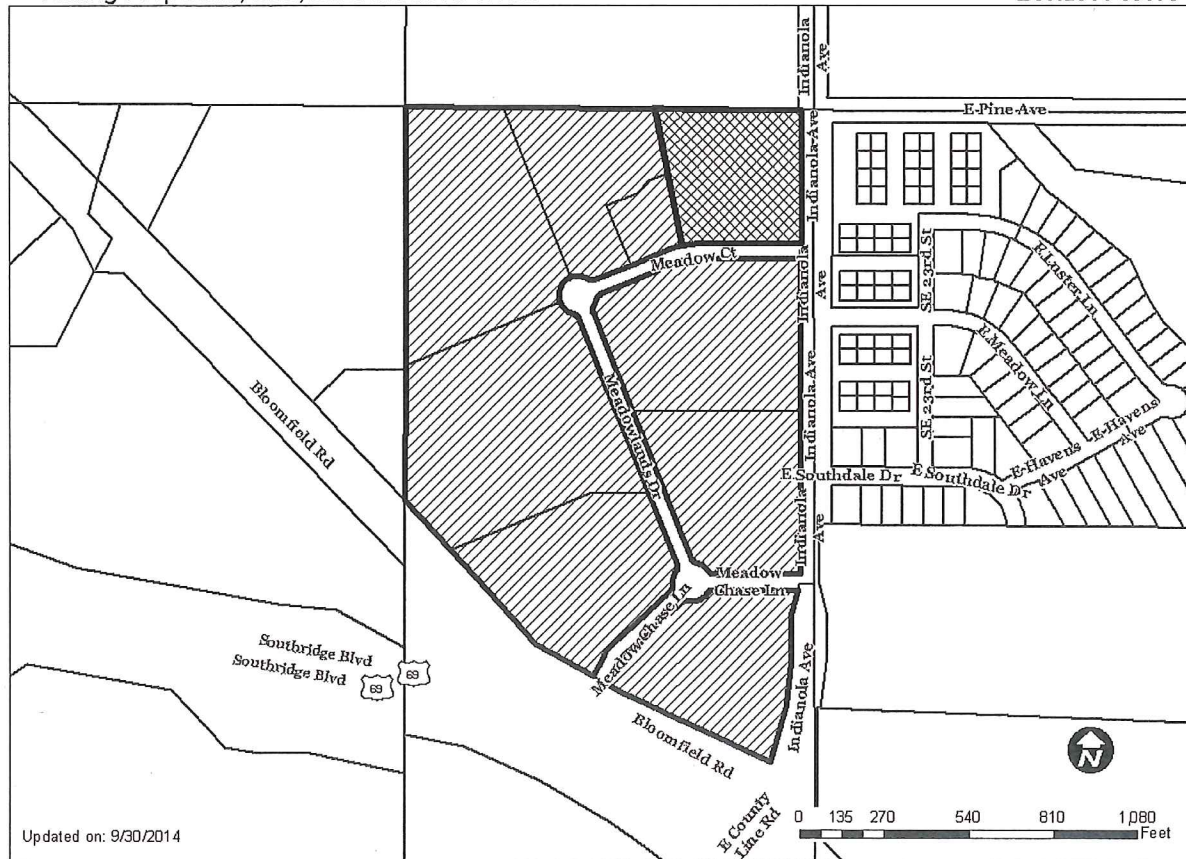
MGL:clw

Attachment

Kading Properties, LLC. (owner) represented by Karie Ramsey (officer) on property at 2100 Meadow Court.		File #		
		ZON2014-00178		
Description of Action	Approval of the 9th Amendment to the Meadowlands PUD Conceptual Plan to revise the proposed configuration of residential dwellings on 2100 Meadow Court from 43 units within rowhouses having rear loaded garages to 34 units within two family dwellings having front loaded garages subject to revisions.			
2020 Community Character Plan	Current: Medium Density Residential. Proposed: N/A.			
Horizon 2035 Transportation Plan	No planned improvements.			
Current Zoning District	"PUD" Planned Unit Development.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	2	3		
Outside Area				
Plan and Zoning Commission Action	Approval	11-1	Required 6/7 Vote of the City Council	Yes
	Denial			No

Kading Properties, LLC, 2100 Meadow Court

ZON2014-00178



1 inch = 360 feet

ZON2014-00178

46

Item

Date

10/9/14

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

RECEIVED
COMMUNITY DEVELOPMENT

OCT 14 2014

DEPARTMENT

Print Name

Barbara Kelderman

Signature

Barbara Kelderman

Address

100 Meadow Chase Ln #209

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

Item

ZON2014-00178

Date

9 Oct 2014

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

RECEIVED
COMMUNITY DEVELOPMENT

OCT 14 2014

DEPARTMENT

Print Name

JOSEPH CAMPORIANO

Signature

Joseph Camporiano

Address

2700 E SOLT HDALE DR

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

ZON2014-00178

Item

Date

10.8.14

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

RECEIVED

COMMON DEVELOPMENT

Print Name

Erin M. Hanes

OCT 14 2014

Signature

Erin M. Hanes

DEPARTMENT

Address

6901 SE 14th

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

Area over populated all
ready

ZON2014-00178

46

Item

Date

10/13/2014

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

Received after 16:2 meeting

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name

Kathy Bianchi

Signature

Kathy M Bianchi

Address

2320 E Luster Ln #2
Dm, IA 50320

OCT 16 2014

DEPARTMENT

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

I do NOT need my property taxes or value of my house affected any more than they already have been. If they plan to add more residents, need to widen street first.
(Incl. Ave)

ZON2014-00178

Item

Date

2100 Meadowcroft

10/8/14

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

RECEIVED
(Circle One)

COMMUNITY DEVELOPMENT

Print Name

Kimberly Stephens

Signature

Kimberly Stephens

Address

2107 Meadow Ct #1002
Dsm, IA 50320

OCT 14 2014

DEPARTMENT

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

Will drive down our property values

46

P.U.D. CONCEPTUAL PLAN 9TH AMENDMENT MEADOWLANDS

DESIGN START DATE: 06-20-14
DATE PLOTTED: 09-25-14
PRELIMINARY FIELD WORK COMPLETED: 09-25-14
FIELD BOOK NO. 2013-01

NOTES: (ADDITIONAL FOR PARCEL 4)
ON PREVIOUSLY APPROVED PLAN PARCEL 4 INCLUDED 43 DWELLING UNITS OF TWO STORY TOWNHOMES.
THIS PROPOSAL CALLS FOR 34 DWELLING UNITS SPLIT BETWEEN 17 BI-ATTACHED ONE STORY BUILDINGS.
THE ATTACHED BUILDING ELEVATIONS ARE INTENDED TO PORTRAY THE ARCHITECTURAL CHARACTER AND USE OF THE COMPLEMENTARY BUILDING MATERIALS. ACTUAL BUILDING PLANS WILL BE SIMILAR IN DESIGN AND CONSTRUCTION MATERIALS.

NOTES: (FOR PARCEL 4 & 6)
1. Any PUD Development Plan for the development shall be presented to the Plan and Zoning Commission for review and approval.
2. The number of permitted residential dwelling units within any future development shall be dependent upon the PUD Development Plan review and compliance with the PUD Conceptual Plan. However, the number of dwelling units shall not exceed 70 units. (PARCEL 6 ONLY)
3. All lap siding shall be cement board, wood, or engineered wood with a minimum 50-year warranty.
4. All windows within portions of the facade sides with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.
5. All dwelling units shall have architectural-type asphalt shingles.
6. There shall be at least 10 feet of separation between the side facades of buildings and at least 25 feet of separation between rear facades of the buildings.
7. Foundation plantings shall be provided around each dwelling unit.
8. A private park shall be located near the front of the development and shall include a children's play feature and a basketball court.
9. Any refuse collection container enclosure structure shall be constructed with masonry walls to match the development and steel.
10. The property shall provide on-site management and video surveillance equipment.
LEGAL DESCRIPTION:
LOT 5 OF THE MEADOWLANDS PLAT 2, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

PARCEL 7
APARTMENTS/TOWNHOMES
2-STORY
8.2 ACRES
48 DU
8.2 DU/AC

PARCEL 6
BI-ATTACHED CONDOMINIUMS
1-STORY
7.21 ACRES
70 DU
10 DU/AC

PARCEL 8
APARTMENTS
2-STORY
8.7 ACRES
50 DU
8.8 DU/AC

PARCEL 5
CONDOMINIUMS
2-STORY
8.9 ACRES
72 DU
12 DU/AC

PARCEL 1
COMMERCIAL
1-STORY
25,000 SF RETAIL
CONVENIENCE STORE/GAS
8.2 ACRES

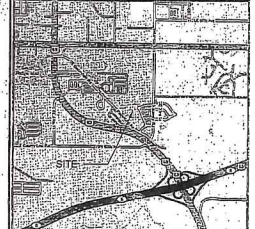
PARCEL 2
APARTMENTS
2-STORY
8.8 ACRES
58 DU
10.6 DU/AC

PARCEL 3
TOWNHOMES
2-STORY
6.7 ACRES
74 DU
11.1 DU/AC

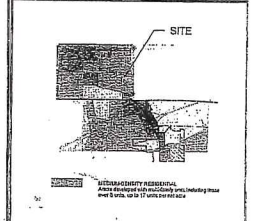
PARCEL 4
BI-ATTACHED CONDOMINIUMS
SINGLE STORY
4.17 ACRES
34 DU
8.15 DU/AC

PUD ZONING APPROVAL
FEBRUARY 24, 1997
ROLL CALL NO. 97-628
ORD. NO. 153-033
1ST CONCEPT PLAN AMENDMENT:
JUNE 16, 2000
ROLL CALL NO. 00-1616
2ND CONCEPT PLAN AMENDMENT:
JANUARY 4, 2001
ADMINISTRATIVE
3RD CONCEPT PLAN AMENDMENT:
JUNE 9, 2002
ADMINISTRATIVE
4TH CONCEPT PLAN AMENDMENT:
AUGUST 28, 2003
ADMINISTRATIVE
5TH CONCEPT PLAN AMENDMENT:
JUNE 25, 2003
ADMINISTRATIVE
6TH CONCEPT PLAN AMENDMENT:
DECEMBER 03, 2003
ADMINISTRATIVE
7TH CONCEPT PLAN AMENDMENT:
MAY 13, 2009
ADMINISTRATIVE
8TH CONCEPT PLAN AMENDMENT:
MAY 6, 2013
ADMINISTRATIVE
PROPERTY ADDRESS:
2100 MEADOW COURT
ZONING:
EXISTING: PUD
PROPOSED: PUD
OWNER/DEVELOPER
KADING PROPERTIES, LLC
KARIE RAMSEY
7008 MADISON AVENUE
URBANDALE, IOWA 5032

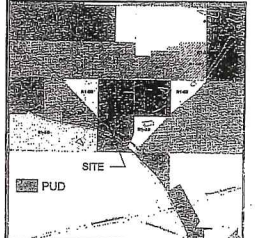
VICINITY MAP



CHARACTER PLAN



ZONING PLAN



PUD CONDITIONS - FOR LOT 1 OF MEADOWLANDS

- DEVELOPER SHALL PROVIDE AT LEAST 20% OPEN SPACE FOR LOT 1.
- BUILDING MATERIALS AND DESIGN SHALL BE IN ACCORDANCE WITH THE DES MOINES SITE PLAN ORDINANCE FOR NEIGHBORHOOD COMMERCIAL PROPERTIES.
- A 1400 SQUARE FOOT GARDEN CENTER WAS APPROVED FOR PHASE II AS PART OF THE P.U.D. AMENDMENT.
- ONE PARKING SPACE PER EVERY 200 SQUARE FEET, OR A MINIMUM OF 75 SPACES IS REQUIRED. PARKING STALL SHALL BE 17' x 8' WITH A 5' MANEUVERING SPACE.
- A 10' BIKE TRAIL ALONG THE EAST PROPERTY LINE SHALL BE REQUIRED. THIS WILL BE EXECUTED IN PHASE II WHEN THE CONVENIENCE STORE IS BUILT.
- THE ZONING REQUIREMENTS SHALL FOLLOW THE REQUIREMENTS FOR C-1 NEIGHBORHOOD RESIDENTIAL RETAIL AND SERVICES UNLESS STATED OTHERWISE. 7. PLAN IS TO BE RESIDENTIAL FRIENDLY.
- SIGNS ARE TO BE MONUMENT SIGNS. NO POLE SIGNS ARE ALLOWED.
- 24,000 TOTAL SQUARE FEET OF COMMERCIAL SPACE IS ALLOWED ON LOT ONE.
- THE P.U.D. REQUIRES A 30' SETBACK WHEN ADJOINING ANY RESIDENTIAL OR COMMERCIAL PORTION OF A P.U.D.
- A MINIMUM BUILDING HEIGHT OF 15' OR A MAXIMUM OF ONE STORY IS REQUIRED.

DEVELOPMENT SCHEDULE
PARCEL 4 PROPOSED FOR NEXT DEVELOPMENT PHASE. ALL REMAINDER PARCELS PREVIOUSLY DEVELOPED.

6TH CONCEPT PLAN AMENDMENT - P.U.D. CONCEPT PLAN

APPROVED APPROVED WITH CORRECTION

IF APPROVED WITH CORRECTION USE 483-2001-023 WORDS INDICATE CODE AS INDICATED

NO CHANGES TO THIS PLAN ALLOWED BY WORDS FROM THE PLANNING COMMISSION

SITE: _____ PLANNING COMMISSION: _____



I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the State of Iowa.

Signature: _____ Date: _____
Name (Printed or Typed): LOHNE R. SINGLAR
License Number: 02537
My license renewed date is April 30, 2018.
Pages or sheets covered by this seal: C-3 (LANDSCAPING ONLY)



I hereby certify that this engineering document was prepared and the related design work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature: _____ Date: _____
Name (Printed or Typed): MARK L. LEE
License Number: 11582
My license renewed date is December 31, 2018.
Pages or sheets covered by this seal: C-1-C-2

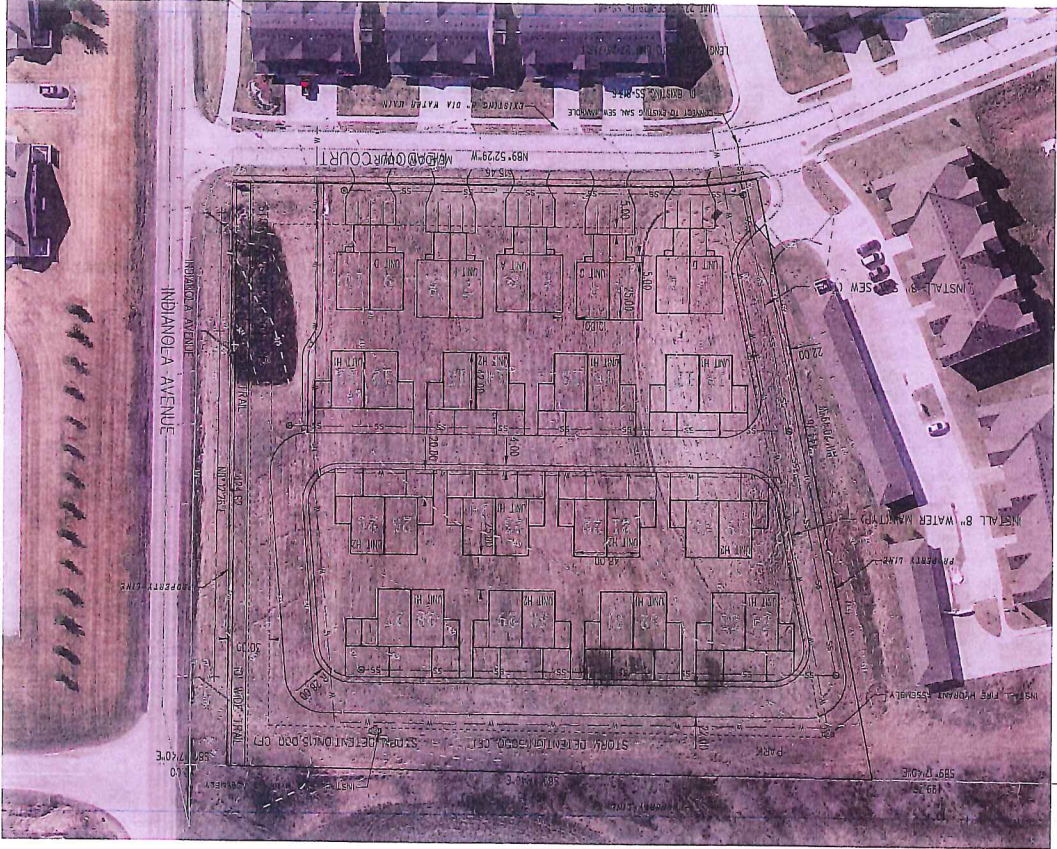
SOUTHERN MEADOWS CONDOMINIUMS
DES MOINES, POLK COUNTY, IOWA

LEE
SHARPLESS CONSULTANTS
ENGINEERS
3117 115TH STREET
VAN HESTER, IOWA 50621
TEL: 515/350-4100
EMAIL ADDRESS:
mark.lee@lee-engineers.net

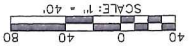
DRAWING TITLE:
CONCEPT PLAN

DRAWN BY: H.L.L.
CHECKED BY: H.L.L.
DATE: 10-28-14
JOB NO. 14090
SHEET C-1

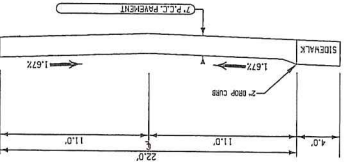
**P.U.D. CONCEPTUAL PLAN 9TH AMENDMENT
MEADOWLANDS**



LEGAL DESCRIPTION: LOT 5, THE MEADOWLANDS PLAT 2.
ADDRESS: 2100 MEADOW COURT



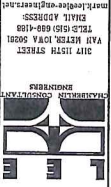
**TYPICAL CROSS SECTION
7" P.C. INVERTED CROWN PAVEMENT DETAIL**



NOTE: SEE - METALS FROM NUMBERED SHEET DRAWN BY OTHER
NOTE: SEE - METALS FURNISHED ARE BACKS ON TRUCK RIGS

DESIGN START DATE: 05-14
DATE PLOTTED: 05-21-14
PROJECT FILE: 05-03-14
FILE NUMBER: 05-03-14

**SOUTHERN MEADOWS CONDOMINIUMS
DES MOINES, POLK COUNTY, IOWA**

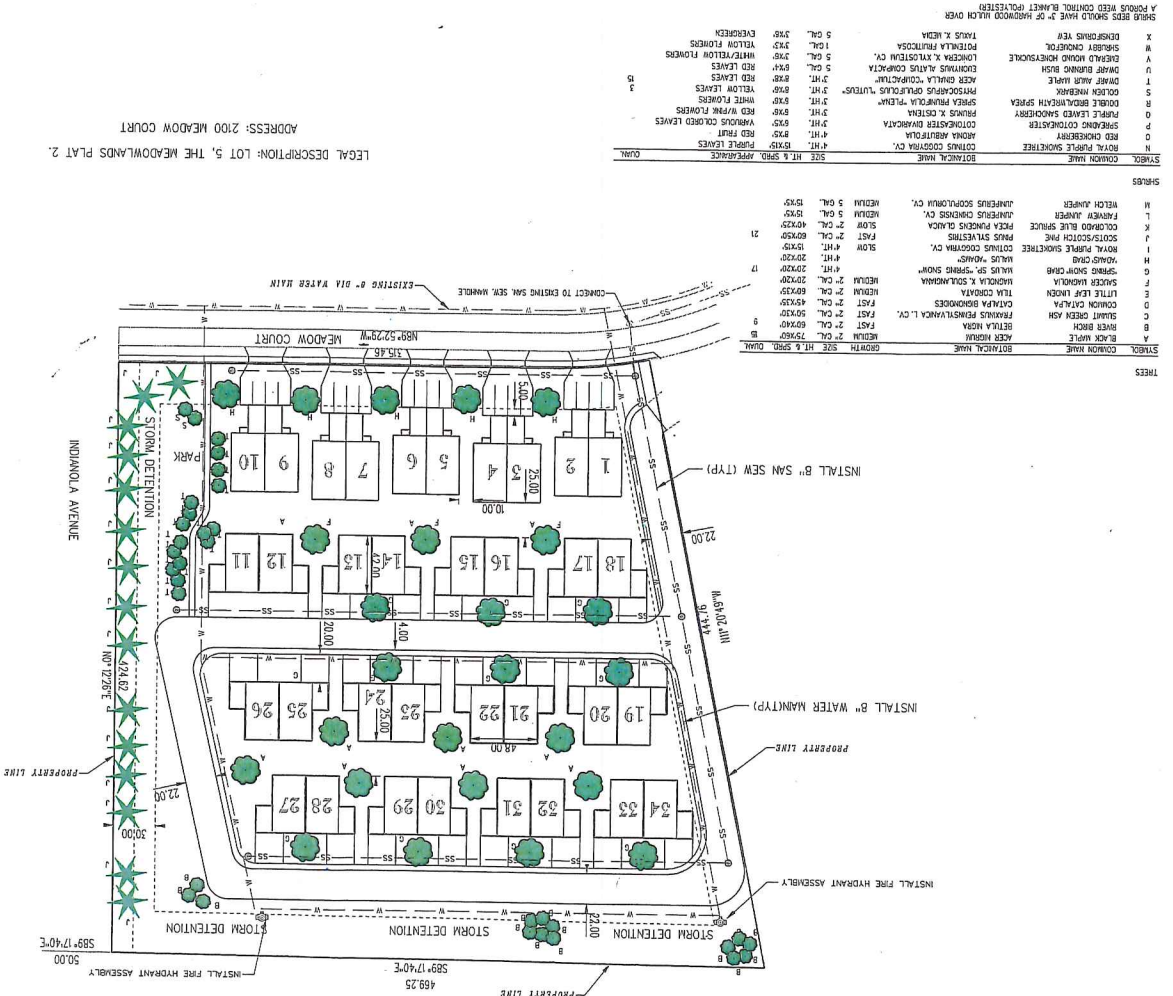


3117 HIGHT STREET
DES MOINES, IOWA 50319
TEL: 562-0800
FAX: 562-0800

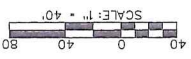
DRAWING TITLE:
**CONCEPT
PLAN**

DRAWN BY:
C.H.L.
CHECKED BY:
D.L.L.
DATE:
05-14-14
JOB NO:
14090
SHEET:
C-2

P.U.D. CONCEPTUAL PLAN 9TH AMENDMENT
MEADOWLANDS



LEGAL DESCRIPTION: LOT 5, THE MEADOWLANDS PLAT 2.
ADDRESS: 2100 MEADOW COURT



STOCK	COMMON NAME	BOTANICAL NAME	SIZE	HT & SPREAD	QUANTITY
A	BLACK WALNUT	JUGLANS NIGRA	2" CAL.	12-20'	1
B	BIRCH BIRCH	BETULA PICEA	2" CAL.	12-20'	1
C	SHADY GREEN ASH	FRAXINUS PENNSYLVANICA L. CV.	FAST 2" CAL.	40-50'	5
D	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
E	LITTLE LEAF LINDEN	LIRIODENDRON CHINENSIS	FAST 2" CAL.	40-50'	5
F	SHADY GREEN ASH	FRAXINUS PENNSYLVANICA L. CV.	FAST 2" CAL.	40-50'	5
G	SHADY GREEN ASH	FRAXINUS PENNSYLVANICA L. CV.	FAST 2" CAL.	40-50'	5
H	SHADY GREEN ASH	FRAXINUS PENNSYLVANICA L. CV.	FAST 2" CAL.	40-50'	5
I	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
J	SCOTTS/SCOTCH PINE	PINUS SCOTCH	FAST 2" CAL.	60-75'	21
K	COLORED BLUE SPRUCE	PICEA MARCMILLERIANA	SLOW 2" CAL.	40-50'	1
L	FARGES YAMBERT	AMBERLIPUS SCOTLANDICA CV.	MEDIUM 3" CAL.	15-25'	1
M	MELCH YAMBERT	AMBERLIPUS SCOTLANDICA CV.	MEDIUM 3" CAL.	15-25'	1
N	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
O	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
P	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
Q	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
R	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
S	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
T	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
U	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
V	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
W	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
X	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
Y	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5
Z	ROYAL PLUM	PRUNUS ROYAL	FAST 2" CAL.	40-50'	5

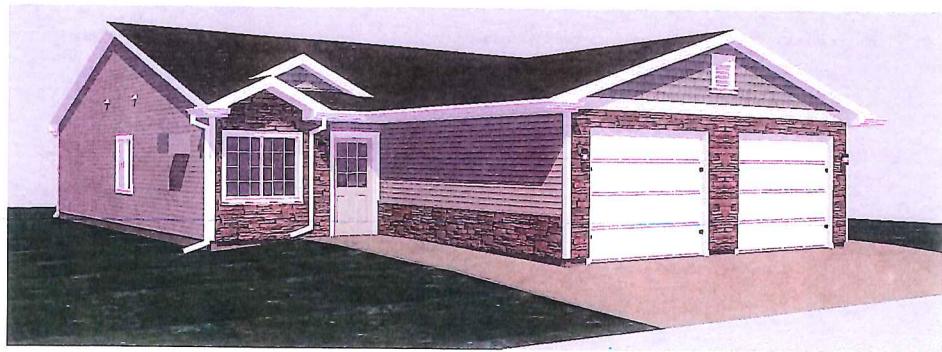
PLAN NO. 14090
DATE: 05-17-14
DRAWN BY: M.L.C.
CHECKED BY: M.L.C.

DRAWING TITLE: SITE & LANDSCAPE PLAN

DATE: 05-17-14
VAN HESTER, IOWA
TEL: (515) 669-1100
FAX: (515) 669-1100
WWW.VANHESTER.COM

SOUTHERN MEADOWS CONDOMINIUMS
DES MOINES, POLK COUNTY, IOWA

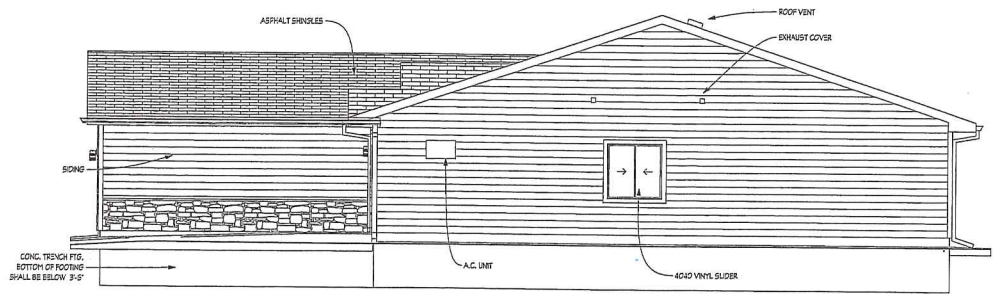
2013-01
FIELD BOOK NO.
REVISIONS
DATE PLOTTED: 05-17-14



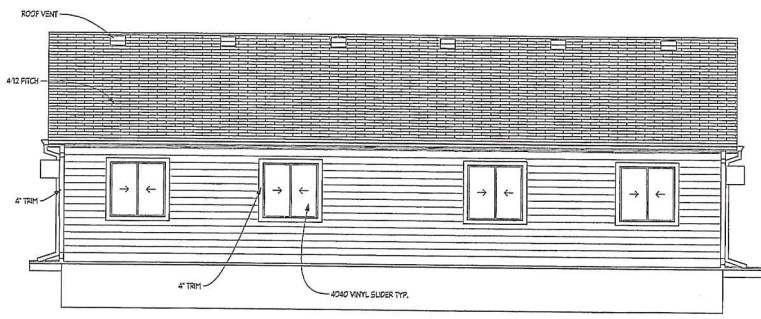
THE DESIGN PROFESSIONAL HAS REVIEWED ALL INFORMATION PROVIDED AND HAS FOUND IT TO BE COMPLETE AND ACCURATE. THE DESIGN PROFESSIONAL HAS REVIEWED THE CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE COMPLETE AND ACCURATE. THE DESIGN PROFESSIONAL HAS REVIEWED THE CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE COMPLETE AND ACCURATE. THE DESIGN PROFESSIONAL HAS REVIEWED THE CONSTRUCTION DOCUMENTS AND HAS FOUND THEM TO BE COMPLETE AND ACCURATE.

Condominium Project by Kading Properties

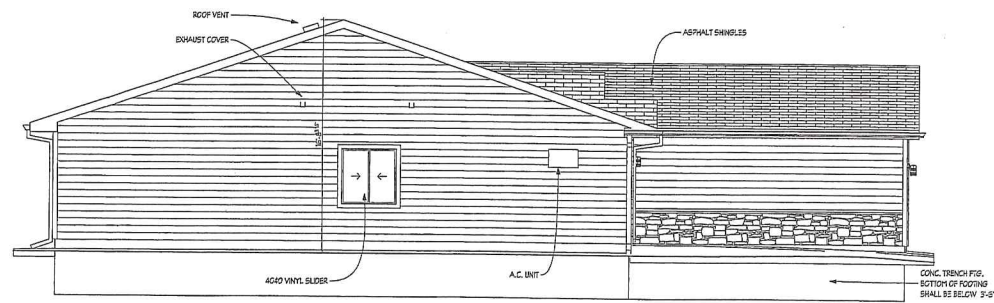
Date:	11/28
Revision:	
Contents:	Unit Type A Elevations
Sheet no.	2 of 3



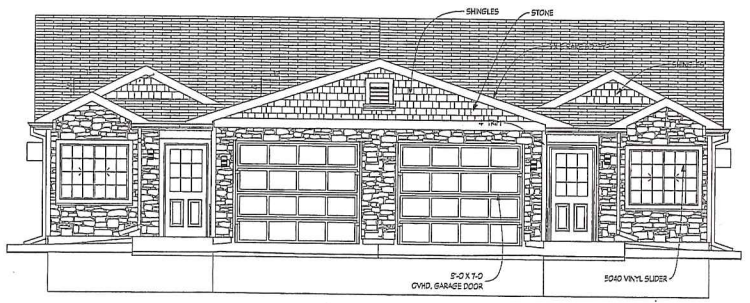
4 Right Side Elevation
SCALE: 1/4" = 1'-0"



3 Rear Elevation
SCALE: 1/4" = 1'-0"



2 Left Side Elevation
SCALE: 1/4" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"

Note:
Siding to be engineered wood siding with a 50 year warranty.
Asphalt shingles to be architectural grade.
All windows within portions of the facade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.



THIS DESIGN PROFESSIONAL SERVICES ARE PROVIDED AS IS AND ALL WARRANTIES ARE DISCLAIMED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

Condominium Project by Kading Properties

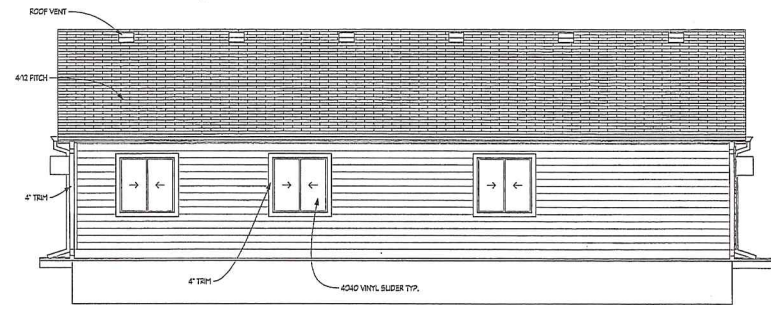
Date: 11-20-2020

Revisions:

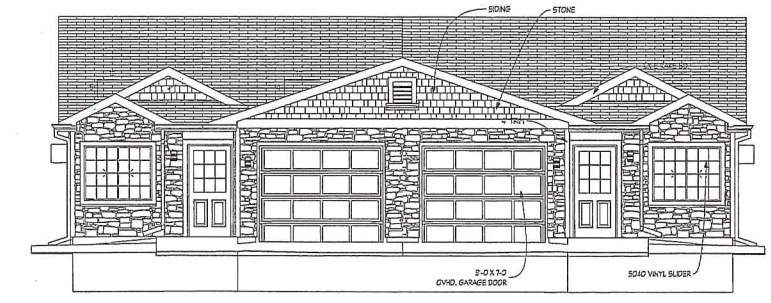
1	
2	
3	

Contents:
Unit Type D
Elevations

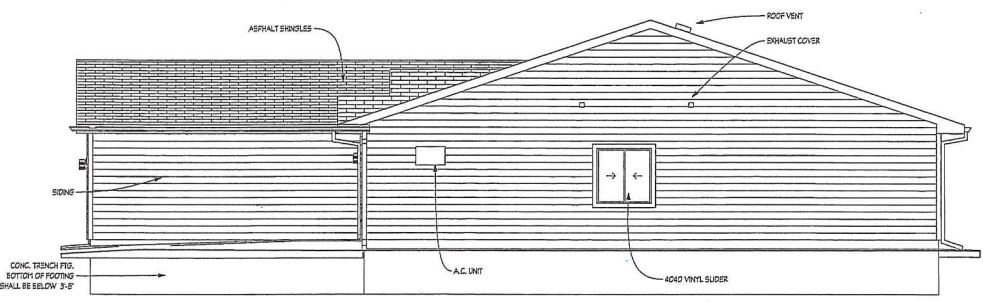
Sheet no.
2 of 3



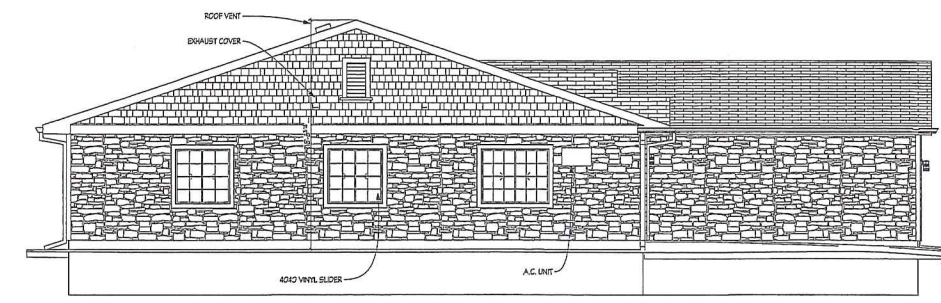
3 Rear Elevation
SCALE: 1/4" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"



4 Right Side Elevation
SCALE: 1/4" = 1'-0"



2 Left Side Elevation
SCALE: 1/4" = 1'-0"

Note:
Siding to be engineered wood siding with a 50 year warranty.
Asphalt shingles to be architectural grade.
All windows within portions of the facade sided with top story shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.



THE DESIGN PROFESSIONAL UNDERTAKES THIS PROJECT AS AN AGENT FOR THE CLIENT AND ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

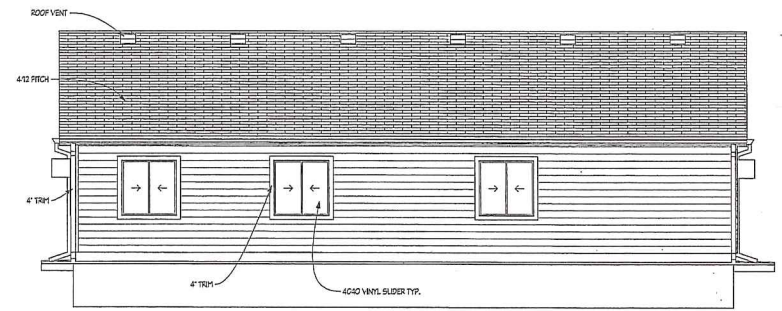
Condominium Project by Kading Properties

Date: 12/14/24

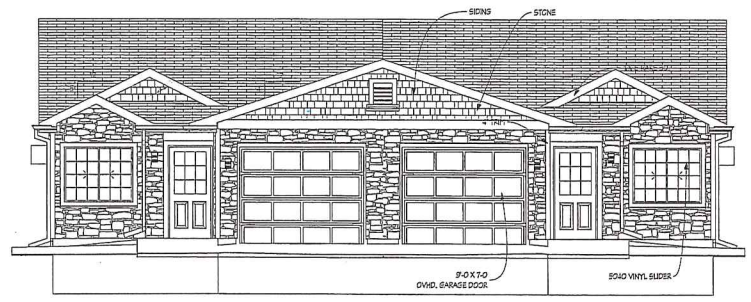
Revision: 1

Consents: Unit Type D Elevations

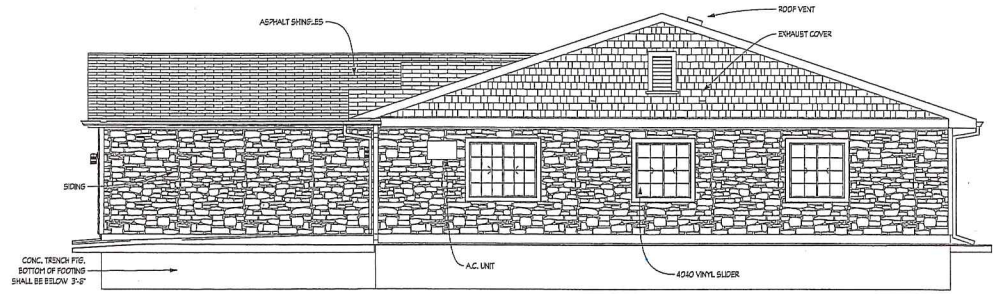
Sheet no. 2 of 3



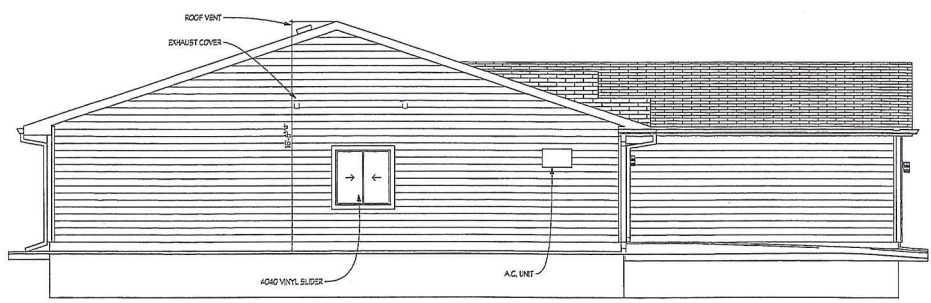
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SCALE: 1/4" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"

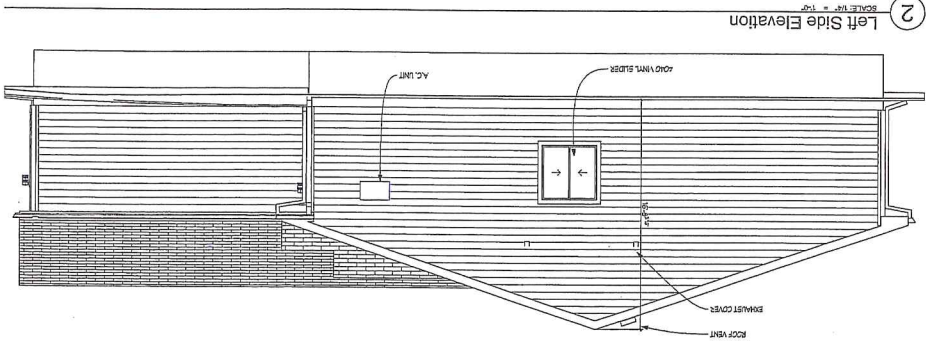


4 Right Side Elevation
SCALE: 1/4" = 1'-0"

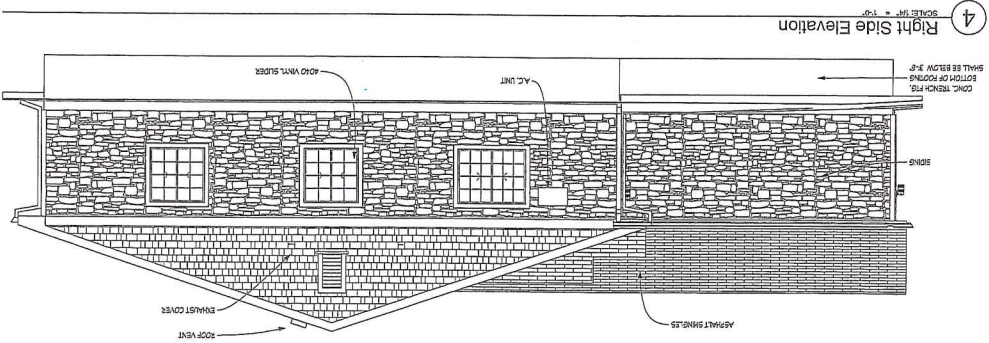


2 Left Side Elevation
SCALE: 1/4" = 1'-0"

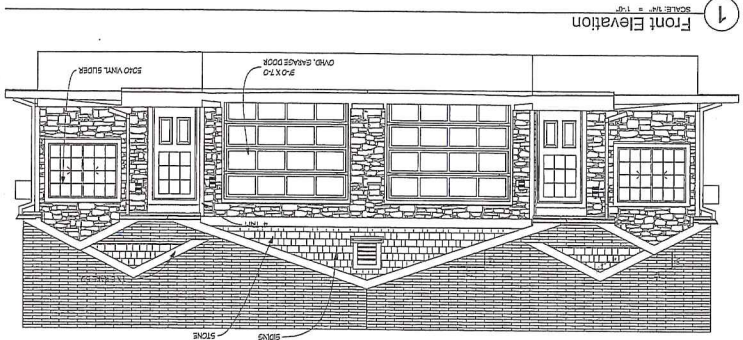
Note:
Siding to be engineered wood siding with a 50 year warranty.
Asphalt shingles to be architectural grade.
All windows within portions of the facade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.



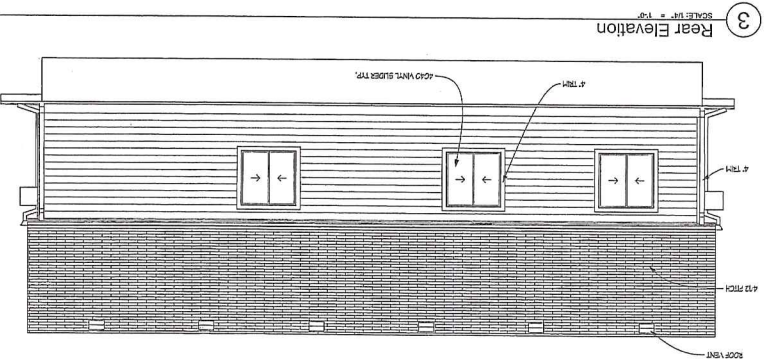
2 Left Side Elevation
SCALE: 1/4" = 1'-0"



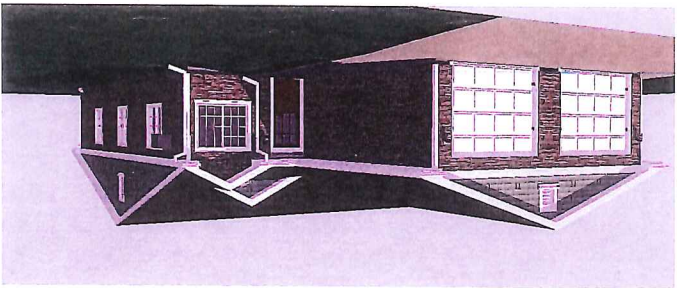
4 Right Side Elevation
SCALE: 1/4" = 1'-0"



1 Front Elevation
SCALE: 1/4" = 1'-0"

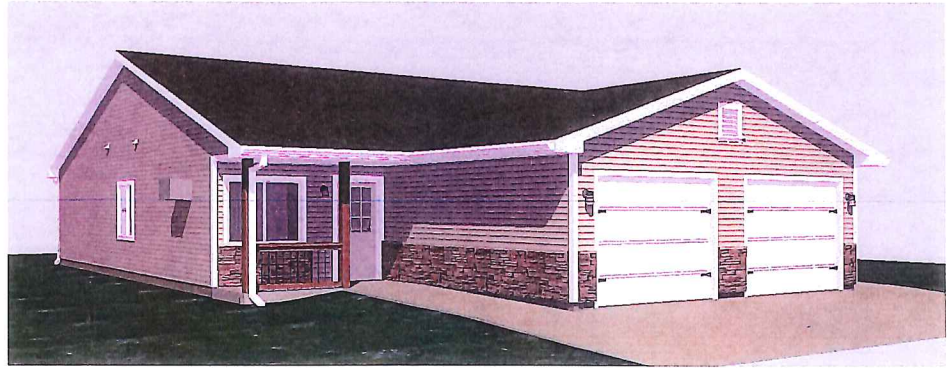


3 Rear Elevation
SCALE: 1/4" = 1'-0"



Note:
Siding is engineered wood siding with a 50 year warranty.
Architect designed the architectural grade.
All windows within portions of the facade shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.

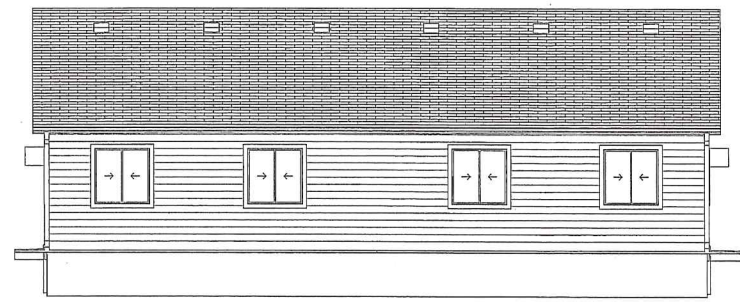




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Condominium Project by Kading Properties

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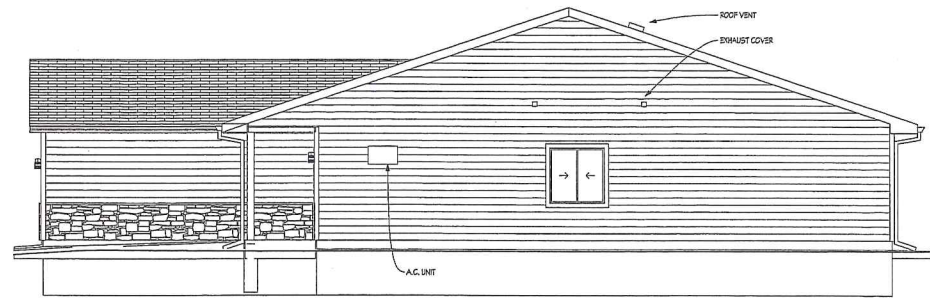


3 Rear Elevation
 SCALE: 1/4" = 1'-0"

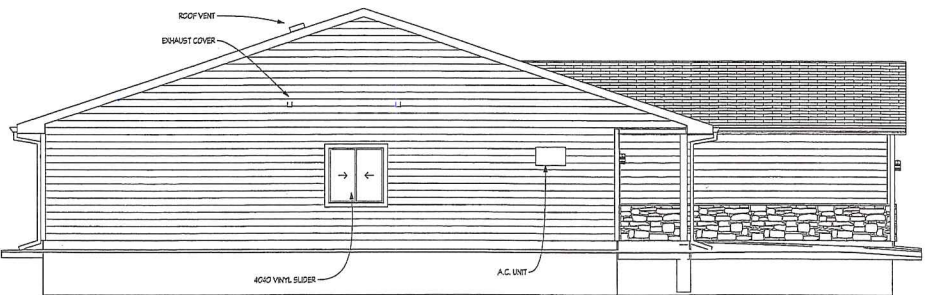


1 Front Elevation
 SCALE: 1/4" = 1'-0"

Note:
 Siding to be engineered wood siding with a 50 year warranty.
 Asphalt shingles to be architectural grade.
 All windows with portions of the facade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.

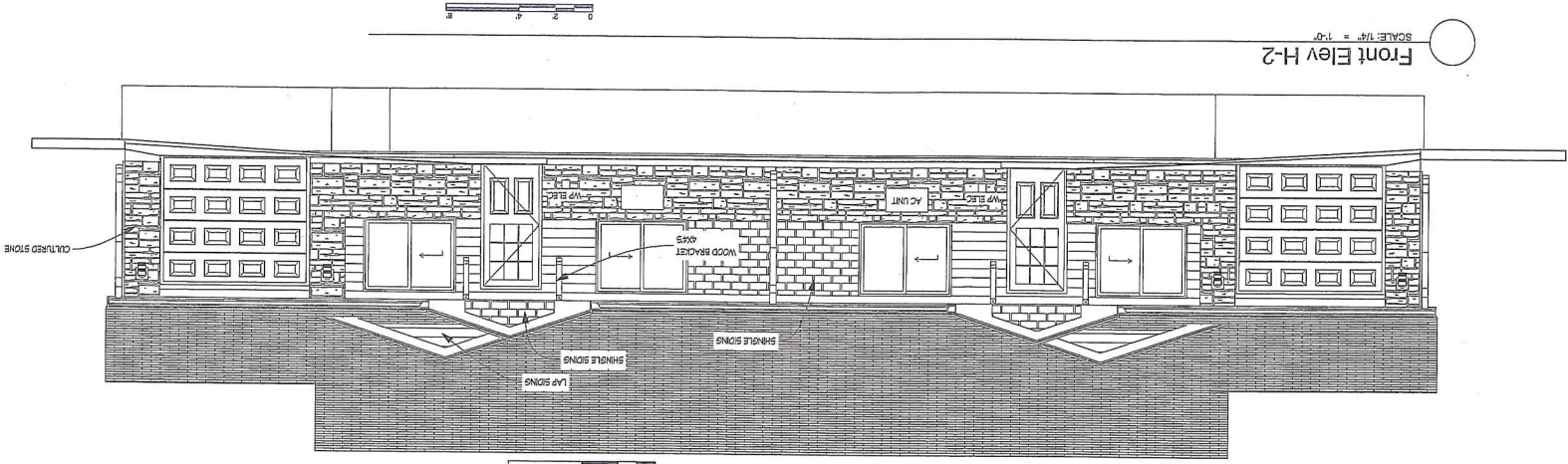


4 Right Side Elevation
 SCALE: 1/4" = 1'-0"

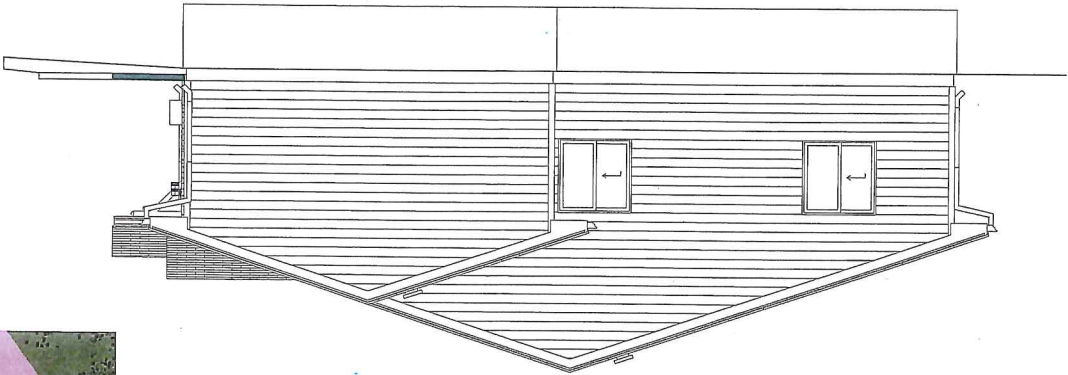


2 Left Side Elevation
 SCALE: 1/4" = 1'-0"

Front Elev H-2
SCALE: 1/4" = 1'-0"



Left Side Elev
SCALE: 1/4" = 1'-0"



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Sheet no.

ELEVATIONS H-2
OPTION H-2

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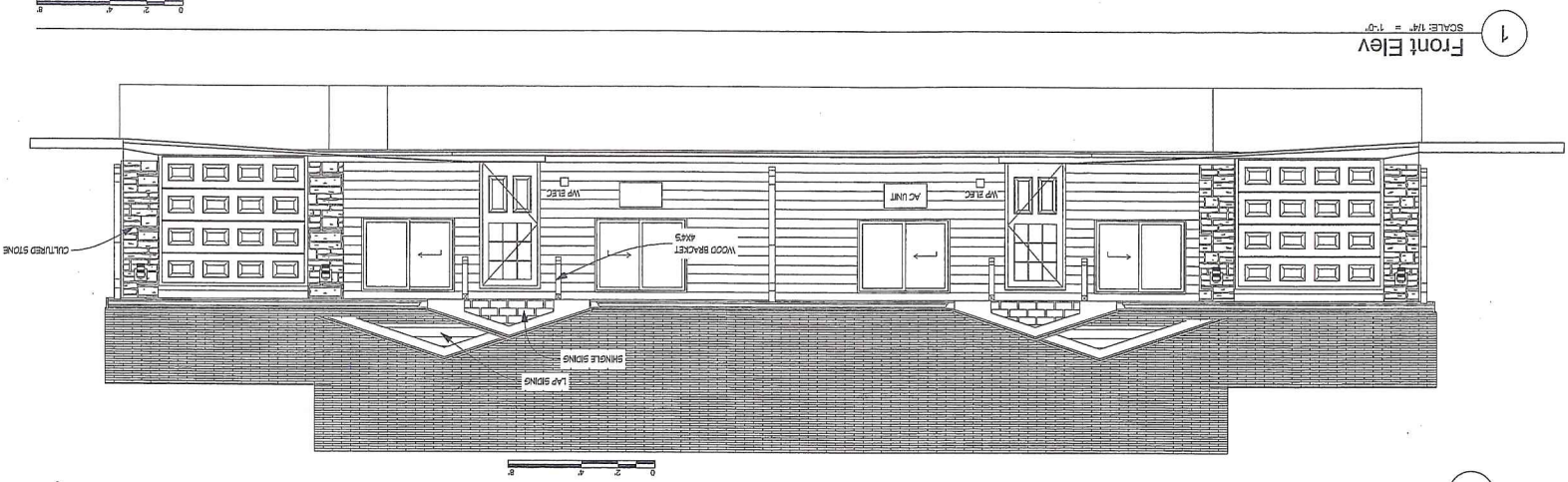


MONARCH
RENOVATIONS

1072 44th St., Des Moines IA 50311
279-5366

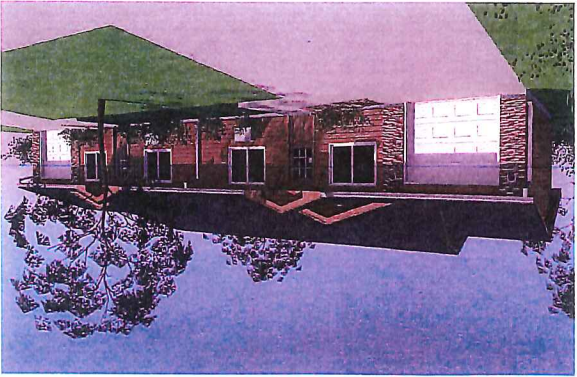
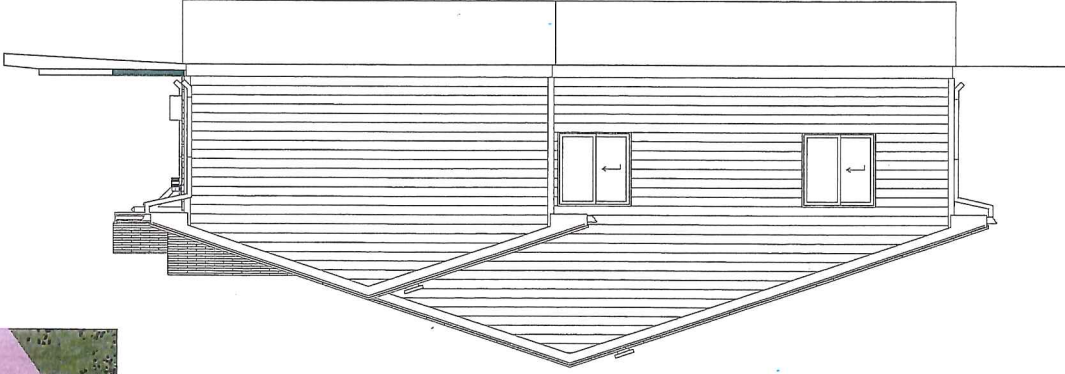
1

Front Elev SCALE 1/4" = 1'-0"



2

Left Side Elev SCALE 1/4" = 1'-0"



Sheet no. A-4

Contains: ELEVATIONS

Date: 10/24/14 Revisions:

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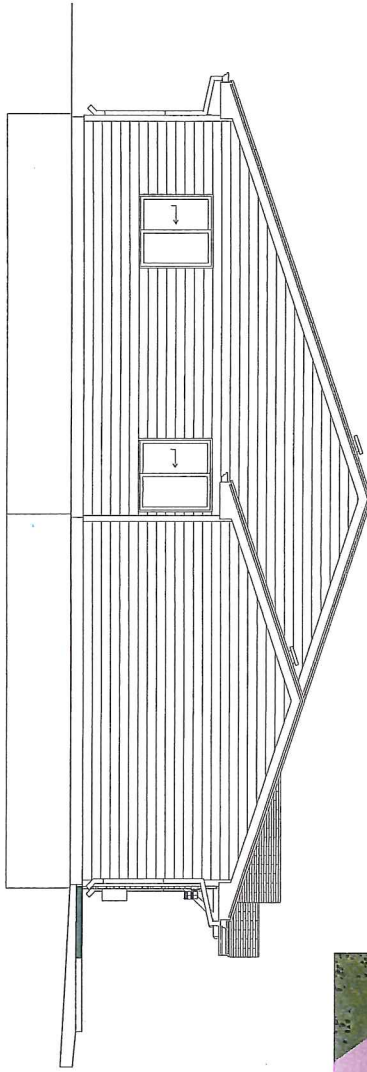
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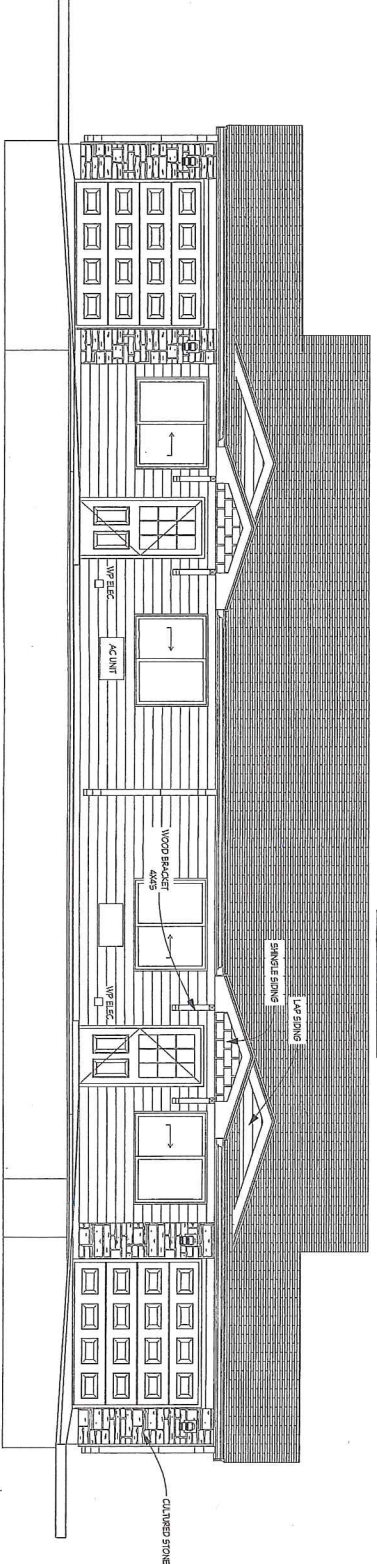
MONARCH

RENOVATIONS

1072 44th St., Dan Meters IA 50311 254-4301



2 Left Side Elev
SCALE: 1/4" = 1'-0"



1 Front Elev
SCALE: 1/4" = 1'-0"



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CONTAINS:
ELEVATIONS

DATE: _____
BY: _____
REVISIONS: _____

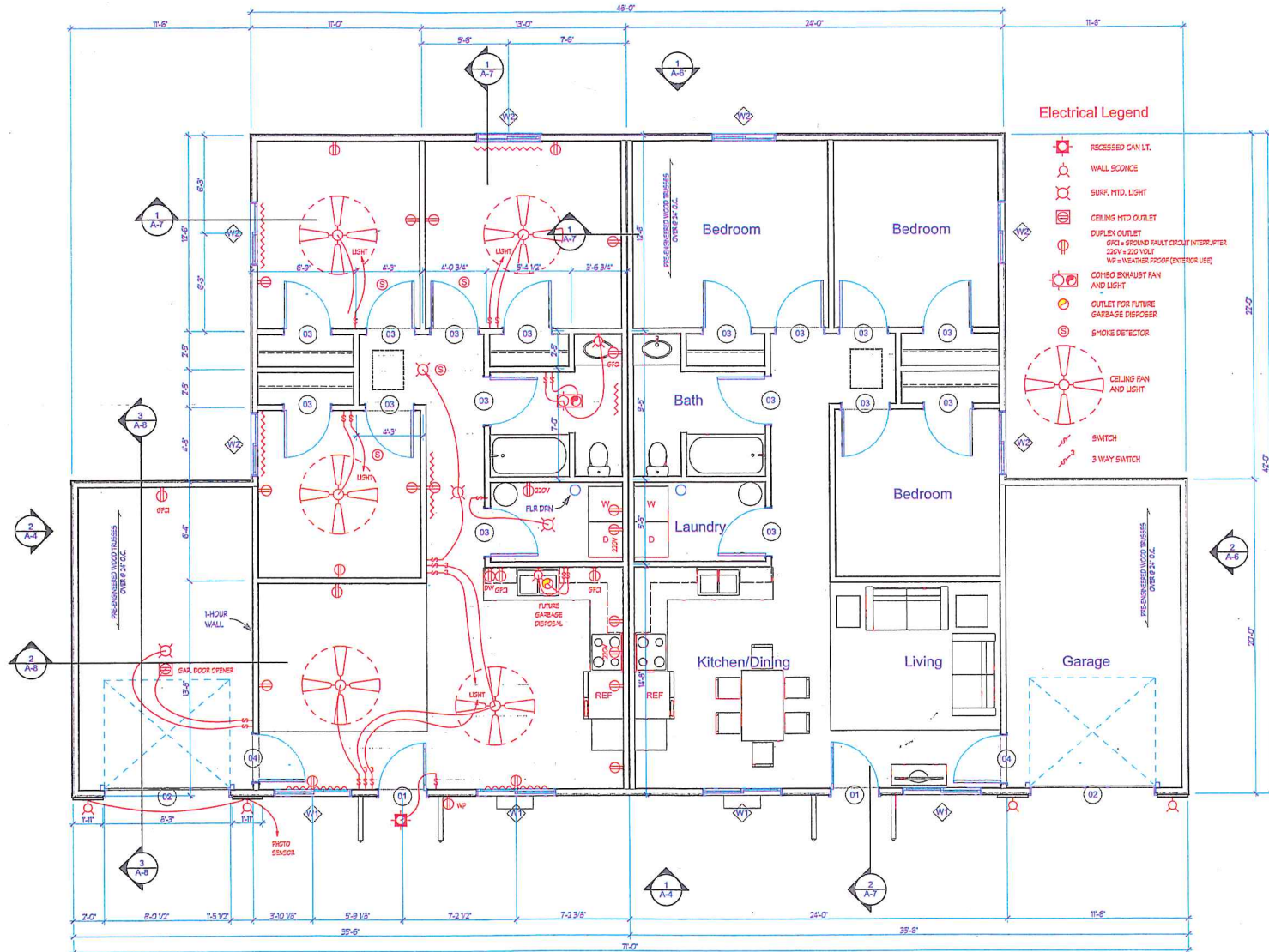
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Electrical Legend

- RECESSED CAN L.T.
- WALL SCONCE
- SURF. MTD. LIGHT
- CEILING HTD. OUTLET
- DUPLEX OUTLET
- GFCI + GROUND FAULT CIRCUIT INTERRUPTER
- WP = WEATHER PROOF (EXTERIOR USE)
- COMBO EXHAUST FAN AND LIGHT
- OUTLET FOR FUTURE GARBAGE DISPOSER
- SMOKE DETECTOR
- CEILING FAN AND LIGHT
- SWITCH
- 3 WAY SWITCH

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 REOVATIONS
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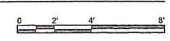
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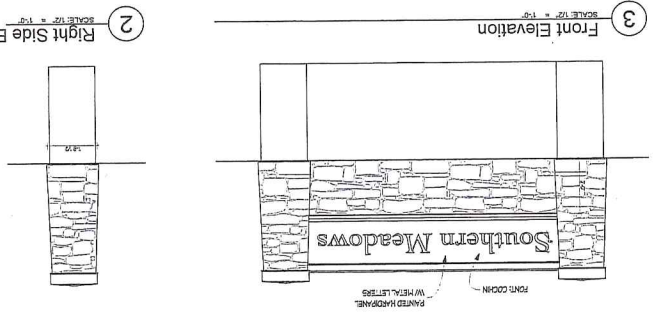
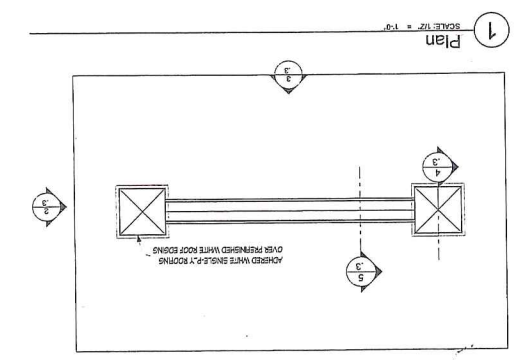
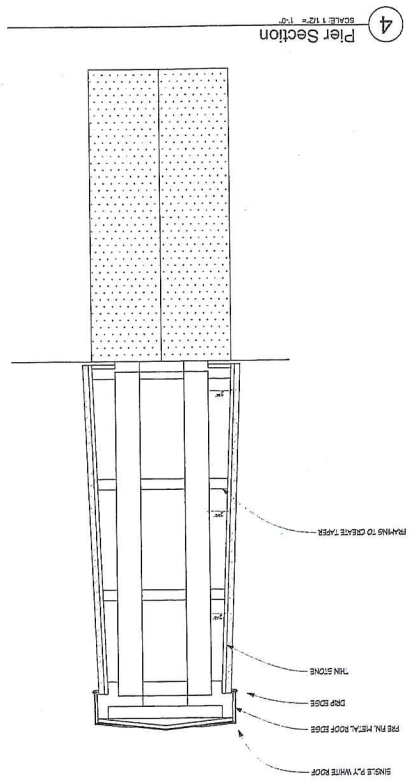
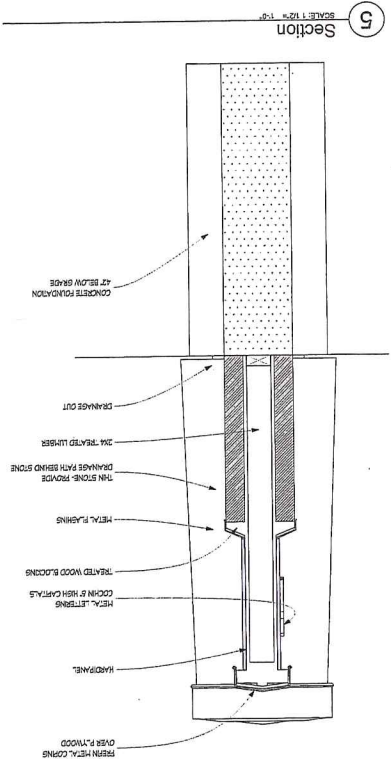
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1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"





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Condominium Project by Kading Properties

THESE DRAWINGS ARE PRELIMINARY. OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS ON SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

