



Date May 18, 2015

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF A PRELIMINARY PLAT FOR "BLOOMFIELD ACRES", ON PROPERTY LOCATED AT 1916 BLOOMFIELD ROAD

WHEREAS, on May 7, 2015, the City of Des Moines Plan and Zoning Commission voted 11-0 to APPROVE a request from Eva M. Smith Trust (owner), represented by Eva M. Smith (trustee), for a Preliminary Plat "Bloomfield Acres" on property located at 1916 Bloomfield Road, to allow division into 34 lots for single-family dwelling use and a commonly maintained outlot for storm-water management use, subject to the following conditions as also stated in the attached communication from the Commission:

- 1. Compliance with all administrative review requirements of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance.
3. The proposed Outlot X for stormwater detention shall be maintained by an owner's association or by covenants applied to each residential property owner.
4. The proposed Outlot Y shall be maintained by an owner's association or by covenants applied to each residential property owner.
5. Provision of 5-foot wide sidewalks along both sides of all public streets.
6. Provision of a note to reference that any single-family dwelling shall comply with the following minimum design standards:
a. The dwelling shall have a minimum width facing the street of 24 feet.
b. A minimum of 15 percent of the facade of the building facing the street shall consist of windows, doors, and other building openings.
c. The front door of the dwelling shall appear to face the street.
d. The main part of the dwelling shall have a minimum roof pitch of 3:12.
e. The dwelling shall have a roof overhang around the entire perimeter.
f. Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes; and

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.



Roll Call Number

Agenda Item Number

22

Date May 18, 2015

MOVED by \_\_\_\_\_ to receive and file.

FORM APPROVED:

*Glenna K. Frank*

Glenna K. Frank  
Assistant City Attorney

(13-2015-1.26)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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 22

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



May 14, 2015

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 May 7, 2015, the following action was taken regarding a request from Eva M. Smith Trust (owner) represented by Eva M. Smith (trustee) for review and approval of a Preliminary Plat "Bloomfield Acres" on 13.32 acres of property located at 1916 Bloomfield Road.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
Sasha Kamper	X			
William Page	X			
Jonathan Rosenbloom				X
Mike Simonson	X			
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier				X

**APPROVAL** of the submitted Preliminary Plat to divide the property into 34 lots for single-family dwelling use and an commonly maintained Outlot for use of storm water management to serve the development subject to the following conditions: (13-2015-1.26)

1. Compliance with all administrative review requirements of the Permit and Development Center.



2. Compliance with the Tree Removal and Mitigation Ordinance.
3. The proposed Outlot X for stormwater detention shall be maintained by an owner's association or by covenants applied to each residential property owner.
4. The proposed Outlot Y shall be maintained by an owner's association or by covenants applied to each residential property owner.
5. Provision of 5-foot wide sidewalks along both sides of all public streets.
6. Provision of a note to reference that any single-family dwelling shall comply with the following minimum design standards:
  - a) The dwelling shall have a minimum width facing the street of 24 feet.
  - b) A minimum of 15 percent of the facade of the building facing the street shall consist of windows, doors and other building openings.
  - c) The front door of the dwelling shall appear to face the street.
  - d) The main part of the dwelling shall have a minimum roof pitch of 3:12.
  - e) The dwelling shall have a roof overhang around the entire perimeter.
  - f) Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.

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

Staff recommends approval of the proposed Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review requirements of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance.
3. The proposed Outlot X for stormwater detention shall be maintained by an owner's association or by covenants applied to each residential property owner.
4. The proposed Outlot Y shall be maintained by an owner's association or by covenants applied to each residential property owner.
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  - e) The dwelling shall have a roof overhang around the entire perimeter.

- f) Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The Preliminary Plat would allow the parcel to be divided into 34 lots for single-family residential use. The lots would all comply with the "R1-80" One-Family District bulk regulations, which require at least 10,000 square feet of lot area and at least 80 feet of lot width.

The submitted Plat demonstrates that the lots would all front a network of public streets, including two streets that connect to Bloomfield Road. The Plat also includes "Outlot X" on the western portion of the site reserved for stormwater detention and "Outlot Y" on the eastern portion of the lot reserved for driveway connection to the development to the east. This connection is required by the Meadowland "PUD" Conceptual Plan for the property adjacent to the east, as it would provide a secondary means of egress necessary for fire protection for that development.

2. **Size of Site:** 13.3 acres.
3. **Existing Zoning (site):** "R1-80" One-Family Residential District.
4. **Existing Land Use (site):** Undeveloped land.
5. **Adjacent Land Use and Zoning:**

*North* – "R-5": Use is Regency Manor land lease community.

*Southwest* – "R-5": Use is Hillock Estates land lease community.

*East* – "Meadowlands PUD"; Uses include two-family residential dwellings.

6. **General Neighborhood/Area Land Uses:** The site is located along the northeast side of Bloomfield Road in an area that includes a mix of residential uses, including single-family, two-family, and land lease community residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within 250 feet of the Easter Lake Area Neighborhood. This neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on April 21, 2015. A Final Agenda was mailed to the neighborhood association on May 1, 2015. Additionally, separate notifications of the hearing for this specific item were mailed April 27, 2015 (10 days prior to the hearing) to the Easter Lake Area Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the

recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Easter Lake Area Neighborhood Association notices were mailed to Jim Bollard, 4007 Southeast 26<sup>th</sup> Street, Des Moines, IA 50320.

**8. Relevant Zoning History:** None.

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

**10. Applicable Regulations:** The Commission shall determine if the Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code and considering the criteria set forth in Chapter 18B of the Iowa Code. The Commission shall also determine if it conforms to 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. Natural Site Features:** There are several existing trees within the western portion of the property along a drainage way and along fence rows. The Preliminary Plat is required to comply with the City's Tree Preservation & Mitigation Ordinance. The Ordinance allows the developer to choose between Option A (one approved replacement tree per 2,000 square feet of existing tree canopy to be removed) or Option B (replacement trees calculated using ratios contingent upon the number and caliper of existing trees to be removed). Any trees that are required to mitigate the trees being removed could be provided as either street trees or as trees planted on the proposed lots.

**2. Utilities:** The Plat demonstrates that a water main would be constructed within Bloomfield Road right-of-way to connect with the existing main located 1,500 feet to the southeast within Meadow Chase Lane right-of-way. The developer is responsible for all costs associated with constructing the necessary water connections.

The Plat demonstrates that sanitary sewer would be connected to the existing sanitary sewer network within the Meadowlands subdivision to the east. The developer is responsible for all costs associated with constructing the necessary sanitary sewer connections.

**3. Drainage/Grading:** Any development of the property must comply with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. The Plat demonstrates stormwater detention would occur at the

northwestern corner of the site with "Outlot X". The Plat states that a homeowners association will be responsible for maintaining this area.

All grading is subject to an approved grading permit and soil erosion control plan. A note must be added to the PUD to state that a stormwater runoff control plan per City Code Section 106-136 is required.

4. **Traffic/Street System:** The submitted Plat demonstrates that the lots would all front a network of public streets, including two streets with connections to Bloomfield Road. The Plat also includes "Outlot Y" on the eastern portion of the lot to provide a connection to the development to the east. This connection is required by the Meadowland "PUD" Conceptual Plan for the property adjacent to the west, as it would provide a secondary means of egress necessary for fire protection. The developer is responsible for all costs associated with constructing the public streets and driveway connection within "Outlot Y".

5-foot wide sidewalks must be provided along both sides of all public streets.

5. **Single-Family Design Guidelines:** In accordance with City Code Section 134-342(1)(b), any single-family dwelling shall comply with the following minimum design standards:
  - A. The dwelling shall have a minimum width facing the street of 24 feet.
  - B. A minimum of 15 percent of the facade of the building facing the street shall consist of windows, doors and other building openings.
  - C. The front door of the dwelling shall appear to face the street.
  - D. The main part of the dwelling shall have a minimum roof pitch of 3:12.
  - E. The dwelling shall have a roof overhang around the entire perimeter.
  - F. Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.

Staff recommends that the Plat include a note referencing these requirements.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented the staff report and recommendation.

Mark Lee Lee Chamberlain Consulting Engineers, 3117 115<sup>th</sup> Street, Van Meter, IA stated 34 lots are proposed with 2 accesses onto Bloomfield. The request meets all the zoning regulations.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

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

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

**COMMISSION ACTION:**

Tim Fitzgerald moved staff recommendation for approval of the proposed Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review requirements of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance.
3. The proposed Outlot X for stormwater detention shall be maintained by an owner's association or by covenants applied to each residential property owner.
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  - f) Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes.

Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

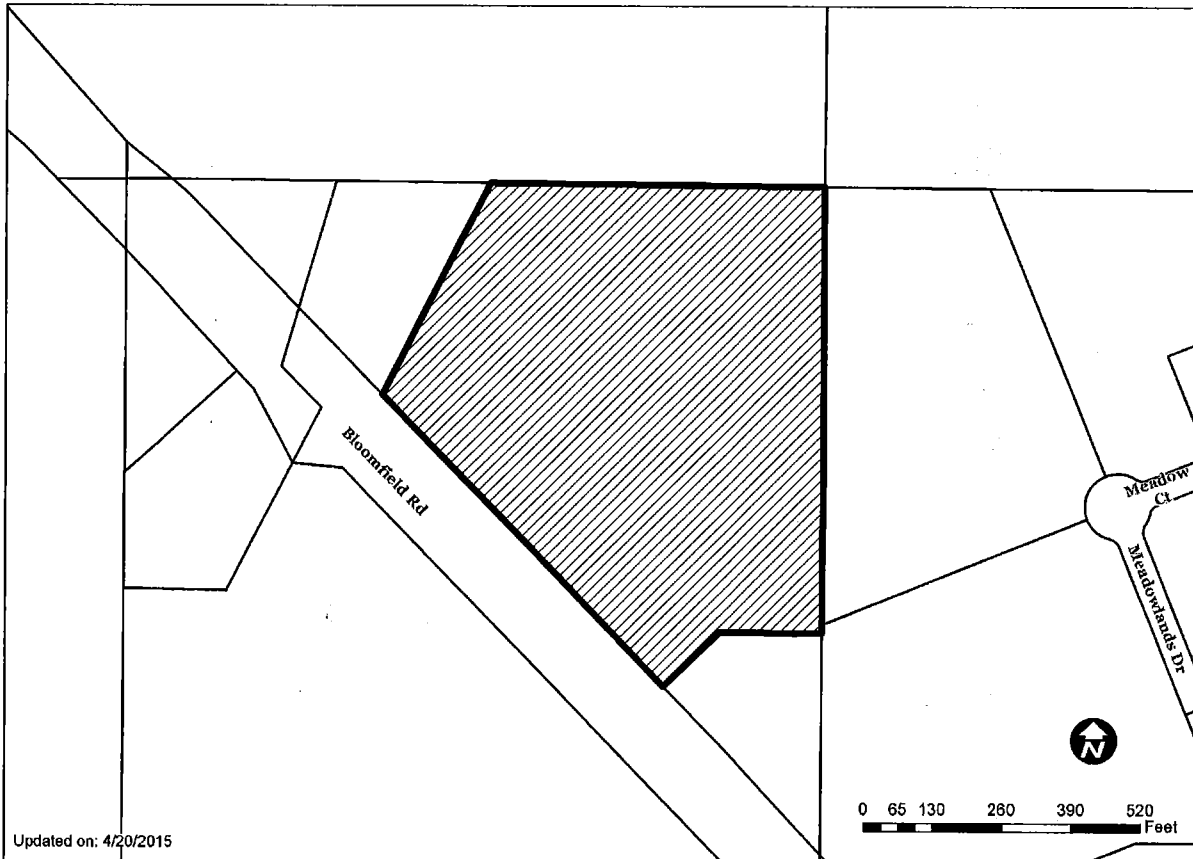
Attachment



Request from Eva M. Smith Trust (owner) represented by Eva M. Smith (trustee) on property located at 1916 Bloomfield Road.		File #		
		13-2015-1.26		
<b>Description of Action</b>	Approval of a Preliminary Plat "Bloomfield Acres" on 13.32 acres of property to divide the property into 34 lots for single-family dwelling use and an commonly maintained Outlot for use of storm water management to serve the development subject to conditions.			
<b>2020 Community Character Plan</b>	Current: Medium-Density Residential. Proposed: N/A.			
<b>Mobilizing Tomorrow Transportation Plan</b>	No Planned Improvements.			
<b>Current Zoning District</b>	"R1-80" One-Family Residential District.			
<b>Proposed Zoning District</b>	N/A.			
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
<b>Plan and Zoning Commission Action</b>	Approval	11-0	<b>Required 6/7 Vote of the City Council</b>	Yes
	Denial			No

Bloomfield Acres, 1916 Bloomfield Road

13-2015-1.26



DESIGN SHEET DATE	12-01-11
DATE PLOTTED	04-02-12
PRELIMINARY FIELD WORK COMPLETED	04-02-12
FIELD BOOK NO.	2011-01

BLOOMFIELD ACRES  
SECTION 35 - T78N - R24W  
POLK COUNTY, IOWA



LEE  
CHAMBERLAIN  
CONSULTANT ENGINEER  
3117 115TH STREET  
VAN METRE, IOWA  
510-900-1100  
mark\_leetier-engineer.net

DRAWING TITLE:  
TITLE SHEET

DRAWN BY:  
M.L.L.  
CHECKED BY:  
M.L.L.  
DATE:  
04-02-12  
JOB NO.  
14091  
SHEET  
S-1

# PLANS FOR BLOOMFIELD ACRES PRELIMINARY PLAT SECTION 35-T78N-R24W, POLK COUNTY, IOWA PROJECT NO. 14091

## INDEX OF PAGES

PAGE NO.	DESCRIPTION
S-1.	TITLE PAGE & GENERAL NOTES
S-2.	PRELIMINARY PLAT
S-3.	WATER MAIN PLAN

### GENERAL NOTES:

- ALL PUBLIC IMPROVEMENTS CONSTRUCTION MUST CONFORM TO THE CONSTRUCTION REQUIREMENTS OF SUDAS. THE CITY OF DES MOINES IS RESPONSIBLE FOR PROVIDING CONSTRUCTION INSPECTION OF ALL PUBLIC IMPROVEMENTS.
- ALL UTILITY CONTRACTORS/OWNERS SHALL BE RESPONSIBLE TO PROVIDE LEE CHAMBERLAIN CONSULTANT ENGINEERS WITH "AS BUILT" DRAWINGS SHOWING THE LOCATION OF PUBLIC FACILITIES AS CONSTRUCTED. LEE CHAMBERLAIN CONSULTANT ENGINEERS SHALL PROVIDE TO THE CITY OF DES MOINES CERTIFIED "AS BUILT" DRAWINGS.
- ALL AREAS WITHIN THE RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES STANDARD SPECIFICATIONS. IF CONSTRUCTION CANNOT BE COMPLETED BEFORE THE END OF THE NORMAL SEEDING PERIOD, TEMPORARY SEEDING WILL BE REQUIRED IN THE INTERIM.
- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED AS A PART OF THIS PROJECT.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE TIED INTO THE PROPOSED PAVEMENT SUBDRAIN SYSTEM OR THE PROPOSED STORM SEWER SYSTEM.
- THE POST DEVELOPMENT RUN-OFF WILL NOT ADVERSELY AFFECT THE DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- MANHOLES LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF A BREAKAWAY DESIGN.
- THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DETENTION AREA.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED DURING THE CONSTRUCTION SHALL BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL LOTS SHALL HAVE A COMMON STORM WATER DETENTION FACILITY.
- OUTLOT "Y" SHALL SERVE AS A PRIVATE DRIVE FOR 7400 MEADOWLAND DRIVE.
- LOTS "AM" TO BE DEDICATED TO THE CITY OF DES MOINES FOR ROADWAY PURPOSES AT SUCH TIME THAT THE PROPOSED ROADWAYS HAVE BEEN IMPROVED AND ACCEPTED BY THE CITY OF DES MOINES.
- THE OWNER OF ANY PARCEL(S) WHO SHALL GRADE, FILL, CONSTRUCT OR OTHERWISE ALTER THE EXISTING STORM WATER RUN-OFF RATES, VELOCITIES, VOLUMES, OR DRAINAGE PATTERNS, SHALL BE RESPONSIBLE FOR PROVIDING TO THE CITY OF DES MOINES, CALCULATIONS FROM A LICENSED ENGINEER IN THE STATE OF IOWA SHOWING THE WATER COURSES, CHANNELS OR CONDUITS DO NOT IMPERE THE STORM WATER RUN-OFF FLOWS. A LICENSED ENGINEER MUST ALSO DESIGN THE CULVERTS NEEDED TO CROSS THE DRAINAGE EASEMENTS.
- ALL SANITARY SEWER SERVICE STUBS SHALL BE 4" DIAMETER PVC AND DEPENDING ON THE FINAL SERVICE LOCATION AND ELEVATION AN 4" DIAMETER SERVICE LINE MAY NEED TO BE PLACED AT MINIMUM GRADE OF 22. ALL WATER SERVICE STUBS SHALL BE 1" DIAMETER COPPER SCHEDULE "M".

LEGAL DESCRIPTION: (AS RECORDED IN BOOK 8478, PAGE 113 OF THE POLK COUNTY RECORDER'S OFFICE.)

Lot 2 in DIAGONAL ACRES, an Official Plat, now included in and forming a part of Polk County, Iowa, containing 13.32 Acres.

### LEGEND


### OWNED

Eva M. Smith  
Trustee of  
Eva M. Smith Trust  
15040 Metcalf Avenue, Apt 208  
Overland Park, KS 66208-2518

DEVELOPER:  
BLOOMFIELD ACRES LLC  
Karin Ramsey  
7008 RADROSS AVENUE  
URBANDALE, IOWA 50308

ENGINEERS:  
LEE CHAMBERLAIN  
CONSULTANT ENGINEERS  
3117 115TH STREET  
VAN METRE, IOWA 50261  
740-500-1100

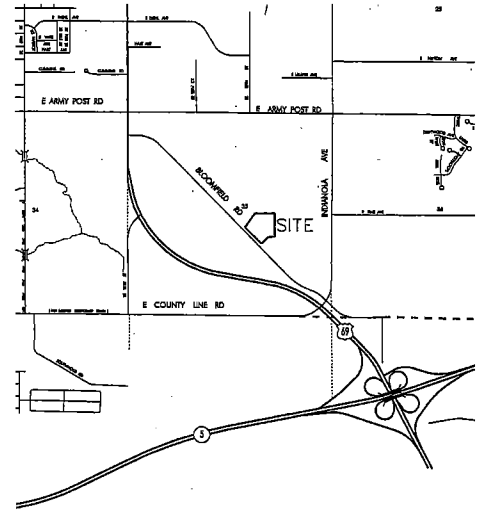
ZONING CLASSIFICATION:  
S3-50 RESIDENTIAL

PROPOSED UTILITY SERVICES:  
WATER - DES MOINES WATER WORKS  
SANITARY SEWER - CITY OF DES MOINES

THE PLAT BOUNDARY AND ALL INDIVIDUAL LOTS MEETS THE CLOSURE REQUIREMENTS FOR THE IOWA CODE.  
ALL MONUMENTS HAVE BEEN SET PRIOR TO RECORDING.



CONTRACTOR TO US UTILITY  
ONE CALL SYSTEM 48 HOURS BEFORE ANY EXCAVATION  
1-800-292-8989

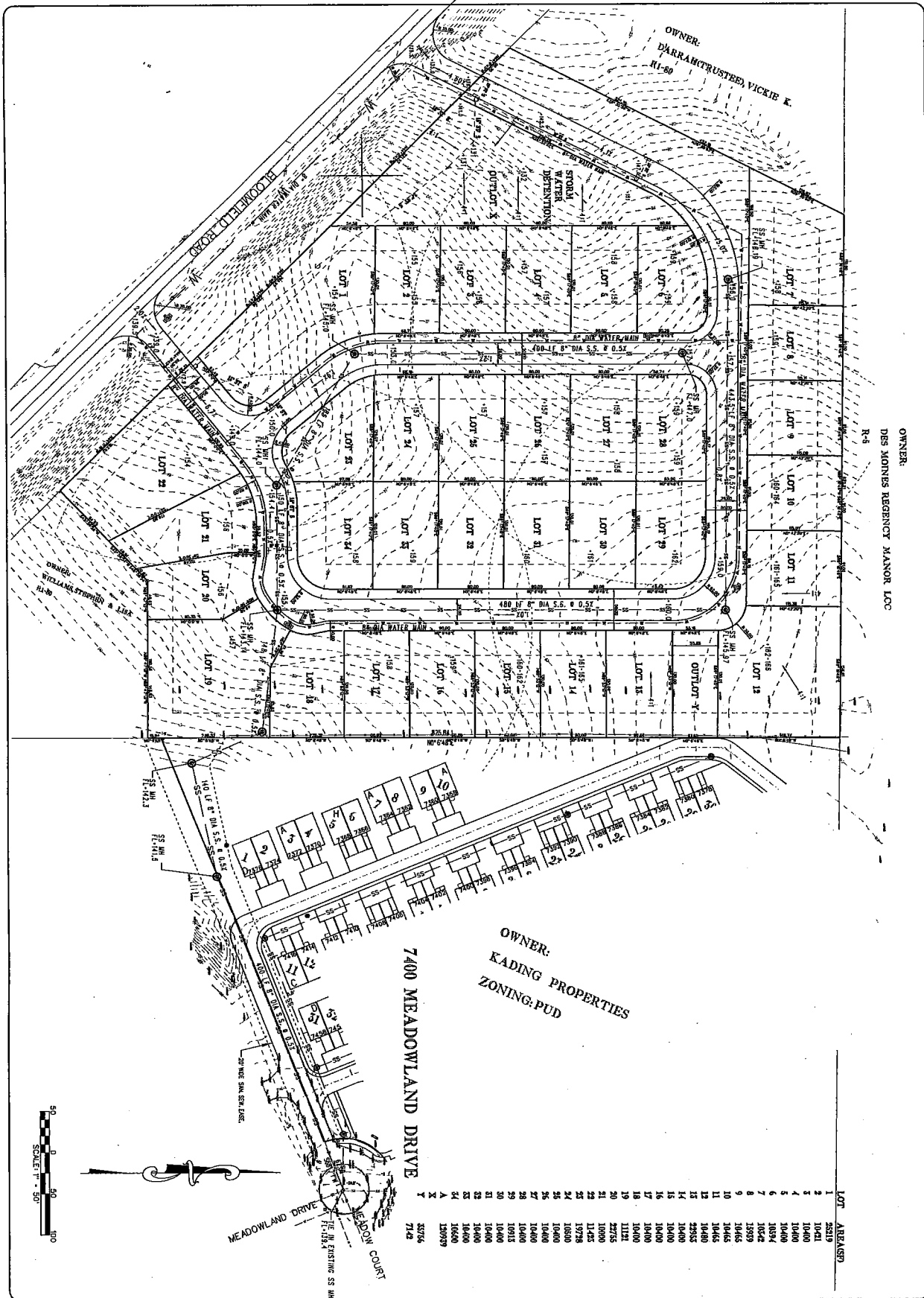


VICINITY SKETCH

### PROJECT BENCHMARK:

- BM#3920 CUT "x" SOUTH END HEADWALL W SIDE INDIANOLA AVENUE AT E PINE AVENUE ELEV.=146.613
- BM#5109 TRIANGLE CUT CONCRETE BASE OF LIGHT POLE HWY 65/69 NORTH END MIXMASTER AT HWY 5 ELEV.=134.806
- BM#2961 TRIANGLE CUT SE CORNER FLAG POLE BASE #7085 BLOOMFIELD ROAD. ELEV.=149.153

DATE	REVISION	BY



OWNER:  
DARRAM TRUSTEE, VICKIE K.  
R1-80

OWNER:  
DES MOINES REGENCY MANOR LOC  
R-3

OWNER:  
KADING PROPERTIES  
ZONING: PUD

7400 MEADOWLAND DRIVE

LOT AREA SQ FT

1	28219
2	10741
3	10400
4	10400
5	10394
6	10394
7	10389
8	10389
9	10465
10	10465
11	10465
12	10465
13	10465
14	10465
15	10400
16	10400
17	10400
18	10400
19	11212
20	22715
21	11245
22	11245
23	19728
24	18380
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33	10400
34	10400
X	130979
Y	32756
	7142

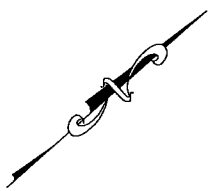
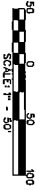
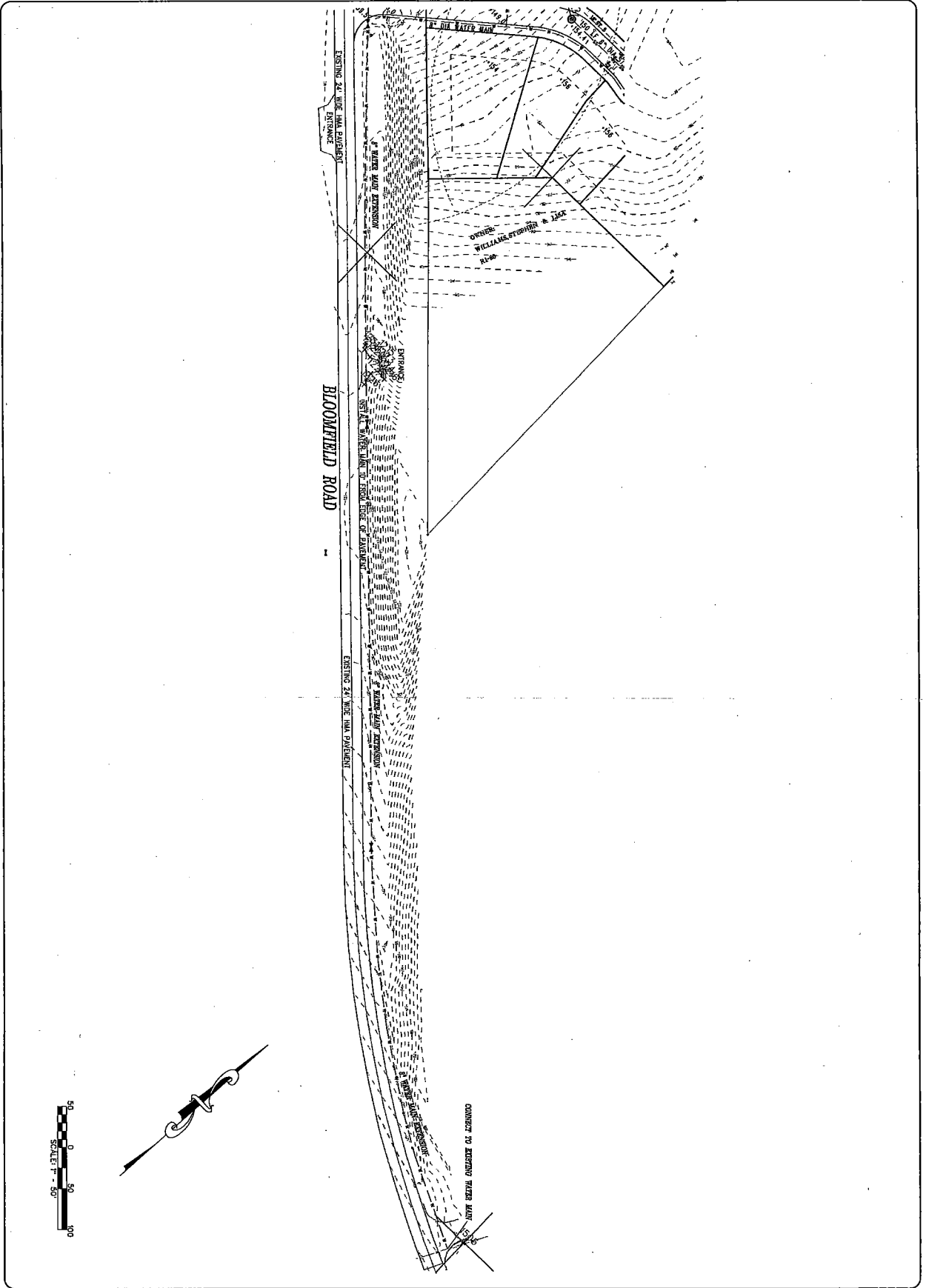
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SCALE: 1" = 50'  
14091  
S-2

DATING TITLE:  
PRELIMINARY  
PLAN



**BLOOMFIELD ACRES**  
**DES MOINES, POLK COUNTY, IOWA**

PERIOD: 2/21/11  
DATE: 2/21/11  
PRELIMINARY FIELD  
PLAN: 14091  
FIELD BOOK NO.:  
2013-01



DATE	2/1/01
BY	CHS
PROJECT	14091
SHEET	S-3

**DATE** 2/1/01  
**BY** CHS  
**PROJECT** 14091  
**SHEET** S-3



**BLOOMFIELD ACRES  
 DES MOINES, POLK COUNTY, IOWA**

**DESIGNER** CHS  
**DATE** 2/1/01  
**PROJECT** 14091  
**SHEET** S-3

20