



Date September 14, 2015

RESOLUTION HOLDING HEARING ON REQUEST FROM ROBERT J. ELLIS AND REBECCA ORR TO APPROVE PUD CONCEPTUAL PLAN AND TO REZONE PROPERTY LOCATED AT 4111, 4117 AND 4121 MCKINLEY AVENUE

WHEREAS, on August 24, 2015, by Roll Call No. 15-1428, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on August 6, 2015, its members voted 10-0-1 in support of a motion to recommend **DENIAL** of a request from Robert J. Ellis and Rebecca Orr (owners) to rezone real property locally known as 4111, 4117 and 4121 McKinley Avenue ("Property") from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District to allow development of the site with 12 dwelling units with 6 single-family semi-detached dwellings, and of a request for approval of a PUD Conceptual Plan related thereto, which communication has been updated and revised as attached hereto; and

WHEREAS, on August 24, 2015, by Roll Call No. 15-1428, it was duly resolved by the City Council that the application of Robert J. Ellis and Rebecca Orr to rezone the Property, legally described as follows, and to approve a PUD Conceptual Plan related thereto, be set down for hearing on September 14, 2015 at 5:00 p.m. in the Council Chamber at City Hall:

PARCEL C OF LOT 11, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2000, RECORDED IN BOOK 8494, PAGE 685 OF THE POLK COUNTY RECORDER'S OFFICE, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES IOWA BY COURT OFFICER DEED FILED IN BOOK 9338, PAGE 48 AND BY QUIT CLAIM DEED FILED IN BOOK 9338, PAGE 59 OF THE POLK COUNTY RECORDER'S OFFICE AND ALSO EXCEPT PARCEL D OF LOT 11, SERENDIPITY PLAT 4 AS REFLECTED IN A PLAT OF SURVEY FILED SEPT. 6, 2006 IN BOOK 11837, PAGE 885 OF THE POLK COUNTY RECORDER'S OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

AND

PARCEL B OF LOT 11, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2000, RECORDED IN BOOK 8494, PAGE 685 OF THE POLK COUNTY RECORDER'S OFFICE, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES IOWA BY COURT OFFICER DEED FILED IN BOOK 9338, PAGE 48 AND BY QUIT CLAIM DEED FILED IN BOOK 9338, PAGE 59 OF THE POLK COUNTY RECORDER'S OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

AND

PARCEL A OF LOT 11, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2000, RECORDED IN BOOK 8494, PAGE 685 OF THE POLK COUNTY RECORDER'S OFFICE, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES



Date September 14, 2015

IOWA BY COURT OFFICER DEED FILED IN BOOK 9338, PAGE 48 AND BY QUIT CLAIM DEED FILED IN BOOK 9338, PAGE 59 OF THE POLK COUNTY RECORDER'S OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD; 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 rezoning and PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning and 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. The attached revised communication from the Plan and Zoning Commission is hereby received and filed.
2. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all comments for and against the proposed rezoning of the Property to "PUD" Planned Unit Development District to allow development of the site with 12 dwelling units with 6 single-family semi-detached dwellings, and for and against the proposed PUD Conceptual Plan related thereto, are hereby received and filed, and the hearing is closed.

Alternative A

MOVED by _____ to adopt and DENY the proposed rezoning and proposed PUD Conceptual Plan, and to make the following findings of fact regarding the proposed rezoning and Plan:

- a. The City Plan and Zoning Commission voted 10-0-1 to recommend denial of the requested rezoning of the Property to "PUD" Planned Unit Development and of the requested approval of a PUD Conceptual Plan related thereto, to allow development of the site with 12 dwelling units with 6 single-family semi-detached dwellings.
- b. The proposed rezoning and Plan are not compatible with the Low-Density Residential future land use designation in the Des Moines' 2020 Community Character Plan, and an amendment to the Low/Medium-Density Residential designation is not appropriate given the single-family residential character of the neighborhood and potential for higher levels of stormwater drainage issues, property value impacts, and other impacts for adjoining areas.
- c. The Southwestern Hills Neighborhood Association is opposed to the proposed rezoning and Plan.
- d. If the application of the existing zoning regulations has the effect of denying the owner all economic use of the Property, then the appropriate remedy is to seek relief from the Zoning Board of Adjustment.



Roll Call Number

Agenda Item Number

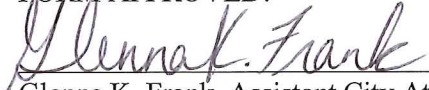
60B

Date September 14, 2015

Alternative B

MOVED by _____ to continue the public hearing until September 28, 2015, at 5:00 p.m. in the Council Chambers, and to direct the City Manager and Legal Department to prepare the necessary legislation to APPROVE the rezoning and the PUD Conceptual Plan subject to conditions acceptable to the City and the owner.

FORM APPROVED:



Glenna K. Frank, Assistant City Attorney

(ZON2015-00120)

NOTE: Six affirmative votes are required to approve the proposed rezoning due to the Commission's recommendation for denial. Des Moines City Code §134-4.

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

MOTION CARRIED

APPROVED

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.

Mayor

City Clerk

Date September 14, 2015

Agenda Item 60B

Roll Call # _____

REVISED



September 1, 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 August 6, 2015, the following action was taken regarding a request from Robert J. Ellis (owner) and Rebecca Orr (owner) to rezone properties located at 4111, 4117, and 4121 McKinley Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 1-10 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		
Jann Freed				X
John "Jack" Hilmes				X
Greg Jones		X		
Sasha Kamper		X		
Brian Millard		X		
William Page	X			
Jonathan Rosenbloom		X		
Mike Simonson		X		
CJ Stephens				X
Greg Wattier		X		

APPROVAL of the staff recommendation regarding Part A) that the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan; Part B) **APPROVAL** of the request to amend the Des Moines 2020 Community Character Plan existing future land use designation from Low-Density Residential to Low/Medium-Density Residential; Part C) **APPROVAL** of the request to rezone property from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District; and Part D) **APPROVAL** of an amended PUD Conceptual Plan for three (3) single-family semi-detached dwellings, (6 dwelling units), with a single private access drive from McKinley

Avenue subject to original staff conditions. **MOTION FAILED**
ZON2015-00120)

(21-2015-4.12 &

By separate motion the members voted 10-0-1 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			
Brian Millard			X	
William Page	X			
Jonathan Rosenbloom	X			
Mike Simonson	X			
CJ Stephens				X
Greg Wattier	X			

APPROVAL of staff recommendation regarding Part A) that the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan; Part B) **DENIAL** of the request to amend the Des Moines 2020 Community Character Plan existing future land use designation from Low-Density Residential to Low/Medium-Density Residential; Part C) **DENIAL** of the request to rezone property from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District; and Part D) **DENIAL** of the applicant's request of a PUD Conceptual Plan for six (6) single-family semi-detached dwellings, (12 dwelling units), with a single private access drive from McKinley Avenue.
MOTION PASSES

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan.

B) Staff recommends approval of the request to amend the Des Moines 2020 Community Character Plan future land use designation from Low-Density Residential to Low/Medium-Density Residential.

C) Staff recommends approval of the request to rezone property from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District.

D) Staff recommends approval of the "McKinley Townhomes" PUD Conceptual Plan subject to the following conditions:

1. Provision of a note to state that a minimum 3 foot tall brick or stone wainscot shall be provided on all façades of each ground level and all exposed portions of any lower level shall be clad with this same material. The balance of each façade shall be clad

with cementitious horizontal overlap or shake pattern siding painted an earth tone that complements the masonry material.

2. Provision of a note to state that all dwellings shall have architectural profile shingles.
3. Provision of a note to state that each dwelling unit shall contain a minimum of 1,100 square feet of finished living area on the main level, with a minimum two-car attached garage.
4. Provision of a note to state that any overhead garage door shall have a row of decorative windows.
5. Provision of a note to state that each dwelling unit shall have a full basement foundation.
6. Provision of a note to state that any structure shall be setback at least 30 feet from the from the front property line along McKinley Avenue.
7. The placement of the structures shall be staggered in order to provide variation in the facades of the structures.
8. The layout of the PUD Conceptual Plan shall be revised so that all dwelling units front a single private access drive on the site.
9. Provision of a note to state that any off-street parking shall be landscaped in accordance with the landscape standards applicable to the "R-3" District.
10. The PUD Conceptual Plan shall show conceptual plantings, including street trees and foundation plantings.
11. Provision of a note to state that any development will comply with the City's Tree Preservation & Mitigation Ordinance.
12. The PUD Conceptual Plan shall reflect the existing stormwater sewer and flowage easement (per Book 8566, Page 680).
13. Provision of a note to state that a stormwater runoff control plan per City Code Section 106-136 is required.
14. Provision of a note to state that a geotechnical soil study shall be required before any Development Plan can be reviewed and approved.
15. Provision of a note to state that the developer is responsible for negotiating access and all costs associated with constructing the necessary sanitary sewer connections.
16. Provision of a note to state that the developer is responsible for all costs associated with constructing the necessary water service connections.
17. Provision of a note to state that any freestanding sign shall not exceed 24 square feet in area and shall be a monument style sign as defined in Section 134-3 of the

City Code in compliance with the "FSO" Freestanding Signs Overlay District requirements.

18. Provision of a note to state that any fencing shall be in accordance with the standards applicable to the "R-3" District.
19. Provision of a note to state that any site lighting shall be pedestrian in scale and shall be a black archetype fixture.

Written Responses

0 In Favor

4 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The rezoning and proposed PUD Conceptual Plan would allow for development of the site with 12 dwelling units with six (6) single-family semi-detached dwellings. The proposed twelve (12) dwelling units on 2.42 acres represents a density of 4.96 dwelling units per acre.
2. **Size of Site:** 105,258 square feet or 2.42 acres.
3. **Existing Zoning (site):** "R1-80" One-Family Residential District.
4. **Existing Land Use (site):** The site is currently undeveloped.
5. **Adjacent Land Use and Zoning:**
 - North** – "R1-80", Use is single-family residential.
 - South** – "R1-80", Use is an undeveloped parcel.
 - East** – "R1-80", Uses are single-family residential and an undeveloped parcel.
 - West** – "M-3", Use is the Des Moines International Airport.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the northeast side of McKinley Avenue across from the Des Moines International Airport. The surrounding residential area is comprised predominately of single-family dwellings.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Southwestern Hills Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agendas on June 29, 2015 and July 17, 2015. A Final Agenda was mailed to the neighborhood association on July 10, 2015. Additionally, separate notifications of the hearing were mailed on June 26, 2015 (20 days prior to the July 16, 2015 hearing) and on July 6, 2015 (10 days prior to the July 16, 2015 hearing) to the neighborhood association and to the primary titleholder on file

with the Polk County Assessor for each condominium owner within the property and every owner of property or condominium within 250 feet of the subject property.

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 Southwestern Hills Neighborhood Association notices were mailed to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321.

The applicant conducted the required neighborhood meeting with the surrounding property owners and neighborhood representatives on July 14, 2015. The applicant will be available to provide a summary at the public hearing.

8. Relevant Zoning History: NA.

9. 2020 Community Character Land Use Plan Designation: The Des Moines' 2020 Community Character Plan currently designates the site as Low Density Residential, which allows for development of single-family dwellings with a density up to 6 dwelling units per acre. The proposed rezoning to "PUD" District to allow development of single-family semi-detached dwellings requires the future land use designation be revised to Low/Medium-Density Residential.

10. 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 414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B 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.

The application, accompanying evidence and Conceptual Plan amendment 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 the Zoning Ordinance 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 amendment 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. Urban Design: The submitted elevations demonstrate that each of the six (6) buildings would be one-story with a walk-out basement. The elevations demonstrate a stone or brick veneer on all exposed portions of the lower level and an approximate 3-foot tall wainscot on the ground level. The balance would be horizontal lap siding. Staff recommends a note to state that any horizontal lap or shake-patterns siding be cementitious material. Staff also recommends that any asphalt shingle be architectural profile shingles.

The elevations also demonstrate that each dwelling would have an attached two-car garage. The PUD Conceptual Plan indicates each unit would have 1,073 square feet of floor area on its main level. Staff recommends that a note be added to state that each dwelling unit will contain a minimum of 1,100 square feet of living area on the main level, with a minimum two-car attached garage.

The proposed PUD Conceptual Plan currently states that building setbacks shall be as follows:

- Front: 10 feet from the back of curb.
- Rear: 25 feet.
- Side: 10 feet minimum from foundation to foundation, and 10 feet minimum from any plat boundary.

Staff recommends that these setbacks be clarified to state that any structure shall be setback at least 30 feet from the front property line along McKinley Avenue.

Staff also recommends that the placement of structures be staggered in order to provide variation in the facades of the structures. Staff recommends that the layout of the PUD Conceptual Plan be revised so that all dwelling units front a single private access drive on the site. This would require the structures facing McKinley Avenue to be shifted to face the private internal driveway

- 2. Access or Parking:** The PUD Conceptual Plan demonstrates that the proposed development would be served by a single drive approach from McKinley Avenue. Four (4) of the structures would directly access a primary 20-foot wide driveway and two (2) of the structures would face a secondary 20-foot wide driveway that appear to function as a frontage road along McKinley Avenue. Staff recommends that the layout of the PUD Conceptual Plan be revised so that all dwelling units front a single private access drive on the site. This would require the structures facing McKinley Avenue to be shifted to face the private internal driveway.

A hammerhead turnaround must be provided at the terminus of the primary driveway to accommodate sanitation trucks or a fire apparatus.

A 5-foot wide sidewalk must be provided along McKinley Avenue. Staff also recommends that a private sidewalk network be provided within the development to connect each of the dwelling units to the sidewalk along McKinley Avenue.

- 3. Landscaping & Buffering:** Staff recommends that a note be added to the PUD Conceptual Plan to state that any off-street parking shall be landscaped in accordance with the landscape standards applicable to the "R-3" District. The PUD Conceptual Plan should also show conceptual plantings, including street trees and foundation plantings.
- 4. Natural Site Features:** The site slopes down significantly to the east and contains existing vegetation. The PUD Conceptual Plan must state that all any development will 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 as mitigation for the trees being removed may be provided as either street trees or as trees planted on the proposed lots.

- 5. Drainage/Grading:** The PUD Conceptual Plan indicates that stormwater detention would occur within the middle portion of the site. The existing stormwater sewer and flowage easement (per Book 8566, Page 680) must be reflected on the PUD Conceptual Plan.

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.

Since a portion of the site contains fill, a geotechnical soil study would be required before any Development Plan can be reviewed and approved.

- 6. Utilities:** The PUD Conceptual Plan demonstrates that sanitary sewer would be connected to the existing sanitary sewer within an easement on private property to the east of the site. The developer is responsible for negotiating access and all costs associated with constructing the necessary sanitary sewer connections.

The PUD Conceptual Plan demonstrates that water service would be provided from the existing water service within McKinley Avenue right-of-way. The developer is responsible for all costs associated with constructing the necessary sanitary sewer connections.

- 7. Signage:** The PUD Conceptual Plan demonstrates a development sign would be located at the entrance along McKinley Avenue but does not provide any additional information. Staff recommends that that any freestanding sign shall not exceed 24 square feet in area and shall be a monument style sign as defined in Section 134-3 of the City Code in compliance with the "FSO" Freestanding Signs Overlay District requirements.
- 8. Fencing:** Staff recommends that a note be added to the PUD Conceptual Plan to state that any fencing shall in accordance with the standards applicable to the "R-3" District.
- 9. Lighting:** Staff recommends that any site lighting shall be pedestrian in scale and shall be a black archetype fixture

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

Tim Fitzgerald asked if the applicant met with staff and if so, why the long list of conditions.

Erik Lundy stated the applicant met with staff at the Development Assistance Conference where the process and the requirements for a PUD submittal are discussed.

Greg Wattier asked what guidelines staff uses to provide recommendations on masonry material, and amount.

Erik Lundy stated the expectation is a PUD is of a higher standard. In exchange for adding density, a higher level of material quality and architectural design is desired. There is not a specific set of design guidelines. Staff tries to be consistent with other PUDs.

Greg Wattier asked if staff have an opinion on the layout of the streets.

Erik Lundy stated at one time there was actually a preliminary plat for a greater piece of land. Since that time the Commission has approved a preliminary plat on the piece to the south for a separate single-family subdivision. At this point there are five separately owned parcels.

Mike Simonson asked what length of private drive is required before there is a hammer head or a turnaround for a fire truck.

Erik Lundy stated that would be 150 feet.

Jonathan Rosenbloom asked for clarity of the current "R1-80" zoning. "R1-80" would allow three single-family units with no right to do a duplex and they are looking to do 12 duplex units.

Erik Lundy stated that is correct. Some of the land is vacant and hasn't been developed for a single-family. Some of the challenges for single-family development are the utility, connection cost and stormwater management.

Jonathan Rosenbloom asked the developer if they could specifically address the issue of cost associated with the runoff and negotiating that utility connection.

Dennis Hansen Environmental Design Group 6601 Westown Parkway, West Des Moines representing the applicant stated there are some conditions they do not agree with. Condition #1, requires stone veneer. The owner has indicated that this material is cost prohibitive. He just saw staff's recommendation this morning where they asked for 3 foot tall brick or stone wainscot.

Greg Jones asked if the applicant agrees with condition #8 regarding no buildings fronting McKinley Avenue.

Chuck Bishop Bishop Engineering 3501 104th Street stated condition #8 is a tough situation because of 13 feet of fall from McKinley to the first street and about another 13 feet of fall to the back of the lot. According to condition #8 they would be turning the dwelling units into the hillside which would prohibit walk outs and the units would not work very well facing the internal drive. His proposal is to reorient the dwelling units a little bit in order to have a wider drive to make it work. The developer will have to address the cost of hooking up to the sanitary sewer.

Greg Jones asked if either of them could answer Commissioner Rosenbloom's question about the cost for connecting to existing sanitary sewer.

Chuck Bishop stated they are still negotiating with the neighbor for an easement and have not been given any indication as to what that cost will be.

Jonathan Rosenbloom stated he asked the question about the cost because the justification for going from 3 to 12 units was partially based on economics particularly dealing with stormwater. He believes the Commission cannot justify the proposal on economics if there is no data.

Dennis Hansen stated the applicant presented to them the cost of the land and to construct only one home on those very large lots would not cover costs to develop. They are across from the Iowa Air Guard so he believes these are not prime pieces of land. The cost of the land plus the cost of the utility connections is why they went with these units. They are for sale units not rentals and he expects them to cost \$225,000 to \$250,000 per unit.

Sasha Kamper asked if they can give an estimate of the difference in cost between the originally proposed masonry and the new proposed.

Dennis Hansen stated they estimated the cost to be approximately \$15,000 to \$20,000 per unit to provide the originally proposed masonry.

Dory Briles asked for a summary of the neighborhood meeting.

Dennis Hansen stated there were some concerns they could not address. Questions about why they did not have contractor present. They do not have a project yet so they do not have a contractor yet. Other concerns were the drainage in which Bishop Engineering is handling and zoning issue on other parcels of land that they have no control over. Most of the questions were concerns about the development of the units. They tried their best to address those concerns.

JoAnne Corigliano stated she believes that it would not be uncommon to use the sill height as the upper limit for the masonry. Her concerns are what this project does to the land. She does agree that if they flip the buildings nobody would buy it. After reviewing the response cards everybody had a problem with how the applicant would handle stormwater runoff. How will they handle these issues?

Chuck Bishop stated the site drains from west to east. They are going to provide stormwater detention in a couple of locations. Some of the comments were regarding the development to the east off of Stanton and allegations that their detention was not working properly. So their concern is the belief that the applicant is going to continue to create problems in the existing storm sewers. They have talked to the City of Des Moines about this problem. Their plan is to slow down the water that is coming off this site and release it at a controlled rate based on the City of Des Moines requirements. By developing these homes they will reduce the rate at which water leaves the site.

Sasha Kamper asked if it is typical to have these sorts of plans come before the Commission for issues like how stormwater drainage will be handled or determined.

Erik Lundy stated this is a Planned Unit Development (PUD) so the concept comes to the Commission of how they are going to achieve that. Staff is saying that all of the City's standards shall be met with any development plan.

Sasha Kamper asked what kind of process the City has in place to check once a development has been constructed to ensure stormwater runoff is behaving as expected.

Erik Lundy stated they inspect the drainage. Staff is also addressing the stormwater detention problem to the east.

Sasha Kamper stated her concern is recourse and enforcement.

Erik Lundy stated if there is something that is not functioning or not meeting the standard the City would have the ability to enforce the standard.

Mike Simonson stated this is true of every site plan.

Erik Lundy stated it would be similar to any site plan or subdivision plat. The City has public rights to access this and maintain the public sewer that is there, but that does not give the developer the right to connect to it. They will have to negotiate access across private property.

Brian Millard asked with all of these concerns that have been expressed by staff and the Commission could the Final PUD come back to the Commission for review.

Erik Lundy stated yes if that was made a condition of the PUD approval by the Council.

CHAIRPERSON OPENED THE PUBLIC HEARING

George Davis Southwestern Hill Neighborhood Association stated the neighborhood association understanding was that the developer (the applicant) was to have a neighborhood meeting before moving forward. That did not happen. The neighborhood meeting was on July 14. He only called a few people but when he was contacted emails went out and there were 38 homes represented. The applicant did a poor job in putting the meeting together and the presentation was not good. The pictures being shown tonight are the third different set of pictures they have seen since the project was brought forward. Some of their concerns are the following:

- He had no builder in place and said that he knew ten people or it might be him.
- They have three different pocket areas including Stanton Acres which is higher ground and homes are in the \$400,000 range. Directly below is the applicant's area and at the bottom is Summit Vista Drive. There are neighbors on Summit Vista Drive that are deluged with water problems whenever there is a rain. The problem with this is the intake manifolds were originally put in about 50 years ago to accommodate about thirty homes. Since then that area has exploded. He believes adding this development will make the water issues greater.
- The decline of property values due to this development.
- The applicant did not give them a definite indication as to whether or not he would have three homes or 12 homes and whether they would be single-family homes or townhome concept. His plans were not complete.
- The financing for this project is huge because they have seen projects started and dirt is moved and then they cannot finish it. The applicant says he has financing in place but would not reveal where he would be getting his financing.

- As people move from these homes they will become rental property. The applicant said he would require all dwellings to be owner-occupied.
- The applicant told them the homes would be sold in the \$275,000 to \$300,000 range and now tonight they area stating they will be about \$225,000.
- There has just been disparity about this and it is not planned very well all the way through. Making many people concerned about the impact this will have on future buildings and the impact on current homeowners in that neighborhood.

Mike Simonson asked has the neighborhood association taken a formal position.

George Davis stated yes they are opposed to this development. Their neighborhood is progressing and is not against the development that is going to enhance other homes in the area or make property values go up.

Greg Wattier asked if Mr. Davis agreed that townhomes were the highest and best use of the property due to the proximity of the Iowa Air Guard facility.

George Davis stated he does not agree with that statement.

Greg Wattier asked if neighborhood association believes that only single-family homes should be built and no townhomes, or apartments.

George Davis stated he believes that everyone in that neighborhood loves the single-family concept. They realize that townhome concept may be acceptable as opposed to a duplex concept. However, not this project.

Bill Carmichael 3312 Stanton Avenue owner of 4406 SW 33rd stated his concerns are the stormwater detention and the applicant's work ethics are not good he does not complete projects. He believes if "R-3" is granted in this area every developer will come along and buy property down the road and the next thing you know there are apartments.

Basil Nimry 3201 Southern Woods Drive stated his previous address on Maish Avenue flooded on a regular basis. The stormwater sewer lids came off a couple of times and the stormwater design is flawed in terms of the number of housing units and capacity the sewer can handle. When he bought the land where he currently resides it was his understanding that it was an extension of Southern Hills. This stood for the quality, the schools and extensive covenants. Lately it seems that the covenants are changed and property zoning is changing around them.

Cal Stout 4413 SW 33rd Street stated he would never describe this area as barren. He believes it is beautiful and "R-1" is good zoning for this area and "R-3" is not so good. He asked that the Commission keep the neighborhood zoned "R-1".

Rebuttal

Dennis Hansen stated the numbers that were kicked around at the neighborhood meeting were sales prices between \$225,000 and \$300,000 per unit. If they do not get zoning approval there will be no reason to have a builder. The applicant has always said that he

could go back to three units and maybe four but he thought the highest use would be to go to the townhome concept.

Brian Millard asked who owns the ground.

Dennis Hansen stated he understands that it would be an association, but he is not sure if this has been established.

Chuck Bishop stated they would come back with a subdivision plat and would plat off individual lots for the units. The homeowner would own some of the ground in front, on the side and behind the unit. They are not going to do condominiums because you cannot get financing for condominiums.

Sasha Kamper asked about why the meeting with the neighbors only occurred two days before the first meeting with the City.

Dennis Hansen stated he believes the applicant was trying to maintain a tight schedule. He understands that it was short notice but the meeting was well attended.

Sasha Kamper stated she believes it speaks more to process than just their concerns. How many things have been really looked at in detail if communication with the neighbors came at the 11th hour? Perhaps some of these other things aren't nailed down and should be.

Dennis Hansen stated possibly but he reiterates there was a limitation on time to try to make this meeting. They received input from them and what is being said is they are just not interested in this development.

Jacqueline Easley asked if 12 units are not approved would the applicant be interested in developing 3 units.

Dennis Hansen stated yes, that could always be done. The question is can enough value come of it to make it worthwhile in developing.

Tim Fitzgerald asked for clarification as to which conditions they are not in agreement to.

Dennis Hansen stated the applicant opposes condition #1. Unless 3' of masonry is the maximum on any side.

Mike Ludwig asked if the applicant agrees with condition #8 regarding no units fronting on McKinley Avenue.

Dennis Hansen stated no because those units would be virtually impossible to sell. They could reposition them somewhat on the site but they would still face towards McKinley.

Greg Wattier asked staff about the thought process of their recommendation to approve this request with 19 conditions when the entire neighborhood association is adamantly and vehemently against this project.

Mike Ludwig stated that based on the revised drawings that were submitted and included in the packet, staff felt the quality of the development was substantial. Staff's opinion was these comparable or higher quality of townhome units as have been approved for other projects in Des Moines. During Plan DSM outreach people stated they want a variety of housing types in neighborhoods and expressed a desire to be able to stay within their neighborhoods in alternate housing products. Whether or not it is directly applicable to this neighborhood's view point or their view point on this specific project he cannot speak to that. The stormwater issues are valid concerns and he believes the stormwater division is addressing these issues.

Erik Lundy stated that Charlie Lepak Engineering Department who is housed in Permit and Development Center is responding to the concerns that were raised about the Stanton North subdivision. Some of the issues revolve around establishing ground cover and making sure the runoff and sediment control is also in place.

Mike Ludwig stated that staff will continue to follow up on this because it is a concern whether or not this project gets built. There were comments about a project being rental. Any single-family home in Des Moines can be rented. Just having single-family lots or single-family houses does not ensure that there's not rental. Rental is an occupancy type not a use. Staff was looking at the use. The decision for Commission is whether or not 12 units are an appropriate number for the site. Staff believed it is appropriate with the 19 conditions listed. For Planned Unit Developments staff routinely has that many conditions because the PUD is establishing their own zoning which necessitates more detailed conditions and notes on a project.

Sasha Kamper stated her biggest concern is the stormwater situation. She thinks about it in the context that she knows which is Rice Field in Beaverville. That situation it was decided that the trade-off for building a PUD in an area was the developer had to pay to bring things up to code and put in new sewer pipes to connect into the existing storm sewer to help alleviate existing water runoff problems in addition to addressing the new water runoff that would be caused by development. She asked what is different in this situation that a different position would be taken.

Mike Ludwig stated the Beaverville Project ran a private sewer main down the street and connected in with the public sewer for the new development without any City participation in the project cost. Previously, there was going to be City participation in constructing a new public sewer in one of the adjoining streets that would take storm water off of the streets in the area. When Rice Field went to a less dense project they were authorized to build a private sewer to serve only the new development. In this project they would be constructing sewer connection to existing public sewer, they would have to obtain an easement from an adjoining property owner.

Erik Lundy stated because this is a PUD they could propose a private main to serve their separate services for their townhome plat. The plat would come back to the Commission for review. In regards to the turnaround question, his understanding is the fire access would stay on McKinley. Therefore they do not require it as a fire access lane because of distance from a hydrant is sufficient.

Mike Simonson asked if this rezoning request is denied what is the mechanism for the developer to come back with a different plan.

Mike Ludwig stated the developer would need to prepare a new submittal, submit that application, hold a neighborhood meeting, go through staff review and be back to the Commission. If it is the same request there would be a one year delay before they could request it again. However, if they came back with less units that would be a change in the plan so they could resubmit as soon as they had plans prepared.

JoAnne Corigliano stated she would like to see something in place, such as can they require permeable paving or something that would help reduce the water runoff.

Mike Ludwig stated the Commission could recommend any conditions that they think are appropriate for the development that are directly tied to concerns that were heard. The City Council would have to hold a hearing on this rezoning proposal and would have to agree to impose those conditions on the developer. On a PUD they don't have to sign an agreement to those conditions. The ordinance that gets adopted by the Council would include whatever final conditions get approved. He is uncertain that a requirement for permeable surface is justified. Typically that is something that has been proposed by the applicant. Staff normally states they have to comply with the storm water management requirements. The Commission has required the final development plan to come back to them if there are significant concerns about individual issues. It is not provided in the code so it would need to be a condition of the PUD.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Will Page stated he has listened to what the neighborhood association had to say and the result of their comments was resounding. He believes the Commission should respect what they are telling the Commission. Personally, he likes the design with the stone and believes it is a very interesting design and quality material. The main concern he heard from the neighbors was the density. He proposed a motion to have the same condition as the original staff recommendation except to change the concept plan to allow a maximum of three single-family semi-detached structures (six dwelling units) with a single private access drive from McKinley Avenue. If the developer can go with that it would seem to be a compromise with the neighborhood. If the developer cannot go with this suggestion because of cost constraints, maybe the best thing for him to do is sell the property to someone else who can make better use of it.

Mike Simonson stated he did not believe he could support that motion in that he believes they are making firm decision without any input from the developer or the neighborhood. He would rather deny the rezoning and let them go back to the neighborhood, get more information on stormwater and come back with a new plan. He could support more density than single-family homes. Very rarely does the Commission hear from a neighborhood group that is so unified against a proposed rezoning.

Brian Millard stated in listening to this item it mirrors a development that was larger but with the same problems. Apparently, the City is aware there of stormwater issues in this area. The same thing was happening on the Sawyers Landing project. It went through Plan and Zoning but the City Council stopped it because they realized that there may be a problem and staff looked at it and the City Council walked the hillside. Before the project could go forward a \$1.8 million storm sewer was put in the neighborhood before the development would go forward. There is still a water problem coming off the hillside from the

development but there is little that can be done unless the homeowners take the other home owners to court. He would like to make sure that the City does due diligence on this site before they let anything go forward because it puts it in the hands of the citizens and property owners and ultimately, effects the entire area.

Jonathan Rosenbloom stated he agrees with Commissioner Simonson because not only does the developer have a chance to rethink this but also the neighborhood group will get a chance to rethink it.

COMMISSION ACTION:

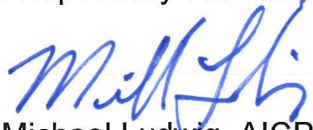
Will Page moved **APPROVAL** of staff recommendation Part A) that the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan; Part B) **APPROVAL** of the request to amend the Des Moines 2020 Community Character Plan existing future land use designation from Low-Density Residential to Low/Medium-Density Residential; Part C) **APPROVAL** of the request to rezone property from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District; and Part D) **APPROVAL** of an amended PUD Conceptual Plan for three (3) single-family semi-detached dwellings, (6 dwelling units), with a single private access drive from McKinley Avenue subject to original staff conditions.

Motion failed 1-10 (Dory Briles, JoAnne Corigliano, Jacqueline Easley, Tim Fitzgerald, Greg Jones, Sasha Kamper, Brian Millard, Jonathan Rosenbloom, Mike Simonson, and Greg Wattier voted in opposition. Will Page vote in favor).

Jonathan Rosenbloom made a motion for **APPROVAL** of staff recommendation regarding Part A) that the proposed rezoning is not in conformance with the existing Des Moines 2020 Community Character Plan; Part B) **DENIAL** of the request to amend the Des Moines 2020 Community Character Plan existing future land use designation from Low-Density Residential to Low/Medium-Density Residential; Part C) **DENIAL** of the request to rezone property from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District; and Part D) **DENIAL** of the applicant's request of a PUD Conceptual Plan for six (6) single-family semi-detached dwellings, (12 dwelling units), with a single private access drive from McKinley Avenue.

Motion passed 10-0-1 (Brian Millard abstained).

Respectfully submitted,



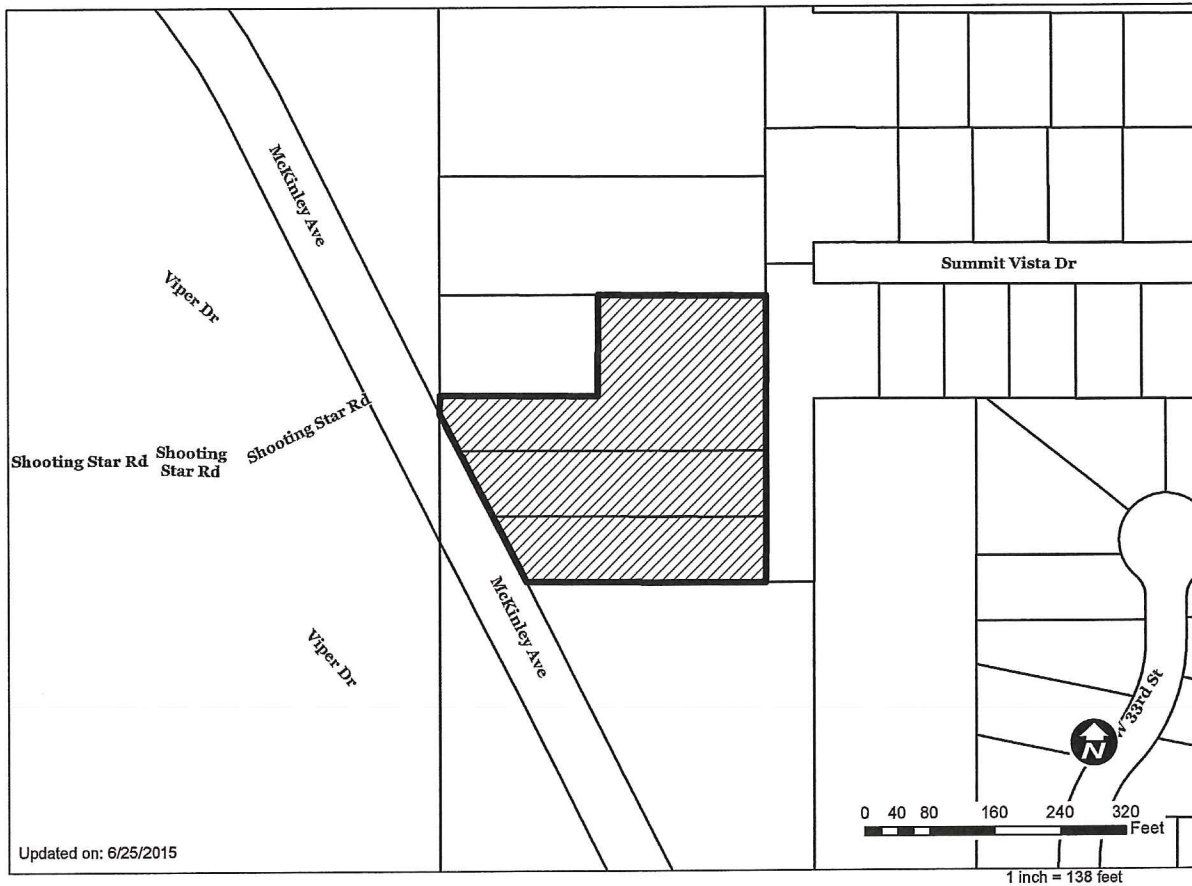
Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment

Robert J. Ellis (owner) and Rebecca Orr (owner) for properties located at 4111, 4117, and 4121 McKinley Avenue.			File #		
			21-2015-4.12		
Description of Action	Denial of request to amend the Des Moines 2020 Community Character Plan existing future land use designation from Low-Density Residential to Low/Medium-Density Residential.				
2020 Community Character Plan	Current: Low-Density Residential. Proposed: Low/Medium Density Residential.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"R1-80" One-Family Residential District and "FSO" Freestanding Sign Overlay District.				
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Sign Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area		4			
Outside Area					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	10-0-1		No	

Robert J. Ellis and Rebecca Orr, 4111, 4117 & 4121 McKinley Avenue

21-2015-4.12

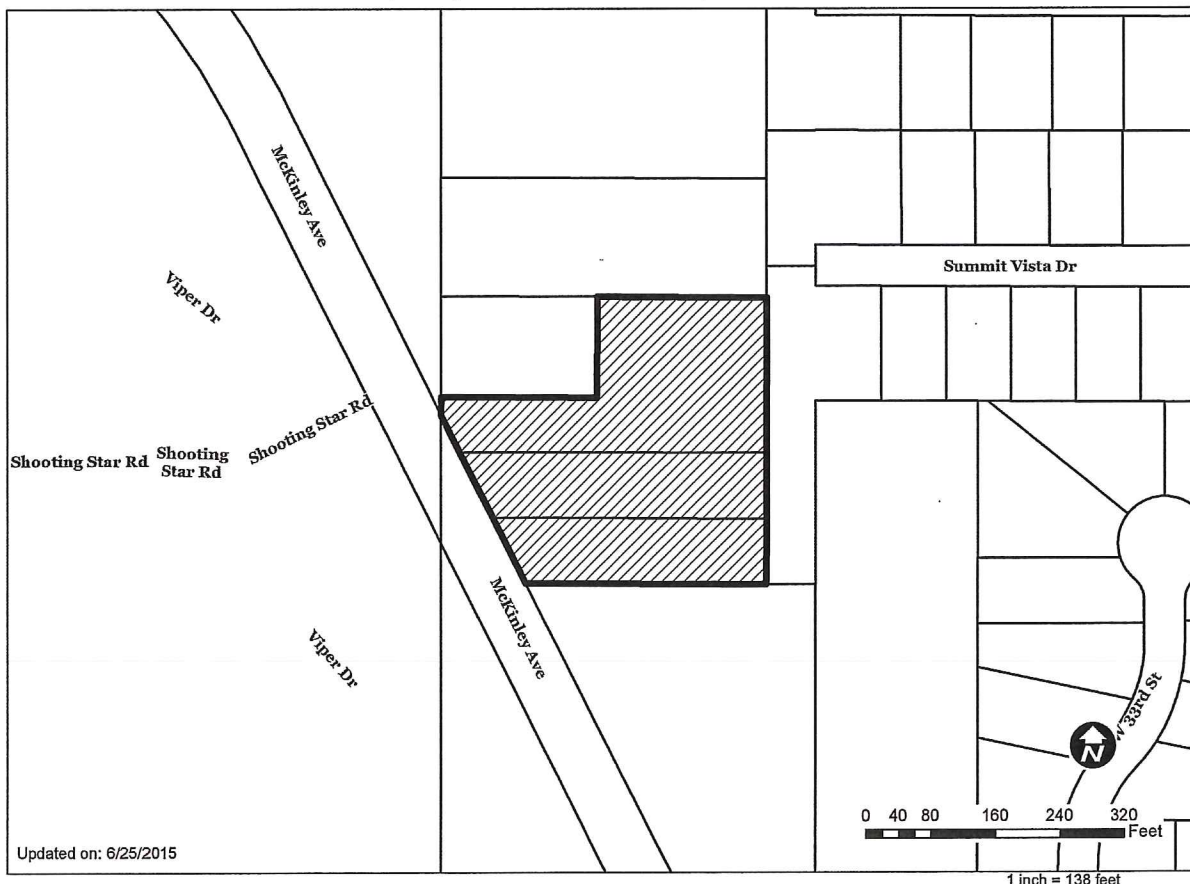


60B

Robert J. Ellis (owner) and Rebecca Orr (owner) for properties located at 4111, 4117, and 4121 McKinley Avenue.		File # ZON2015-00120			
Description of Action	Denial of request to rezone property from "R1-80" One-Family Residential District to "PUD" Planned Unit Development District. This would allow approval of a PUD Conceptual Plan for six (6) single-family semi-detached dwellings, for a total of 12 dwelling units, with a single private access drive from McKinley Avenue.				
2020 Community Character Plan	Current: Low-Density Residential. Proposed: Low/Medium Density Residential.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"R1-80" One-Family Residential District and "FSO" Freestanding Sign Overlay District.				
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Sign Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area		4			
Outside Area					
Plan and Zoning Commission Action	Approval		Required 6/7 Vote of the City Council	Yes	X
	Denial	10-0-1		No	

Robert J. Ellis and Rebecca Orr, 4111, 4117 & 4121 McKinley Avenue

ZON2015-00120



60B

Item ZON2015-00120 Date 7-9-15

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

RECEIVED
COMMUNITY DEVELOPMENT
Print Name Steve Mauro

JUL 13 2015
Signature Steve Mauro
Address 3224 Summit Vista Dr.

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

① This neighborhood is an established neighborhood of homes. townhomes will drive the property value of existing homes down. ② AM not in favor of centers who have no investment in property. ③ existing water flow / drainage will flow directly into my backyard

Item ZON2015-00120 Date 7-9-2015

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

RECEIVED
COMMUNITY DEVELOPMENT
Print Name THOMAS L. CROSS SR.

JUL 14 2015
Signature Thomas L. Cross Sr.
Address 4103 McKINLEY AVE

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

PURCHASED THIS HOUSE BECAUSE OF THE CURRENT ZONING. SINGLE FAMILY HOMES MAKE FOR MORE PERMANENT NEIGHBORS

I cannot be present for the hearing. Please listen to my neighbors who are opposed.

60B

Item ZON2015-00120

Date 7-9-15

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

COMMUNITY DEVELOPMENT

JUL 16 2015

DEPARTMENT

Print Name Nancy Carlsen

Signature Nancy L Carlsen

Address 3223 Summit Vista Dr. DM

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

The sewer system in this area is already stressed beyond it's ~~cap~~^{ca} capacity and creates flooding to property's north of Stanton. The Ellis property is an EYE SORE!! Please look at his personal property first. Perhaps he should clean it up first He knows nothing about building / is only looking to make money. NO-NO-NO!

Item ZON2015-00120

Date 7-13-15

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

COMMUNITY DEVELOPMENT

JUL 16 2015

DEPARTMENT

Print Name John Molloy

Signature John Molloy

Address 5231 Summit Vista A1 50321

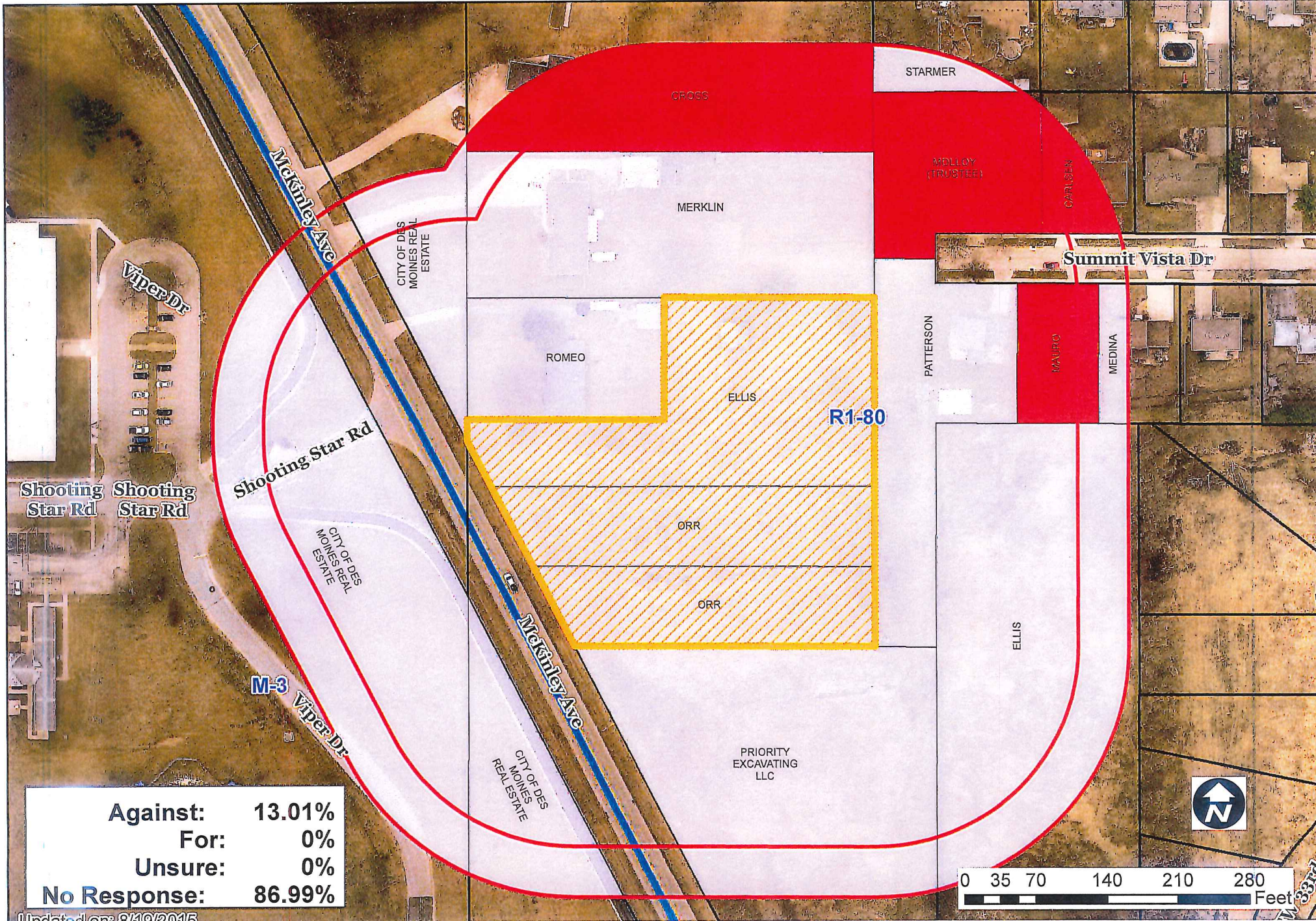
Reason for opposing or approving this request may be listed below:

water run off, wild life displacement, flash flooding, traffic congestion, degradation of green spaces, soil erosion,

60B

Robert J. Ellis and Rebecca Orr, 4111, 4117 & 4121 McKinley Avenue

ZON2015-00120



Against:	13.01%
For:	0%
Unsure:	0%
No Response:	86.99%

Updated on 8/10/2015

PRELIMINARY - NOT FOR CONSTRUCTION

MCKINLEY TOWNHOMES PUD

CITY OF DES MOINES, POLK COUNTY, IOWA

SHEET INDEX:

- 1 OF 3 COVER
- 2 OF 3 PLAN MAP
- 3 OF 3 CONCEPTUAL BUILDING ELEVATIONS

PROPERTY DESCRIPTION:

PARCEL C OF LOT 11, SERVIDORSHIP PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2009, RECORDED IN BOOK 846, PAGE 885 OF THE POLK COUNTY RECORDERS OFFICE, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES IOWA BY COURT ORDER DEED FILED IN BOOK 833, PAGE 48 AND BY CUIT CLAIM DEED FILED IN BOOK 838, PAGE 58 OF THE POLK COUNTY RECORDERS OFFICE AND ALSO EXCEPT PARCEL D OF LOT 11, SERVIDORSHIP PLAT 4 AS REFLECTED IN A PLAT OF SURVEY FILED NEPT. 6, 2008 IN BOOK 1187, PAGE 815 OF THE POLK COUNTY RECORDERS OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, AND

PARCEL D OF LOT 11, SERVIDORSHIP PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2009, RECORDED IN BOOK 846, PAGE 885 OF THE POLK COUNTY RECORDERS OFFICE, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES IOWA BY COURT ORDER DEED FILED IN BOOK 833, PAGE 48 AND BY CUIT CLAIM DEED FILED IN BOOK 838, PAGE 58 OF THE POLK COUNTY RECORDERS OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, AND

PARCEL A OF LOT 11, SERVIDORSHIP PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2009, RECORDED IN BOOK 846, PAGE 885 OF THE POLK COUNTY RECORDERS OFFICE, EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES IOWA BY COURT ORDER DEED FILED IN BOOK 833, PAGE 48 AND BY CUIT CLAIM DEED FILED IN BOOK 838, PAGE 58 OF THE POLK COUNTY RECORDERS OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, AND

ADDRESS:
4111, 4117, 4121 MCKINLEY DRIVE
DES MOINES, IOWA 50315

OWNER:
4111 MCKINLEY:
ROBERT J. ELLIS
1508 WATROUS AVE
DES MOINES, IA 50315

4117 AND 4121 MCKINLEY:
REBECCA K. ORR
2007 SW 10TH STREET
DES MOINES, IA 50315

PREPARED FOR:
ROBERT J. ELLIS
1508 WATROUS AVE
DES MOINES, IA 50315

ZONING:
DES MOINES 2020 COMMUNITY CHARACTER PLAN:
LOW-DENSITY RESIDENTIAL

BULK STANDARDS:
SETBACKS:
FRONT 29' FROM BACK OF CURB
REAR 25'
SIDE 17' MINIMUM FROM FOUNDATION TO FOUNDATION
10' MINIMUM TO PLAT BOUNDARY
BUILDING HEIGHT 30' MAX (AS MEASURED TO PEAK ON ROOF)

UTILITY NOTE:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATIONS OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

NARRATIVE OF GENERAL DEVELOPMENT CONCEPT:

1. THE MCKINLEY TOWNHOMES WILL PROVIDE TOWNHOUSES ON INDIVIDUAL LOTS. AN ASSOCIATION WILL BE ESTABLISHED.
2. THE ASSOCIATION WILL PROVIDE MAINTENANCE AND REPAIR REPLACEMENT TO ANY ENTRANCE SIGNS, LANDSCAPING, COMMON AREAS, DETENTION AREAS, ALL PRIVATE UTILITIES, AND STREETS WITH THE PROPERTY.
3. THE ARCHITECTURAL STYLE OF BUILDINGS IS TRADITIONAL.
- 4.

CONSTRUCTION SCHEDULE AND PHASING :

1. THE MCKINLEY TOWNHOMES WILL BE DEVELOPED IN ONE PHASE WITH A TOTAL OF 12 LOTS.
2. THE CONSTRUCTION SCHEDULE IS AS FOLLOWS:

BEGIN CONSTRUCTION	JULY 2015
ROUGH GRADING	EARLY AUGUST 2015
SITE UTILITIES	LATE AUGUST 2015
PAVING AND FINE GRADING	SEPTEMBER 2015
SEEDING	OCTOBER 2015
BUILDINGS	AS ABLE

MEETINGS SCHEDULE :

1. THE MCKINLEY TOWNHOMES WILL REQUIRE MEETING WITH VARIOUS INVESTED PARTIES THE FOLLOWING IS THE SCHEDULE OF PROPOSED MEETINGS:

PRE-APPLICATION (CITY)	JUNE 2015
CONCEPTUAL PUD SUBMITTAL	JUNE 17, 2015
PUBLIC MEETING	JULY 2015
CONSTRUCTION PLANS	JULY 2015
FINAL SUBMITTAL	JULY 2015

2. ADDITIONAL DETAIL INFORMATION ON EXACT DATE, TIME AND LOCATION OF PUBLIC MEETING WILL BE PROVIDED IN THE FUTURE. ANY PUBLIC MEETINGS HELD WILL ALSO DOCUMENTS AND SUBMIT FOR RECORD PRESENTED MATERIALS, AND NAMES OF INDIVIDUAL(S) CONDUCTING THE MEETINGS.

PERMITTED USES:

1. ONLY MULTIPLE FAMILY DWELLINGS OF A TOWNHOMES STYLE WILL BE PERMITTED WITHIN THE PUD BOUNDARY.

ENVIRONMENTALLY SIGNIFICANT AREAS:

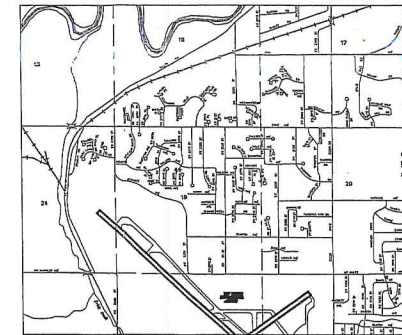
1. THE NATIONAL WETLANDS INVENTORY PROVIDED BY US FISH AND WILDLIFE SERVICE AS MAPPED ON THE WETLANDS MAPPER SHOWED NO ENVIRONMENTALLY SIGNIFICANT AREAS WITHIN OR BORDERING THE PROPERTY.
2. THE NATURAL AREAS MAPS PROVIDED BY DES MOINES METROPOLITAN PLANNING ORGANIZATION ALSO REVEALED NO AREAS OF ENVIRONMENTALLY SIGNIFICANT AREAS WITHIN OR BORDERING THE PROPERTY.

STORMWATER MANAGEMENT:

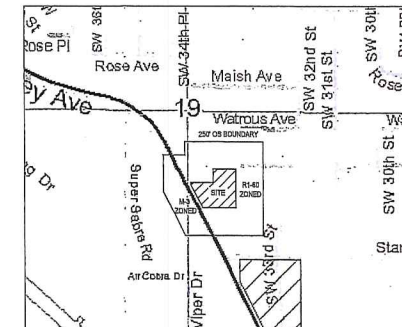
1. ALL REQUIRED STORM WATER MANAGEMENT THROUGH ANY VARIETY OF ACCEPTABLE METHODS INCLUDING BUT NOT LIMITED TO CONSERVATION PRACTICES AND ON-RETENTION SHALL BE PROVIDED.
2. EROSION CONTROL MEASURES SHALL BE IN PLACE AND REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION IS ACHIEVED.

SANITARY SEWER:

1. SANITARY SEWER AND SERVICES TO INDIVIDUAL HOMES CAN BE PROVIDED TO SUIT THE PROPOSED DEVELOPMENT.



VICINITY MAP
SCALE: 1" = 1/2 MILE



CURRENT ZONING MAP
NO SCALE

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50325-2829
Phone (515) 281-6467 Fax (515) 281-6477
Civil Engineering & Land Surveying Established 1979

MCKINLEY TOWNHOMES PUD
CITY OF DES MOINES, POLK COUNTY, IOWA

COVER SHEET

DESIGNED BY:	EAV
CHECKED BY:	DBB
ISSUED DATE:	6-12-15 1ST PUD SUBMITTAL

PROJECT NUMBER:	150225
SHEET NUMBER:	1 OF 3



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED 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.

SIGNED: _____ DATE: _____

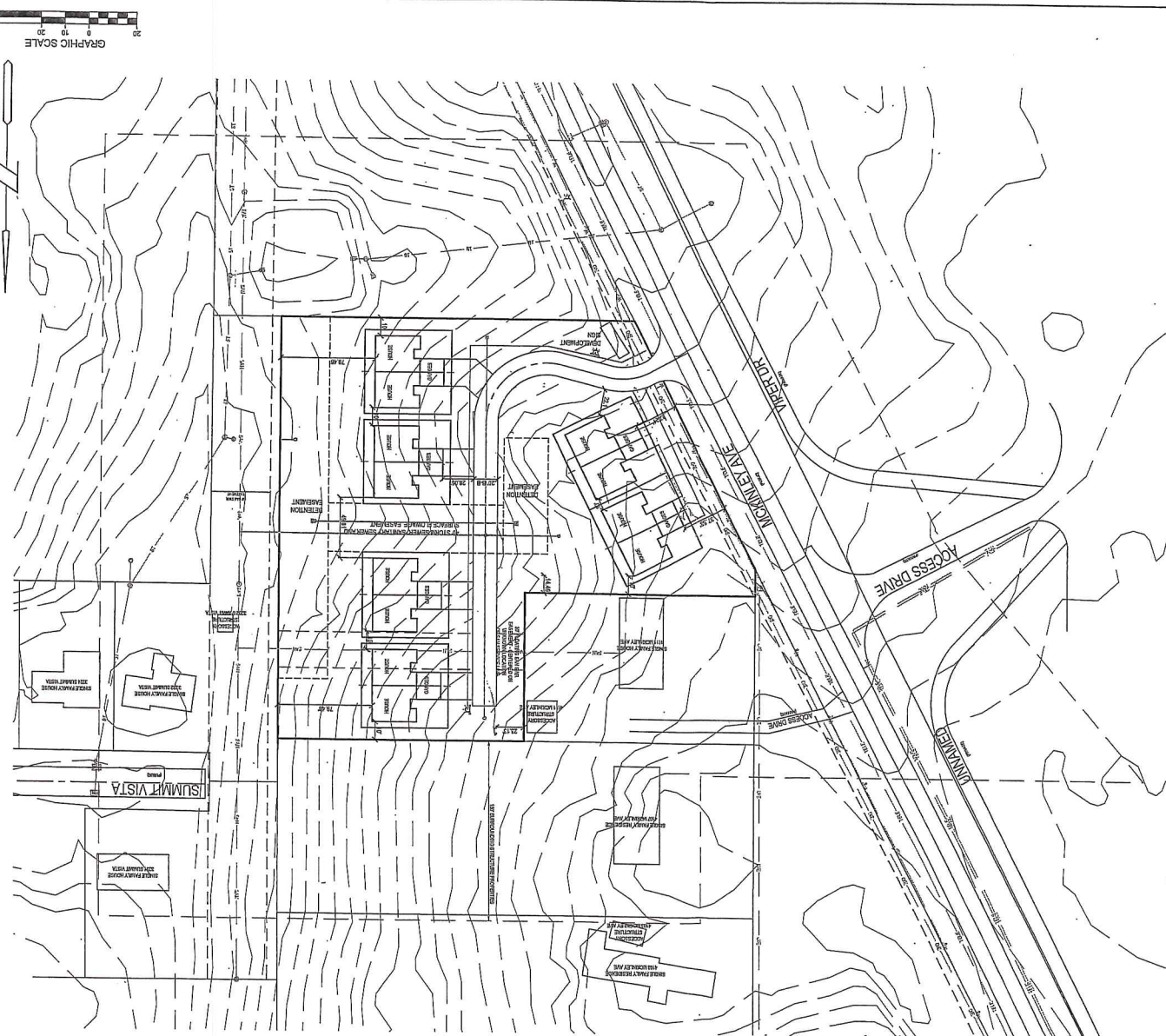
PAGES OR SHEETS COVERED BY THIS SEAL: _____

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0012

PROJECT NUMBER: 150225
 DATE: 06/20/2012

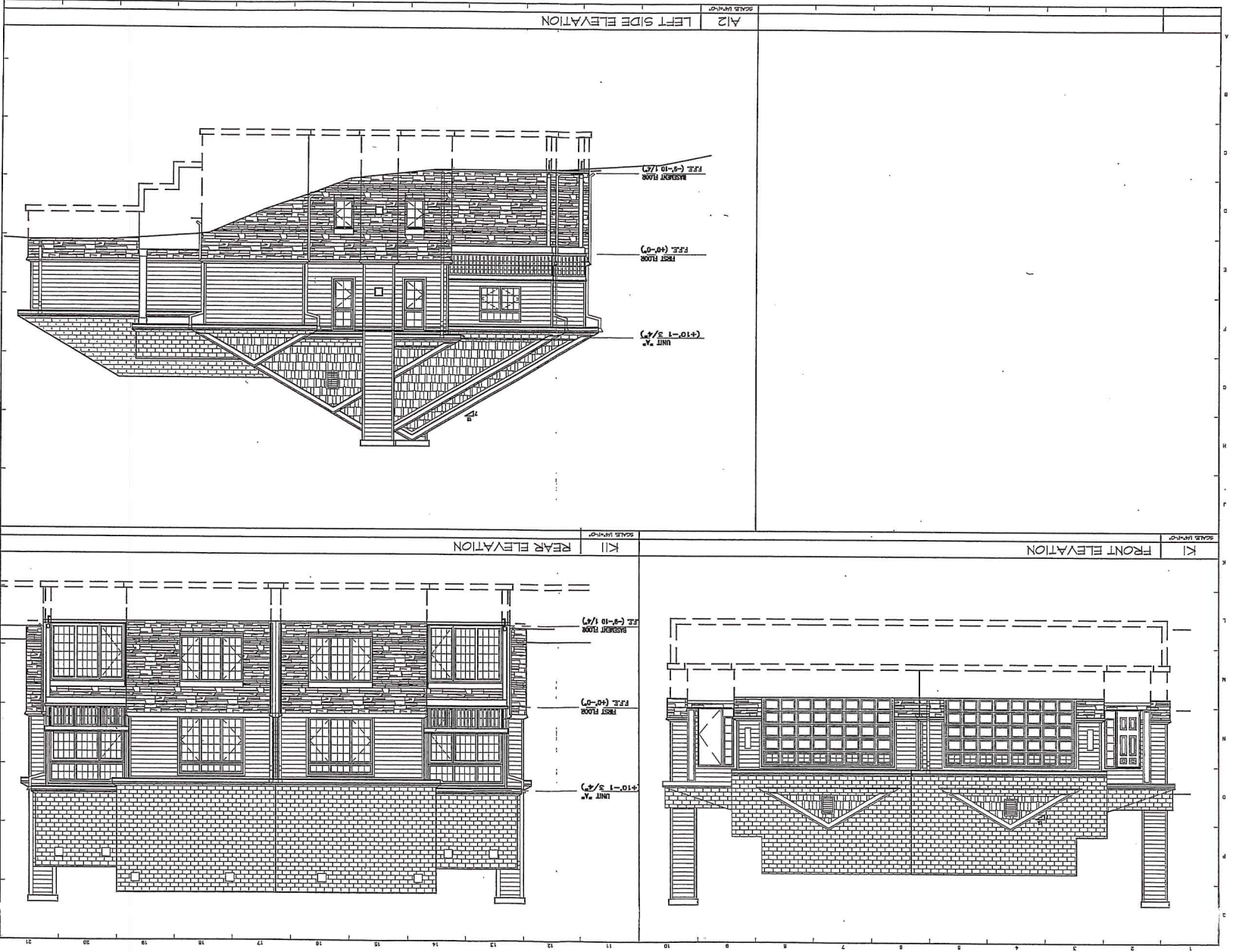


GRAPHIC SCALE



C2.1		SHEET NUMBER	
150225		PROJECT NUMBER	
6-12-15 1ST PUD SUBMITTAL		SUBMITTAL DATE	
200		CONTRACT NO.	
000		OWNER NO.	
000		PROJECT NUMBER	
<p>MCKINLEY TOWNHOMES PUD CITY OF DES MOINES, POLK COUNTY, IOWA</p> <p>LAYOUT PLAN</p>			
		<p>Bishop Engineering Planning Your Successful Development® 3301 104th Street Des Moines, Iowa 50323-2635 Phone: (515) 281-4007 Fax: (515) 281-4017 Civil Engineering & Land Surveying Established 1959</p>	

609



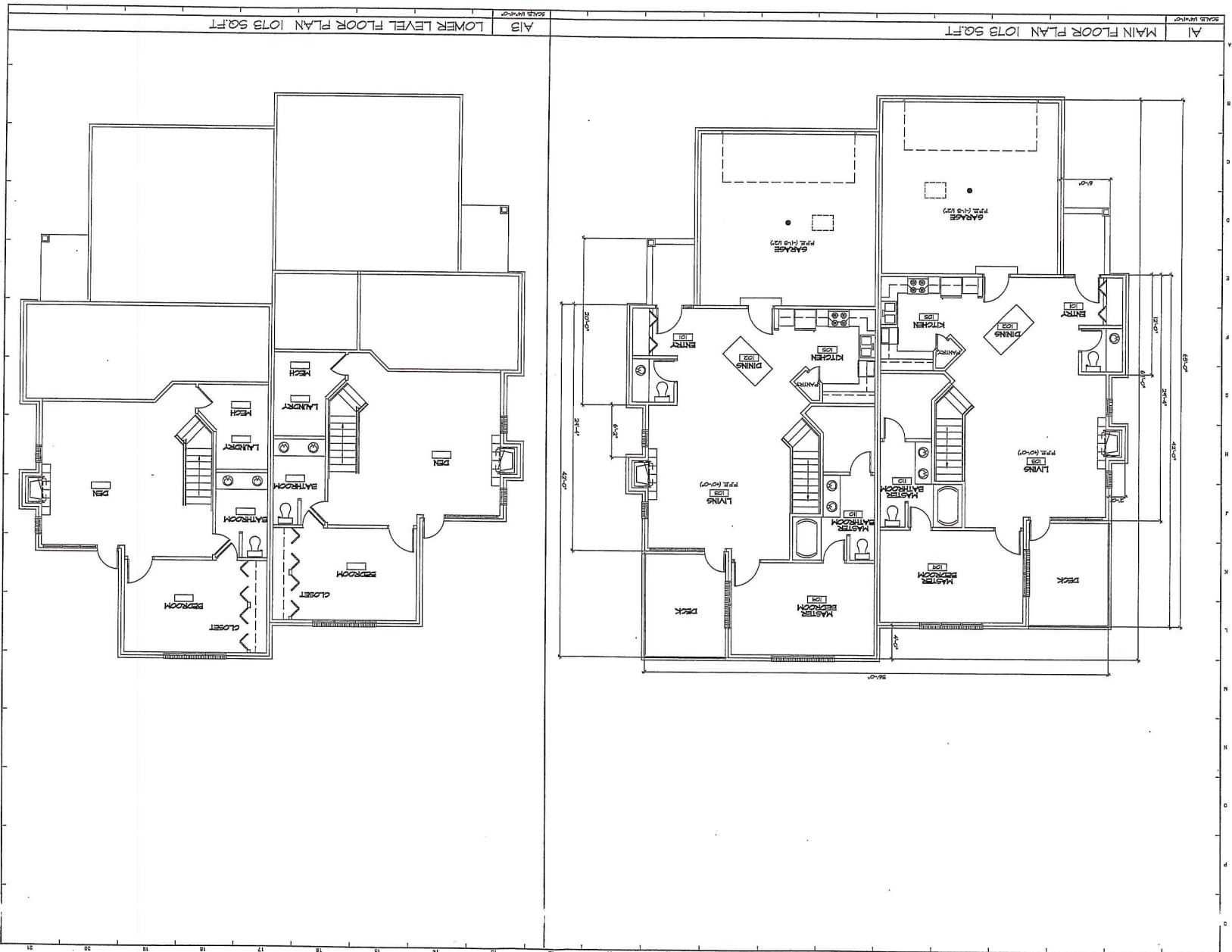
A20
 DATE: 07/20/2016
 SHEET: 07/20/2016
 DRAWING: 07/20/2016

ELEVATIONS
 ARCHITECTURE

TOWNEHOMES
 MCKINLEY AVE.
 DES MOINES, IOWA


ENVIRONMENTAL DESIGN GROUP, LTD.
 ARCHITECTURE • LANDSCAPE ARCHITECTURE • INTERIORS
 505 282-2222
 1000 Grand Street, Des Moines, IA 50317

The architect of this building certifies that the design of the building complies with the code of the jurisdiction and responsible for the design of the building. The architect is not responsible for the design of the building. The architect is not responsible for the design of the building. The architect is not responsible for the design of the building.



ARCHITECT
 PROJECT NO.
 DATE

FLOOR PLANS

TOMNEHOMES
 MCKINLEY AVE
 DES MOINES, IOWA



The author of the technical information herein is the registered professional architect of the undersigned and responsible for the design and construction of the project.

100B