



Date October 12, 2015

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR "GRANDVIEW MEADOWS" DEVELOPMENT ON PROPERTY LOCATED AT 4301 GRANDVIEW AVENUE

WHEREAS, on October 1, 2015, the City of Des Moines Plan and Zoning Commission voted 5-4 to APPROVE a request from Bloomfield Acres, LLC (purchaser), represented by Rick and Mary Kading (officers), on property located at 4301 Grandview Avenue, to divide the subject property into 34 single-family dwelling lots on 10.3 acres, subject to the following conditions:

- 1. Provision of a minimum of one street tree in the Right-of-Way, one ornamental tree and one over story tree per lot; and
2. Provision that at the time of final plat a representative return to the Commission to explain how the abandoned mineshaft was compacted or capped to prevent subsidence; and
3. Compliance with all comments from the administrative review by the Permit and Development Center.

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.

FORM APPROVED:

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

Glenna K. Frank (handwritten signature)

Glenna K. Frank, Assistant City Attorney

(13-2016-1.14)

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

MOTION CARRIED APPROVED Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Date October 12, 2015

Agenda Item 20

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



October 7, 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 October 1, 2015, the following action was taken regarding a request from Bloomfield Acres, LLC (purchaser) represented by Rick and Mary Kading (officers) for review and approval of a Preliminary Subdivision Plat "Grandview Meadows" on property located at 4301 Grandview Avenue, for development of 34 single-family dwelling lots on 10.3 acres. The subject property is owned by Triad Development, LLC and Globe Tax Assets, LLC.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 5-4 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 preliminary plat subject to the following conditions: (13-2016-1.14)

1. Provision of a minimum of one street tree in the Right-of-Way, one ornamental tree and one over story tree per lot.

2. Provision that at the time of final plat a representative return to the Commission to explain how the abandoned mineshaft was compacted or capped to prevent subsidence.
3. Compliance with all comments from the administrative review by the Permit and Development Center.

#### Written Response

0 – In Favor

1 – In Opposition

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

Staff recommends approval of the preliminary plat subject to the following conditions:

1. Provision of a minimum of one street tree in the Right-of-Way, one ornamental tree and one over story tree per lot.
2. Provision that at the time of final plat a representative return to the Commission to explain how the abandoned mineshaft was compacted or capped to prevent subsidence.
3. Compliance with all comments from the administrative review by the Permit and Development Center.

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing a 34-lot, single-family residential development. The subject property was annexed into the City and zoned “R1-60” in 2006.
2. **Size of Site:** 10.3 acres.
3. **Existing Zoning (site):** Limited “R1-60” One-Family Low-Density Residential District. (Ord. No. 14,563)
4. **Existing Land Use (site):** Undeveloped timbered land.
5. **Adjacent Land Use and Zoning:**  
  
*North* – “R1-60”, Uses are single-family residential.  
  
*South* – “S” Suburban District (Polk County), Uses are single-family residential in unincorporated Polk County.

**East** – “S” Suburban District (Polk County), Uses are single-family residential in unincorporated Polk County.

**West** – “R1-60”, Uses are single-family residential.

6. **General Neighborhood/Area Land Uses:** The subject property is surrounded by single-family residential uses. Single-family development within the City of Des Moines is located adjacent to the north and west and single-family development in unincorporated Polk County is located adjacent to the east and south.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Sheridan Gardens Neighborhood. This neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on September 11, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on September 21, 2015 (10 days prior) to the Sheridan Gardens Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on September 25, 2015.
8. 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 Sheridan Gardens Neighborhood Association notices were mailed to Kurt Lee, 3507 East 39<sup>th</sup> Court, Des Moines, IA 50317.
9. **Relevant Zoning History:** On May 8, 2006, by Ordinance Number 14,563, the City Council rezoned the subject property from “A-1” Agricultural to “R1-60” One-Family Low-Density Residential District subject to the following conditions:
  1. A tree survey of all trees over 6” in caliper upon the Property shall be completed and a tree protection plan shall be submitted to the City of Des Moines as part of any preliminary plat for the subdivision of the Property.
  2. No trees on the Property over 6” in caliper shall be cut down or removed without the prior written consent of the City Forester for the City of Des Moines until a grading plan is approved as part of a preliminary plat for the subdivision of the Property.

On December 6, 2007 the Commission approved a similar Preliminary Subdivision Plat for 34 single-family lots subject to the following:

1. Provision of one 1½”-caliper street tree, one ornamental tree in the front yard and one 3”-caliper tree in the rear yard per lot.
2. Compliance with all comments from the administrative review by the Permit and Development Center.
3. Provision of a note on the final plat indicating the presence and general location of the abandoned mine shaft. The vertical mineshaft was filled in years ago.

4. Provision that at the time of final plat a representative return to the Commission to explain how the abandoned mineshaft was compacted or capped to prevent subsidence.

## 10.2020 Community Character Land Use Plan Designation: Low-Density Residential.

### II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The subject property generally slopes downward to the east and south and is heavily wooded. The submitted plat identifies the removal of 166 trees over 6-inches in diameter, with a total 1505 caliper inches, due to grading and construction. This would include 152 trees that are of a significant species (Ash, Birch, Elm & Hackberry, and Maple) with a total of 1369 caliper inches. The plat includes tree protection notes and shows the grading limit for tree protection. The tree protection and mitigation requirements adopted by the City Council since the previous approval of a preliminary plat require that there be mitigation planting of 40 trees based on removal of 27 trees 12-inches to less than 18-inches in diameter, five trees 18-inches to less than 24-inches in diameter, and one tree 24-inches to less than 30-inches in diameter.

The previous expired plat approval required one street tree and one ornamental in the front yard and one larger 3" caliper tree in the rear yard per single family lot. Staff believes that this is still an appropriate number of tree plantings even though it exceeds the number that needs to be planted for mitigation. Staff would recommend that there be one street tree, one over story and one ornamental tree planted per lot. It is recommended that they be planted at 1 ½ to 2-inch caliper in accordance with the landscape standards.

2. **Drainage/Grading:** The submitted preliminary plat shows grading for lot and street improvements as well as storm water management. The design for the plat proposes a combination of surface water flowage easements and storm sewers in the streets. These facilities release into a storm water basin located at the rear of Lots 11 – 16 in the eastern portion of the development. The basin is designed to temporarily hold water from larger storm events and to release it at a limited rate to the east.

The applicant has submitted additional information identifying the probable mine shaft location along the northern edge of lots 25 and 26 along the right-of-way. This location is based on field observations made by the applicant's consultant team including Cooper Crawford Civil Engineering and Geo Tech a geotechnical engineering firm. Staff concurs with the report and will require the developer to cap the shaft in accordance with the report if the plat is approved.

Construction designs must be submitted and approved for all public improvements prior to or in conjunction with final plat approval by the City Council. Issuance of a grading permit is required prior to commencement of grading on the subject property. A Storm Water Pollution Protection Plan (SWPPP) must be submitted to the Iowa DNR.

- 3. Utilities:** The plat indicates that public sanitary sewer will be accessed in the southeast portion of the site from a 12-inch main. 8-inch sanitary sewer mains generally follow the proposed street network.

An 8-inch water main will be extended from the Des Moines Waterworks public water mains located in Grandview Avenue and Morton Avenue to the west along the proposed streets.

- 4. Traffic/Street System:** The subject site is located at the easterly terminus of both Grandview Avenue and Morton Avenue. These streets were constructed with temporary hammerhead turnarounds and designed to be extended in the future. The City's Traffic and Transportation staff have determined that the existing Grandview and Morton Avenues, which extend 560' east from East 42<sup>nd</sup> Street, can support the additional traffic generated by the proposed single-family residential development. The submitted plat proposes connecting these two streets with a loop design.

There is a large undeveloped parcel to the northeast of the site that borders the eastern 170 feet of the subject property's north property line. Staff believes it is not prudent to require the developer to extend a street to the northeast due to existing grades. There are other opportunities to provide connectivity in the general area and access to the adjoining property. The additional grading required would increase the number of trees that would need to be removed. This area also accommodates storm water flowage from the developments to the northwest. Existing rural residential development prohibits the extension of streets to the south or east.

## SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

John "Jack" Hilmes asked if the mine shaft still existed.

Jason Van Essen deferred to the applicant's engineers.

Brian Millard asked if the mine shaft is going to be in the City's right-of-way like it appears on the drawing and if the City will take possession of the mine shaft.

Jason Van Essen stated the drawing provides a general location. He will defer to the applicant's engineers to speak to exactly where it is and he will also refer to the City's Engineers to work through that.

Mike Simonson asked what are the minimum required lot widths.

Jason Van Essen stated 60 feet for "R1-60" zoned property.

Kevin Crawford Cooper Crawford Associates 475 S. 50<sup>th</sup> Suite 800, West Des Moines stated he believes the mine shaft was a hoisting shaft so it would be his guess that it leads straight down, he is not sure how deep.

John "Jack" Hilmes asked if they know the sub-terrain conditions are at the end of the shaft.

Kevin Crawford stated they do not know.

John "Jack" Hilmes asked can they drop a camera down there and look around.

Kevin Crawford stated, no it is totally covered in. With what material and how it is compacted he does not know.

Mike Simonson asked the rules and regulations for a mine shaft.

Kevin Crawford stated they consulted Jewitt Technical Engineer and they gave them a design on how to cap the mine shaft. They will show the design on their construction drawing so the engineering staff can have a look at it.

Mike Simonson asked is there an agency that regulates this or is it up to the City of Des Moines to review.

Mike Ludwig stated he believes the individual review is under the City's Engineering Department purview. He also believes the DNR tracks the mines. The City has maps from the State which they use for reference. He also pointed out that this is not an anomaly in Des Moines. There are a lot of areas of Des Moines that are over the top of former coal mines.

Mike Simonson stated he was curious because one day a hole appeared in his neighbor's backyard that looked like it was 10' square and probably 10' deep. He believes the City came in and did something about it.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Ronald Reidburn 4231 Grandview Avenue stated the biggest concern is traffic. Their street is already congested from all the school traffic before and after school. The streets are almost impassable. He believes that with this request it will only make the congestion worse. He asked if this site will be single-family for-sale homes. Are they going to be affordable housing? What's it going to be? He believes that there are enough affordable housing units surrounding them that they do not need anymore. They have not gotten much information. Also, they are concerned about their property values. He stated as a kid in this neighborhood that there are mines that have collapsed in the back where it sunk down.

Mike Simonson stated he believes this property was designed for the public street to come through because they are dead ended at the property line and they meet the 60' minimum requirement for lot widths. From a bulk regulation standpoint of the ordinance, they are meeting that. Traffic and Transportation has the opportunity to review and comment. Therefore, he sees no reason why the Commission would not support it. He asked staff has Traffic and Transportation commented on this proposal.

Mike Ludwig stated that all requests are routed through the City's Traffic and Transportation Department. They did not express any concerns on this request. He stated it is currently a

dead end which is probably causing some of the traffic congestion. Connecting the loop could actually relieve some of that congestion and give people an alternate route. The streets were intended to be extended at some point. There is no ability to extend the roadway into this site from the north or south with an existing street. It would have to be a lot purchase from one of those adjoining properties on the south, east or north to try to get a road in from a different direction. Most of the housing in this area was originally developed in Polk County, this has now been annexed to the City and is subject to the City's subdivision regulations. The applicant is matching the lot width of the existing houses in the neighborhood which is why it was zoned "R1-60" because it was most consistent with what was there. At the platting stage of a project we generally do not get into the tenancy or whether it is a rental versus an owner-occupied house. The City does have a rental code. Any single-family house can be rented subject to getting a rental permit. At this point the Commission is looking at the physical division of the property and whether it complies with the subdivision requirements for extending public streets, utilities and zoning minimum lot dimensions that are required.

Tim Fitzgerald asked Mr. Reidburn if not this proposal then what would he rather see as a developer.

Ronald Reidburn stated regular houses that are similar to theirs. He also does not believe that they are going to lose their dead end.

Tim Fitzgerald stated if he lived around this vicinity he couldn't ask for a better development plat.

Greg Wattier asked staff if there are any standards in "R1-60" for size of home and/or there any standards for architectural design.

Jason Van Essen stated the only standard for "R1-60" with regards to design is there's a minimum width, roof pitch and a requirement to have a front door facing the public street.

Jann Freed asked if the developer had any information to answer these questions.

Kevin Crawford stated that they are just the engineers.

Sasha Kamper asked when the development gets designed does it come back to the Commission or is that only for a multi-family use.

Mike Ludwig stated only a multi-family use requires site plan review by the Plan and Zoning Commission. Single-family residential does not get reviewed by the Commission unless it is a PUD. The Commission approves the preliminary plat. The City Council is then notified of the Commission's decision. The developer will then have to come back with a final plat and that goes to the Council.

Sasha Kamper asked if anyone reviews the single-family design.

Mike Ludwig stated the permit and development center reviews single-family residential permit applications for compliance with code.



Jim Bollard 4007 26<sup>th</sup> Street stated he believes the biggest concern is that they will build these on slab, which is what they have been doing in other parts of Des Moines.

Charlene Ivory-Baba 4250 Grandview Avenue stated that there are some discrepancy about the piece of property in front of her house. They purchased the house in 2012 and the property in front of the house was supposed to be a part of their purchase but somehow it got away from them. So they have hired an attorney to look into that. Therefore, she believes that this request should be held off until they figure out what happened. The subject property allows them access to enter their property and without that property they could not have access to their property. She believes that it is strange how it went up for sale and they were never notified.

Jason Van Essen stated his understanding about the out lot is it is in the tax sale process which will have to be sorted out before this plat can all be finalized. The way that the proposal is laid out Mrs. Baba would have access onto a public street.

Mike Simonson asked who is responsible to pave that public street and what point in the process that needs to be resolved because it sounds pretty important.

Jason Van Essen stated that is part of the administrative process that is currently being completed.

Brian Millard asked if it is a portion of the street that is also being contested.

Jason Van Essen stated yes, he pointed out the out lot that was formerly to be owned in common with Mrs. Baba's property but he believes the previous owner did not pay taxes on it and there is a tax certificate on it or there was a mistake in the filing. That is something that will have to be sorted out.

Mike Ludwig stated the subdivision can't be built without that issue being resolved. They would exceed the length of a cul-de-sac under the code so they absolutely have to resolve that issue before the final plat can be approved.

John "Jack" Hilmes asked when he says "they" of whom does he speak.

Mike Ludwig stated the applicant would have to resolve that or else their final plat could not be approved by the City.

Jason Van Essen stated that this is preliminary plat. The final plat will only happen when all of the documentation i.e. easements have been recorded, and bonds have been provided. That is the actual time lots are officially created.

Charlene Ivory-Baba asked does the City have intention to provide storm sewer through there or will they bypass her house. Currently, she has a septic tank.

Jason Van Essen stated the public sewer line would be constructed in the street. She would be responsible for the service to her home.

Mike Ludwig noted the code states if you are within 200 or 250 feet of a public sewer and you are on septic and your septic fails you are required to hook into the sewer at that time. So until the septic system fails Ms. Baba would be allowed to stay on the existing septic system. If she wants to connect there are permits required.

Charlene Ivory-Baba asked why she would not automatically be connected if they are going to tear up her driveway and make a road through her house it would be her responsibility.

Mike Ludwig stated that the developer is responsible for putting the sewer in the public right-of-way and to the private lots they own.

Charlene Ivory-Baba asked how she would know that she is 100 feet away from it.

Jason Van Essen stated he would give her his card so they can discuss those types of questions.

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Mike Simonson moved staff recommendation.

Sasha Kamper asked staff to evaluate whether or not it makes sense to think about a policy about prohibiting slab construction.

Mike Ludwig asked the City Attorney is there an ability to put restrictions on a plat for minimum square footage or to include basements.

Glenna Frank stated she believes they can add restrictions if they want. If that is something the Commission is concerned about they can look at doing that. She is not getting the impression that is something the Commission wants to do now but maybe when the applicant provides a final plat with more information. There have been restrictions in the past on the area of a home on the lot and also some requirements to add basements she believes on a site plan.

Mike Ludwig stated that minimum square footage and basements have usually been required when zoning is being considered. He believes that there have been some zoning conditions that set the minimums for like 1100 square foot or 1200 square foot for a single-family dwelling with basement if it was permitted by the soil types and whatever else is needed. If the Commission wants to continue it for two weeks and let staff come back with some research on past conditions they can also do that.

Glenna Frank stated that if it is a concern it may also be prudent to continue it to allow the engineers to get some more information from the developer.

Mike Simonson stated that he is surprised to hear that they can apply conditions, but his experience has been if the developer wants something that is not allowed in a particular zone then that is the opportunity that the Commission have to ask for something in return. He believes if they want to and they can apply certain conditions to this then he believes

they should defer to allow the developer to come back and think about it because it impacts what they are doing.

Greg Jones asked if Commissioner Simonson was withdrawing his motion.

Mike Simonson stated they should ask the applicant if they want to continue to the next meeting. He is going to withdraw his motion.

Greg Jones asked the applicant if they want to continue.

Kevin Crawford stated he has never had conditions placed on a preliminary plat at this stage. They have always been done during the zoning process. His partner who is the project manager on this project is in Norwalk presenting a rezoning. He has not met with this developer and does not know what his intentions are regarding basements, but he does know that he is a builder.

Mike Simonson asked does he know if they intend to do something this fall, in terms of infrastructure.

Kevin Crawford stated he cannot imagine it, all of the contractors are so busy right now, but he does not know what his financing is. He might need to have the plat approved to get the financing done. He does not know all of the conditions.

Mike Ludwig reiterated that staff could research that if given the chance. The options would be to approve the plat as presented tonight or continuance.

Greg Wattier stated he believes that the Commission is in dangerous territory putting restrictions on a preliminary plat and restrictions on a property that already has a zone in place and a developer that is meeting all of the guidelines of that zoning district.

Greg Jones stated if the City doesn't like what happens they need to change our subdivision ordinance and our zoning ordinance to make sure that when a developer reads it they can know what they are required to do. The Commission cannot after the fact change something on them, otherwise, we won't have any development. If the Commission wants to change those things, the City is going through a process right with Plan DSM where things could change and the standards could be upgraded. He believes that the Commission is way beyond their bounds at this point to step in and put restrictions on a preliminary plat.

Sasha Kamper stated that her original comment was more along the lines in terms of is there something the Commission can do at the City level. Going forward they have some control over what might be built in a subdivision.

Mike Simonson stated per Greg Jones comment, there is a mechanism and they are working on it if they want design standards. It should be a more holistic approach and not piecemeal.

Jann Freed stated it bothers her that there is a public hearing and the public who are neighbors would like to have some idea and the Commission and neighbors cannot get any answers to any questions.

Sasha Kamper stated that is why she was really hoping they would have elected to continue in order to get more information.

John "Jack" Hilmes stated a lot of the questions the neighbors have would have been raised at the time the property was put up for "R1-60" zoning, which was seven years ago.

Brian Millard stated he was surprised that the parcel that is being contested has not been resolved in all this time. He understands that if it does not get resolved this preliminary plat will just sit there. He is uncomfortable that it has not been taken care of and it is an integral part of this development.

Mike Simonson stated it will get resolved and it will be to the betterment of that property owner. They are going to install a street and public infrastructure. They are currently paying tax without having a street and public infrastructure.

**COMMISSION ACTION:**

Greg Wattier moved staff recommendation for approval of the preliminary plat subject to the following conditions:

1. Provision of a minimum of one street tree in the Right-of-Way, one ornamental tree and one over story tree per lot.
2. Provision that at the time of final plat a representative return to the Commission to explain how the abandoned mineshaft was compacted or capped to prevent subsidence.
3. Compliance with all comments from the administrative review by the Permit and Development Center.

Motion passed 5-4 (Jacqueline Easley, Sasha Kamper, Brian Millard and Tim Fitzgerald voted in opposition)

Respectfully submitted,



Michael Ludwig AICP  
Planning Administrator

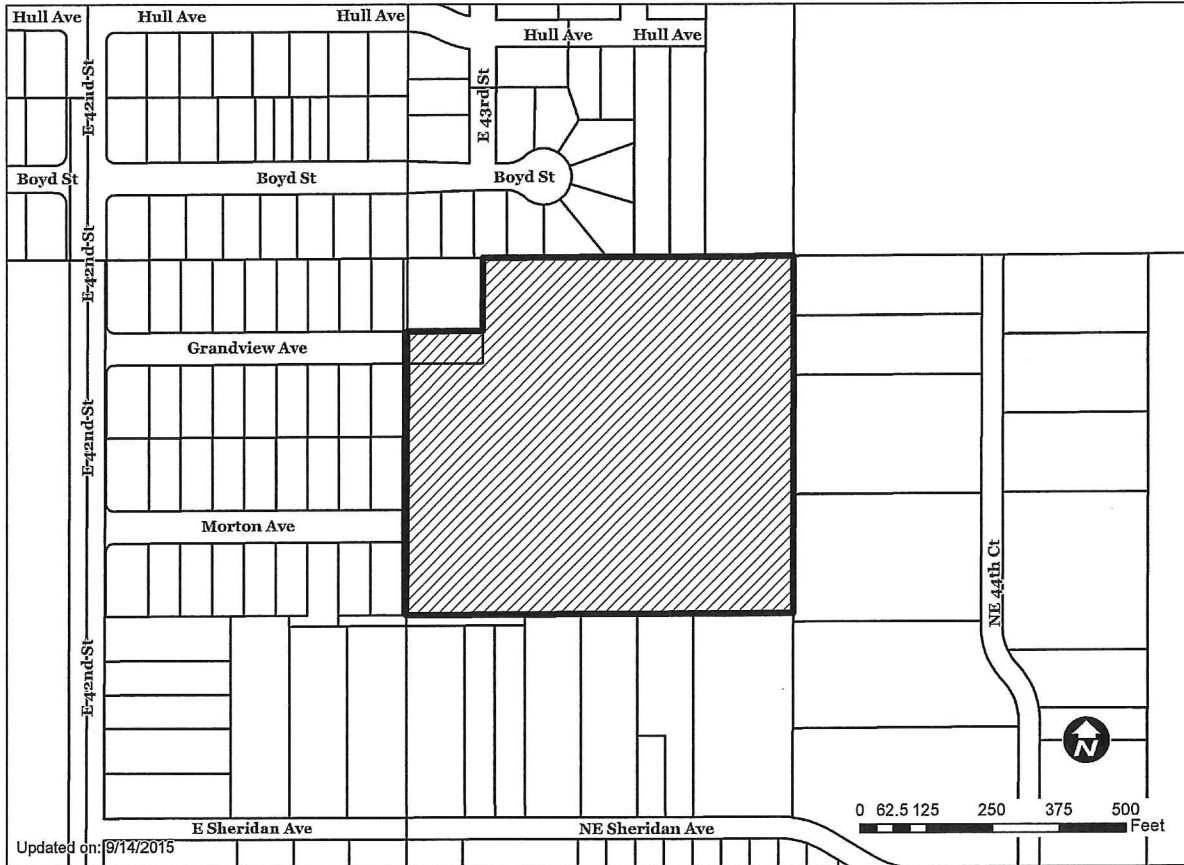
MGL:clw

Attachment

<b>Request from Bloomfield Acres, LLC (purchaser) represented by Rick and Mary Kading (officers) for property located at 4301 Grandview Avenue. The subject property is owned by Triad Development, LLC.</b>				<b>File #</b>	
				13-2016-1.14	
<b>Description of Action</b>	Approval of the Preliminary Subdivision Plat "Grandview Meadows" to allow for development of 34 single-family dwelling lots on 10.3 acres subject to conditions.				
<b>2020 Community Character Plan</b>	Current: Low-Density Residential. Proposed: N/A.				
<b>Mobilizing Tomorrow Transportation Plan</b>	NA.				
<b>Current Zoning District</b>	"R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Sign Overlay.				
<b>Proposed Zoning District</b>	N/A.				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area		1			
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	5-4	<b>Required 6/7 Vote of the City Council</b>	Yes	
	Denial			No	

Bloomfield Acres, LLC, 4301 Grandview Avenue

13-2016-1.14



1 inch = 210 feet

Item 7 Date 10/1/15

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

(Circle One)

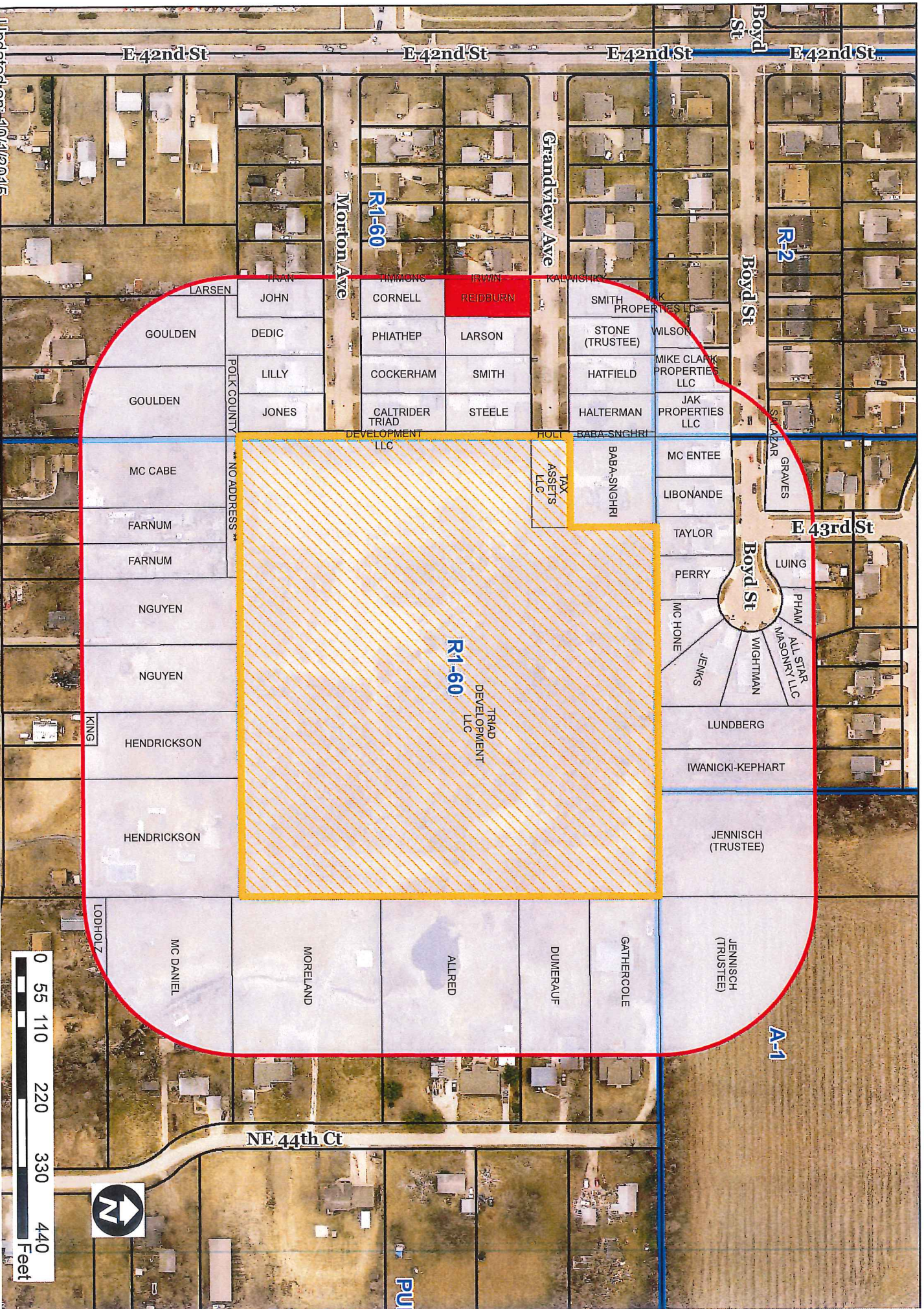
Print Name Ronald Redburn Jr

Signature *Ronald Redburn Jr*

Address 4231 Grandview Ave.

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

OUR STREET IS ALREADY CONGESTED FROM ALL THE  
SCHOOL TRAFFIC BEFORE & AFTER. THE STREET IS ALMOST  
IMPOSSIBLE NOW THIS WILL ONLY MAKE THE CONGESTION  
WORSE. RENTALS OR OWNED PROPERTY?  
AFFORDABLE HOUSING OR APPROXIMATE VALUE OF HOUSES?





September 23<sup>rd</sup>, 2015

**Brad Cooper**  
**Cooper Crawford & Associates**  
**475 S. 50<sup>th</sup> Street, Suite 800**  
**West Des Moines, IA 50265**

RE: Preliminary Plat, Bloomfield Acres/Grandview Meadows  
13-16-1.14

Dear Brad:

We have reviewed the first (1st) submittal of the preliminary plat for Bloomfield Acres/Grandview Meadows, and have determined that the following conditions must be satisfied before plat approval can be granted.

### Engineering

1. The City of Des Moines Benchmark listed on the plat is a "secondary" benchmark that is still valid and can stay on the plat (recommended given proximity to site). However, a primary benchmark is required to be displayed on the plat. The closest primary benchmark is ID# 2125. The link below is a map that includes city benchmark data:  
<http://desmoines.maps.arcgis.com/apps/webappviewer/index.html?id=406af1332e5a4349988c1e1f8d4e5ccf>
2. A Grading Permit will be required for this site. An approved SWPPP including proof of IDNR Authorization must be submitted prior to issuance of a Grading Permit. The Grading Permit application can be found here:  
<https://www.dmgov.org/Departments/CommunityDevelopment/PDF/Grading%20Permit%20Appl%20v2014.pdf>
3. Provide a detail of the proposed outlet structure(s) on the plat. The detail should specify the elevation and sizes of the pipes/ orifices.
4. The temporary sediment basin detail on the plat shows a 15" outlet pipe. The Stormwater Report notes that this as a 12" pipe. The plan view on the plat shows this as a 10" pipe. Please define a size for this outlet pipe.
5. Per SUDAS 2A-4, the Stormwater Report must show analysis of the 2-yr existing vs 2-yr proposed peak flow storm events. We have concerns that this "intermediate" event will



not be detained very well given the size of the basin's large outlet pipe. You may need to include a multi-stage outlet structure (recommended) or a third outlet pipe to satisfy this requirement.

6. It may be desirable to route offsite flows from the north and northeast around the proposed detention basin such that they are bypassed.
7. The proposed detention calculations in Part 3 (Detention Analysis) appear to have been done assuming HSG Type A soils. This should be changed to Type B soils to match the existing condition calculations and the Geotechnical Report analysis.
8. The desired width of storm sewer easements has changed since this plat was originally submitted back in 2007. The absolute minimum width on any one side of a public storm sewer that is not located in the ROW is 10 feet (measured from the center of pipe). The minimum total width is 30 feet. The easement between Lots 11 & 12 should be increased in width 2.5' (minimum) on the north side to meet this requirement.
9. The 10' width minimum requirement also applies to storm sewer located in the ROW that is within 10' of a property line (measured from the center of pipe). Exceptions can be made if the distance is just under 10' and the length of pipe that is under 10' from the property line is minimal.
10. The owner or manager of the facility must comply with Sec 106-136 of the code by entering into a Stormwater Management Facilities Agreement with the City of Des Moines. This will require the depiction on the Site Plan of a Stormwater Management Facilities Easement area and submittal of a legal description of the same.
11. This property is in the Four Mile East Sanitary Sewer Connection Fee District. The current cost to connect to this trunk sewer is \$2,802.61 per acre. Contact Eugene Schmitt (515.323.8045) with questions in regard to the sewer connection fee.

## Planning

12. Please revise the name of the plat. Bloomfield Acres has already been assigned to another plat. The previously submitted name of Grandview Meadows is available.
13. Identify the cluster mailbox location(s) on the plat.
14. Change the sidewalk width in note 1 to 5 ft.
15. The sanitary sewer at lots 11 and 12 does not continue east past the angle. Remove the solid line extending it to the edge of the plat.
16. Ownership or consent to plat for all parcels within the boundaries of this subdivision will be required to approve the plat.
17. Please verify the trees to be removed on site. While the tree mitigation calculations submitted are sufficient, it seems that additional trees may need to be removed for grading

and construction activities. The current tree removal and mitigation standards do provide for an alternate canopy option requiring (1) tree for every 2,000 sq ft of canopy removed.

18. Please be advised that Outlot X in East Edge Manor is in the Des Moines School District and the remainder of the plat is in SE Polk. This will require separate real estate tax parcels, one for each school district, for Lots A, B, 1, 22 & 34.
19. The final copy of the preliminary plat will need to be signed and dated by an architect, landscape architect, or certified nurseryman.
20. General Note: This preliminary plat is slated to appear before the Plan and Zoning Commission on October 1<sup>st</sup>, 2015.

Please submit four **(4) review copies** of the revised plat satisfying the above listed items. Failure to resubmit such amended plat within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact Jillian Sommer @ **283-4581** or by email @ [jlsommer@dmgov.org](mailto:jlsommer@dmgov.org).

Sincerely,

Jillian Sommer  
Assistant City Planner







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# PRELIMINARY PLAT GRANDVIEW MEADOWS

\*\* EXCEPT DESIRABLE TREES AS NOTED ON THIS PLAN, ALL TREES WITHIN GRADING LIMITS SHALL BE REMOVED PRIOR TO CONSTRUCTION \*\*  
(DESIRABLE TREES = ASH, BIRCH, & MAPLE)

### TREES TO BE REMOVED DURING CONSTRUCTION

- 6" TREES  
ASH - 3  
ELM - 3  
BOXELDER - 2
- 8" TREES  
ASH - 7  
ELM - 11  
BOXELDER - 4  
HACKBERRY - 11
- 10" TREES  
ASH - 1  
ELM - 25
- 10" TREES  
ASH - 2  
ELM - 12  
BOXELDER - 1  
BIRCH - 1  
DEAD - 1
- 12" TREES  
ASH - 1  
ELM - 25  
BOXELDER - 6
- 15" TREES  
ASH - 1
- 18" TREES  
ELM - 5
- 20" TREES  
DEAD - 2
- 24" TREES  
ELM - 1

### TREE PROTECTION NOTES

1. BARRIERS DEFINING THE TREE PROTECTION ZONES SHALL BE CONSTRUCTED OF ORANGE FENCING A MINIMUM OF 4-FEET IN HEIGHT, SECURED WITH METAL TREE POSTS, NO CLOSER THAN SIX FEET FROM THE TRUNK OF 5" OF THE DRIP LINE AN ANY EXISTING TREE WITHIN THE TREE PROTECTION ZONES, WHICHEVER IS GREATER.
2. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONES.
3. THERE SHALL BE NO CUT OF FILL OVER A FOUR-INCH DEPTH WITHIN THE DRIP LINE OF ANY TREE IN THE TREE PROTECTION ZONES, UNLESS OF QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
4. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF VEGETATION WITHIN THE TREE PROTECTION ZONES.
5. NO DAMAGING ATTACHMENT, WIRES, SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE WITHIN THE TREE PROTECTION ZONES.
6. THE INSTALLATION OF UTILITIES, IRRIGATION LINES, OR UNDERGROUND FIXTURES WITHIN THE TREE PROTECTION ZONES REQUIRING EXCAVATION DEEPER THAN 6-INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF EXISTING TREES A MINIMUM DEPTH OF 24-INCH. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM THE TREE DIAMETER AT A 4-FEET HEIGHT IN THE CHART DESCRIBED BELOW.

TREE DIAMETER AT 4-FEET HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-6	3
7-8	4
9-10	5
11-12	6
13-14	7
15-16	8
17-18	9
19-20	10
21-22	11
23-24	12
25-26	13
27-28	14
29-30	15

7. THE REMOVAL OF UTILITIES, IRRIGATION LINES, OR ANY UNDERGROUND FIXTURE WITHIN THE TREE PROTECTION ZONES REQUIRING EXCAVATION DEEPER THAN 6-INCHES SHALL BE ACCOMPLISHED BY METHODS APPROVED BY THE PLANNING AND DEVELOPMENT ADMINISTRATOR THAT PROTECT THE LIFE OF VEGETATION.
8. THE DESTRUCTION OF ANY TREES WITHIN THE TREE PROTECTION ZONES THAT MEET OR EXCEED THE REQUIRED DIAMETER AND HEIGHT SHALL REQUIRE THE OWNER TO PLANT TWO NEW TREES 3-INCH CALIPER TO REPLACE ANY ONE TREE DESTROYED.

### TREE REPLACEMENT

- EACH LOT SHALL INSTALL (1) 1.5-INCH CALIPER STREET TREE, (1) ORNAMENTAL TREE IN THE FRONT YARD, AND (1) 3-INCH CALIPER TREE IN THE REAR YARD.
- (SPECIES THAT ARE APPROVED BY CITY OF DES MOINES)

### LEGEND

- EXISTING/PROPOSED
- PLAT BOUNDARY
  - 5" S
  - SAN
  - W
  - MANHOLE
  - STORM INTAKE
  - ▽ FIRE HYDRANT
  - ▽ VALVE
  - △ F.E.S.
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - SILT FENCE OR APPROVED FILTRATION SOCK

**COOPER CRAWFORD & ASSOCIATES, L.L.C.**  
CIVIL ENGINEERS

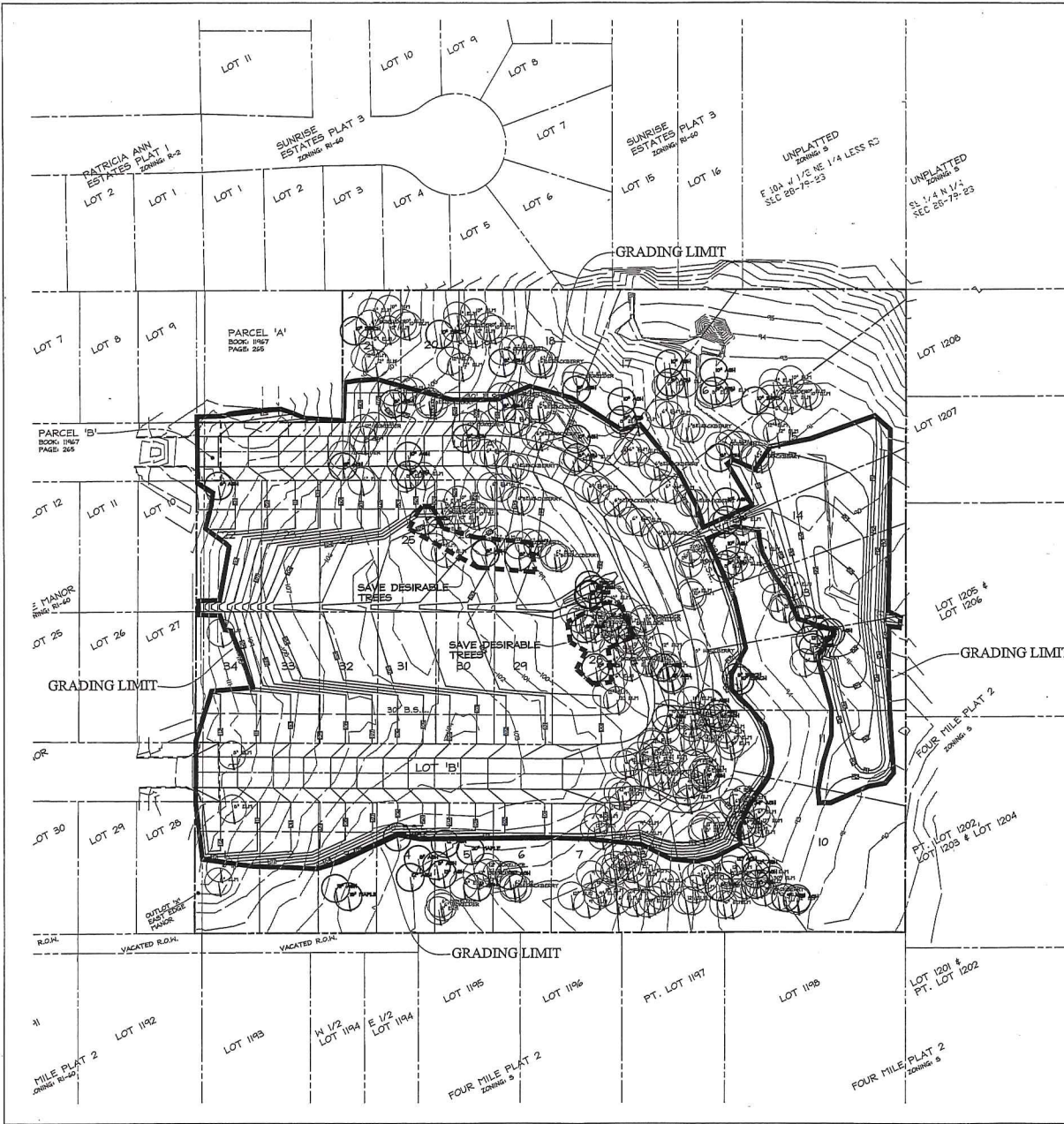
475 S. 50TH STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 8-27-2015 REVISIONS:

JOB NUMBER  
**CC 1783**

SCALE: 1"=50'  
GRANDVIEW MEADOWS BLOOMFIELD ACRES

SHEET  
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