Roll Call Number

Agenda Item Number
26

Date February 22, 2016

RESOLUTION SETTING HEARING ON REQUEST FROM CARLISLE DEVELOPMENT, LLC TO REZONE PROPERTY LOCATED AT 4601 BLOCK OF SOUTHEAST 34TH STREET FROM "R1-90" LARGE LOT ONE-FAMILY RESIDENTIAL DISTRICT TO "R1-70" ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 4, 2016, its members voted 9-3 in support of a motion to recommend **APPROVAL** of a request from Carlisle Development, LLC (developer), represented by John Larson (officer), to rezone real property located at the 4601 Block of Southeast 34th Street ("Property") from "R1-90" Large Lot One-Family Residential District to "R1-70" One-Family Low-Density Residential District to allow use of development for single-family residential dwellings on lots that are at least 70 feet wide, subject to the following conditions:

1. A traffic calming device (not of a traffic circle variety) shall be provided at the intersection of any through streets within the development as approved by the City Traffic Engineer.
2. A berm and landscaping shall be provided along SE 34th Street to the satisfaction of the Planning Administrator and fencing shall be prohibited in the area west of the eastern edge of the berm.
3. No same house plan shall be built on adjacent lots.
4. Each house shall have a full basement.
5. Each house shall have a minimum two-car attached garage.
6. The front façade of any house constructed must contain one of the following:
    a. A front porch of not less than 60 square feet; or
    b. 1/3 to 1/2 stone or brick masonry.
7. Windows on the street-facing façade of any house constructed shall have either of the following:
    a. Shutters on each side; or
    b. Trim border not less than 4" in width.
8. Roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1400 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1600 square feet of above grade finished floor area with a minimum of 1000 square feet on the first floor, and 2-story homes shall be constructed with a minimum of 1800 square feet of above grade finished floor area.
11. Exterior material for any home constructed shall consist of masonry (brick or stone), vinyl of no less than .042 thickness, cedar, or cement fiber board.
12. Any chain link fence shall have black vinyl-cladding; and

(continued)

Roll Call Number

Agenda Item Number
26

Date February 22, 2016

WHEREAS, the Property is legally described as follows:

The South 20 acres of the West 30 acres of the South ½ of the Southeast 1/4 , less 1.003 acres for roadway, all in Section 19, Township 78 North, Range 23, West of the 5th P.M., in the City of Des Moines, Polk County, Iowa, containing 18.997 acres.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on March 7, 2016, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT.

FORM APPROVED:
Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2015-00224)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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 2-22-16

Agenda Item 36

Roll Call #

CITY OF DES MOINES
COMMUNITY DEVELOPMENT

February 16, 2016

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 February 4, 2016, the following action was taken regarding a request from Carlisle Development, LLC (developer) represented by John Larson (officer) to rezone property located in the 4601 Block of Southeast 34th Street. The subject property is owned by Raymond Rothfus, Corrine Rothfus, Rosemary Bishop, and the David W. Rothfus Trust.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-3 as follows:

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

APPROVAL of Part A) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan and approval of Part B) to rezone the subject property from "R1-90" Large Lot One-Family Residential District to "R1-70" One-Family Low-Density Residential District, subject to the following revised conditions: (ZON2015-00224)

1. A traffic calming device (not of a traffic circle variety) shall be provided at the intersection of any through streets within the development as approved by the City Traffic Engineer.

1. A traffic calming device (not of a traffic circle variety) shall be provided at the intersection of any through streets within the development as approved by the City Traffic Engineer.
2. A berm and landscaping shall be provided along SE 34th Street to the satisfaction of the Planning Administrator and fencing shall be prohibited in the area west of the eastern edge of the berm.
3. No same house plan shall be built on adjacent lots.
4. Each house shall have a full basement.
5. Each house shall have a minimum two-car attached garage.
6. The front façade of any house constructed must contain one of the following:
   a. A front porch of not less than 60 square feet; or
   b. 1/3 to 1/2 stone or brick masonry.
7. Windows on the street-facing façade of any house constructed shall have either of the following:
   a. Shutters on each side; or
   b. Trim border not less than 4" in width.
8. Roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1400 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1600 square feet of above grade finished floor area with a minimum of 1000 square feet on the first floor, and 2-story homes shall be constructed with a minimum of 1800 square feet of above grade finished floor area.
11. Exterior material for any home constructed shall consist of masonry (brick or stone), vinyl of no less than .042 thickness, cedar, or cement fiber board.
12. Any chain link fence shall have black vinyl-cladding

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan.

Part B) Staff recommends approval of the rezoning subject to the following revisions:

1. A traffic circle or other traffic calming devise shall be provided at the intersection of any through streets within the development as approved by the City Traffic Engineer.
2. A berm shall be provided along SE 34th Street to the satisfaction of the Planning Administrator and fencing shall be prohibited in the area west of the eastern edge of the berm.
3. No same house plan shall be built on adjacent lots.

4. Each house shall have a full basement.
5. Each house shall have a private garage, whether attached or detached. Except that detached garages are prohibited for any lot where the rear yard fronts SE 34th Street.
6. The front façade of any house constructed must contain one of the following:
    a. A front porch of not less than 60 square feet; or
    b. 1/3 to 1/2 stone or brick masonry.
7. Windows on the street façade of any house constructed shall have either of the following:
    a. Shutters on each side; or
    b. Trim border not less than 4" in width.
8. Roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1200 square feet of above grade finished floor area.
10. 1½ and 2-story homes shall be constructed with a minimum of 1400 square feet of above grade finished floor area.
11. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than .042 thickness, cedar, masonite, or cement fiber board.
12. Any chain link fence shall have black vinyl-cladding.

Written Responses
3 In Favor
8 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning would allow the applicant to subdivide the property into lots with a minimum width of 70 feet. The applicant has submitted a conceptual lay that consists of 54 lots for single-family residential development.

2. **Size of Site:** 18.997 acres.

3. **Existing Zoning (site):** "R1-90" Large Lot One-Family Residential District.

4. **Existing Land Use (site):** Agricultural production.

5. **Adjacent Land Use and Zoning:**

    North - "R1-90" & "R1-80"; Uses are single-family dwellings.

    South - "R1-90"; Use is agricultural production.

    East - "A-1"; Use is agricultural production.

    West - "R1-90"& "R1-80"; Uses are single-family dwellings.

6. **General Neighborhood/Area Land Uses:** Low-density single-family residential uses and agricultural production.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Area Neighborhood. The neighborhood association was re-notified of the public hearing by mailing of the Final Agenda on January 26, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on January 25, 2016 (10 days prior to the public hearing) to the Easter Lake Area Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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

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

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

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, 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. 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.

II. ADDITIONAL APPLICABLE INFORMATION

1. **2020 Community Character Plan:** The site is designated as "Low-Density Residential" on the Future Land Use Map. This designation is described as "areas developed with exclusively single family and duplexes legal as of December 31, 1996 with up to 6 units per net acre.

2. **Natural Site Features:** The site has been used for row crop production for an extended period. Some fence row tree growth has occurred. Development of the site must comply with the Tree Preservation and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.

3. **Utilities:** Water, sanitary sewer and storm sewer lines are available in the SE 34th Street right-of-way to the west and in the SE 35th Court right-of-way to the north.

4. **Drainage/Grading:** Any development of the site must comply with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. All grading is subject to an approved grading permit and soil erosion control plan. Storm water detention facilities must be located on a parcel owned in common by a condominium regime, or within a buildable lot or across multiple

buildable lots. Covenants granting the City the right to repair any detention basin and then assess the entire development for the cost must be granted during platting.

5. **Traffic/Street System:** The submitted development concept shows the site would be served by an east/west street that would extend from SE 34th Street to the eastern edge of the development and an extension of SE 25th Court from the neighborhood to the north to the southern edge of the development. A cul-de-sac and loop street would also be constructed. Any subdivision that contains 50 single-family dwellings or more requires trip generation and distribution estimates with traffic impact analysis submitted with the preliminary plat. A traffic circle must be provided at the intersection of the proposed east/west street and SE 35th Court or other traffic calming measures approved by the City Traffic Engineer.

6. **Urban Design:** Staff recommends the following design standards to ensure a level of quality that is compatible with the adjoining developments and that will support the long term stability of the proposed development.

    a. No same house plan shall be built on adjacent lots.

    b. Each house shall have a full basement.

    c. Each house shall have a private garage, whether attached or detached. Except that detached garages are prohibited for any lot where the rear yard fronts SE 34th Street.

    d. The front façade of any house constructed must contain one of the following:
        1. A front porch of not less than 60 square feet; or
        2. 1/3 to 1/2 stone or brick masonry.

    e. Windows on the street façade of any house constructed shall have either of the following:
        1. Shutters on each side; or
        2. Trim border not less than 4" in width.

    f. Roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.

    g. Single story homes shall be constructed with a minimum of 1,200 square feet of above grade finished floor area.

    h. 1½ and 2-story homes shall be constructed with a minimum of 1400 square feet of above grade finished floor area.

    i. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.

    j. Any chain link fence shall have black vinyl-cladding.

Staff believes that a berm should be provided along SE 34th Street as a transition from the single-family dwellings to the west, which front SE 34th Street. In addition fencing

should be prohibited to the west of the eastern edge of the berm. This will enhance the character of the SE 34th Street corridor.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Sasha Kamper asked why staff is recommending masonite and vinyl siding as exterior material options to be used.

Jason Van Essen stated most conversation regarding prohibition of vinyl siding and Masonite has been aimed at commercial and multi-family. On single-family homes these varieties of materials have been consistently allowed. Multi-family projects and larger scale buildings are where staff has been leery of vinyl.

Sasha Kamper asked why the difference of view on single-family versus multiple-family structures.

Jason Van Essen stated the level of activity and impact for a single-family structure is on a much smaller scale than the multi-family structures that have a much bigger activity and maintenance impact.

Sasha Kamper asked if a previous request for a single-family development (Grandview Meadows) was different because it was not a rezoning request.

Mike Ludwig stated that is correct. It was a preliminary and final subdivision plat the Commission was considering and the zoning had been decided several years before that.

Greg Wattier asked what the zoning code required for building square footages.

Jason Van Essen stated there are no minimums.

Greg Wattier asked how this compares to the neighbors across the street.

Jason Van Essen stated he did look at a few to the north and there are some houses that are slightly larger, several are within 100 or so square feet. Staff's recommendation of the square footages would be similar to the smaller homes in the area.

Greg Wattier asked how staff came up with the square footage being proposed in the staff recommendation.

Jason Van Essen stated the square footage allowed on the single story home of 1,200 square feet, 1.5 or 2 story home of 1,400 square feet has been used consistently for development that is similar. The challenge with creating a regulation is that usually the regulation is a minimum and if set too high the variety is reduced.

Mike Ludwig stated that similar square footages were required for some very successful planned unit developments. Including Brook Run and Sawyers Landing.

Mike Simonson asked about the total side yard setbacks. He is trying to get a feel for the amount of building frontage that would be available.

Jason Van Essen will check and let Commissioner Simonson know.

Mike Simonson stated the reason for his question is he does not like detached garages and with the 70 foot lot there is no reason they could not have a two or three car attached garage and still have plenty of space.

Mike Ludwig stated a total side yard setback of 15 feet is required on an R1-70 lot.

David Courard-Hauri asked the purpose of the minimum of square footage for residential dwellings.

Jason Van Essen stated it is to insure certain level of quality of the house that blends in with the areas around it.

Mike Ludwig stated there are very minimal standards for all single-family houses that are in the zoning code, such as the minimum width for a structure of 20 feet, a minimum roof pitch of 3/12 and a door facing the street.

Tim Fitzgerald asked why a PUD wasn't used for this project.

Jason Van Essen stated the applicant is not required to do a PUD. Staff encourages a PUD and staff looks at the rezoning to see if there are any zoning conditions that would be similar to a PUD and give the applicant the choice.

Tim Fitzgerald asked why a developer would not request a PUD.

Jason Van Essen stated from a development standpoint a PUD has a lot more upfront cost and then there is a challenge later if an amendment is desired which would mean a complete rezoning process.

Tim Fitzgerald asked about problems in the past regarding roundabouts.

Jason Van Essen stated the staff recommendation does not require a traffic circle.

Brent Culp 2727 SW Snyder Blvd with Snyder Associates representing Carlisle Development stated they had a neighborhood meeting where they laid out their plans and he believes the neighborhood association is in agreement with their request. The applicant is in agreement with staff recommendation.

Greg Wattier asked if there was any consideration given to facing the homes toward SE 34th Street.

Brent Culp stated no because of the amount of driveways.

Jason Van Essen stated Traffic and Transportation Division discouraged dwellings facing and with driveway access from SE 34th.

Brent Culp stated it was near the crest of the road and such driveway access would create sight and visibility issues.

Greg Wattier expressed concern that inward facing units is a suburban concept and creates individual islands of subdivisions and homes.

Will Page stated he agrees that inward facing is unfriendly and believes that moving forward it might be something the Traffic and Transportation Division might keep in mind.

Sasha Kamper asked if any additional landscaping was intended on top of the berm to help buffer so people won't be looking into the backs of houses.

Brent Culp stated yes they can include additional landscaping.

CHAIRPERSON OPENED THE PUBLIC HEARING

Brett Bunkers 4620 SE 34th Street stated has been in this area for 16 years and he is for new development. He believes that Easter Lake is a gem that has not been fully developed in the minds of the City of Des Moines. For example, by adding the bike trail at Grays Lake it has turned into an enormous amount of public use. He believes that Easter Lake can do the same. He knows that adding a bike trail to Easter Lake has started and once it is complete he believes that they will really start getting development. His oppositions are the following:

- 70 foot wide lots. It is currently zoned for 90 foot wide lots. His lot and every development within a mile radius of this project requires 80 foot wide lots. He pointed out that in the applicant's house plan the garage take up a house and if a three car garage is built with the two-story dwelling it will look like all garage. He loves the layout of the subdivision but he wants the lots bigger.
- The driveways coming off of 34th Street. He likes the idea of trees or bushes to screen it. 34th Street is the only connection from south to north, it is very busy. Individual driveways on SE 34th should be discouraged.
- Roundabouts – He believes roundabouts are the worst thing developed. They take up land, they are not maintained.
- PUD – He does not know a lot about it. However, the only development around Easter Lake that has a PUD plan is on the south side. His understanding is that's a planned urban design meaning a developer can buy that and plan phase 1 to fit the surrounding needs, but after that the developer can ask for rezoning and change it.
- Square footage – He believes the minimum size for a ranch should be 1,500 square feet, two-story should be 1,900 square feet.

Sasha Kamper asked how many 3-car garages are in this area.

Brett Bunkers stated there is one on his street. Most of them have deep lots that back up to the lake and have detached garages in the rear yard.

Jim Bollard 4007 SE 26th Street President of Easter Lake Area Neighborhood Association asked that his notes identifying the zoning and the square footage of the lots in this area be received and filed. The zoning in the development around the lake is mostly R1-80 and R1-90, some agricultural land, a couple of PUDs and some R5s. In the PUD there are some 70 foot wide lots but most are a minimum of 75 foot wide lots. He noted the minimum square footages of a ranch and split level. The newer houses are 2700, 2400, 2100, 1,800 square feet. Some face 34th Street. To the north there are a couple of smaller houses that are 1300 and 1600 square feet. Predominantly the ranches are 1,400 square feet, 1,800 to 1,900 square feet 2-story houses. By looking at the pictures he believes there are more 1.5-story than 2-story homes. To the east there are larger houses 3500, 3200, 2900, 2800 total square feet. He stated that this area is in the Carlisle School District and is desirable. Millions of dollars is going into this area between City, County, State and Federal money with the clean-up of the lake. By the end of 2017 or early 2018 the 6.2 mile lake trail will be completed which currently connects all the way into Union Park. They are working with the City to connect SE 22nd and Hartford. He believes that the applicant's request is not in conformance with the Des Moines' 2020 Community Character Plan.

Jacqueline Easley asked if the Easter Lake Area Neighborhood Association voted on the applicant's request.

Jim Bollard stated the Easter Lake Area Neighborhood Association did try to take a vote. Most the objection was the 70 foot wide lots. When it was discussed if they would be willing to go with the 70 foot wide lots with a higher minimum square footage of the dwelling, there was not a confirmed decision. The neighborhood association's proposal is the following:

- Ranch should be 1,400 square feet as a minimum
- 2-story should be 1,800 square feet as a minimum
- 1.5-story with at least a 1,000 square feet on the main level should be1,600 total square feet as a minimum
- No traffic circle because they are not maintained
- No detached garage except possibly on corner lots

John "Jack" Hilmes asked if the proposed minimum square feet for the ranch, 2-story and 1.5-story for 70 foot wide lots.

Jim Bollard stated no to R1-70. They are asking that it be zoned from R1-90 to R1-80.

Mike Simonson asked about requiring 90 foot wide lots.

Mike Ludwig stated it was the existing zoning.

John "Jack" Hilmes asked if there is a relevant zoning history of this area.

Jason Van Essen when an area is annexed in it is automatically A-1. There may have been large rezoning to R-190 in this area that precedes current staff.

Tim Fitzgerald asked for clarification that Mr. Bollard is representing the neighborhood association and they would support the rezoning if the applicant would agree to the following:

- Rezone to 80 foot wide lots
- Increase the square footage minimum
  - Ranch 1,400 square foot
  - 2-story 1,800 square foot
  - 1.5-story with at least a 1,000 square foot on the main level should be1600 square foot
- No traffic circle
- No detached garage except possibly on corner lots

Jim Bollard stated yes, he would be willing to listen to that proposal.

Tim Fitzgerald asked if the applicant would not agree to these conditions would it be time for another meeting or what recourse would the neighborhood association have.

Jim Bollard clarified they would be willing to work with the applicant. As neighbors they have been through this rezoning thing a couple of different times. They are not opposed to development. The challenge is if things are too minimal you go through a tough time, then they will put up less. This is a chance to build value.

Greg Wattier asked did they meet with the developer and go over some of the neighborhood's suggestions. If so were there any compromises.

Jim Bollard stated the developer came to the neighborhood meeting and there was compromises.

Rebuttal

Brent Culp stated he was surprised. He believed the consensus was 70 foot wide lots with the larger building size. The applicant is very adamant about 70 foot wide lots. On a 70 foot wide lot compared to an 80 foot wide lot, the 70 foot wide the house is only 5 foot narrower because of the setbacks. Instead of putting the cost in the infrastructure to get to a wider lot they rather put it in the value of the house. The lots are deeper 135 foot instead of 125 foot around the perimeters to make that separation. The homes will reflect what is seen to the north and within the neighborhood. They are in agreement with staff's recommendation.

Greg Wattier asked about the sell prices that are projected for these homes and then some type of relative comparison to the value of the existing homes immediately adjacent.

Brent Culp thought maybe around $225,000. The value would be greater than what is existing to the north.

CHAIRPERSON CLOSED THE PUBLIC HEARING

John "Jack" Hilmes asked if there was neighborhood precedent and someone had asked for R1-70.

Jason Van Essen stated within the immediate area the zoning is R1-80, R1-90 andA-1. Staff believes R1-70 and R1-80 is very comparable and is the logic to having variety in the area.

John "Jack" Hilmes asked about the square footage sizes that were proposed by the Easter Lake Neighborhood Association on an 80 foot lot

Mike Simonson stated the images that were shown by the applicant are misleading and very, very narrow. They have 55 foot of frontage and on one plan that was shown they could add almost another 20 feet of house to the front. Therefore, he believes they are not representing what could be built on a 70 foot lot. He is in favor of the 70 foot lot and moving staff recommendation with exception.to conditions 5, 9 and 10.

Sasha Kamper asked the reason for being in favor of the 70 foot lot.

Mike Simonson stated that not everything has to be the same. A single person would not need a huge house, although he believes the square footages the developer was seeking are too small. You can still have a 70 feet of lot frontage and the garage not be overwhelming. The side yard setbacks increase with an 80 foot lot. For example, 70 foot lot requires 15 feet of setback total and 80 foot lot requires 20 feet of setback making it 20 feet between houses. It adds up to only getting 5 more feet house frontage for 10 feet of lot. He is more concerned about the square footage than the lot width.

John "Jack" Hilmes stated the statement of Commissioner Simonson addresses his question about being comfortable with the square footage proposed by Mr. Bollard but on a 70 foot lot.

Sasha Kamper asked if he would add a provision that the developer work with the City to assure there is a very nice landscaping along the berm.

Mike Simonson agreed to the friendly amendment.

CJ Stephens stated she believes that this is some prime property in the City of Des Moines and people want to live there because they want their children to go to the Carlisle School District. Having nothing against the Des Moines School District but it's a true fact. She believes there is a lot to be considered when there is not another lake in town that can be developed. She believes they need to be very careful about what is done to this property. She understands the staff is looking to increase City revenues but at the same time they should be careful with property that has the potential to be greater in the City than it is today. When she looks at the surrounding properties there is no R1-70. She believes that R1-90 was envisioned with larger neighborhood with more expensive homes. She has seen so many projects that are dumped to this side of town that really bring nothing to the

citizens that are already there. She believes that this project does not fit into the 2020 Community Character Plan, but she understands the staff recommendation.

Mike Simonson stated lot width does not dictate necessarily character and value. Square footage has a much greater impact. He agrees with the developer, the cost of construction has gone up significantly. If they are going to build houses they are saying they would rather have 10 feet less of width, therefore less square footage of ground and put the money into the square footage of the house.

CJ Stephens asked if it is possible to have a 2-car garage detached garage that would give the neighborhood a little different look with the depths of these lots.

Mike Simonson stated yes, there is adequate width and depth.

Jann Freed asked if people are feeling like 70 foot wide lots are acceptable instead of 80 wide lots.

Tim Fitzgerald asked about striking the condition to have a traffic circle.

Jason Van Essen stated the traffic circle is not on the applicant's submittal. The comment about having a traffic circle or other calming devise came from the Traffic and Transportation Department.

John "Jack" Hilmes asked where a traffic circle would go.

Jason Van Essen pointed out it would be internal to their development.

Mike Simonson stated he would leave condition #1 as it is because they are giving flexibility. The City wants to work with the developer on exploring ideas to calm traffic.

COMMISSION ACTION:

Mike Simonson moved and Sasha Kamper seconded for Approval of Part A) to find the proposed rezoning in conformance with the Des Moines' 2020 Community Character Plan and Approval of Part B) to rezone the subject property from "R1-90" Large Lot One-Family Residential District to "R1-70" One-Family Low-Density Residential District, subject to the following revised conditions:

1. A traffic calming device (not of a traffic circle variety) shall be provided at the intersection of any through streets within the development as approved by the City Traffic Engineer.
2. A berm and landscaping shall be provided along SE 34th Street to the satisfaction of the Planning Administrator and fencing shall be prohibited in the area west of the eastern edge of the berm.
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   a. A front porch of not less than 60 square feet; or
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7. Windows on the street-facing façade of any house constructed shall have either of the following:
   a. Shutters on each side; or
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10. 1½ story homes shall be constructed with a minimum of 1600 square feet of above grade finished floor area with a minimum of 1000 square feet on the first floor, and 2-story homes shall be constructed with a minimum of 1800 square feet of above grade finished floor area.
11. Exterior material for any home constructed shall consist of masonry (brick or stone), vinyl of no less than .042 thickness, cedar, or cement fiber board.
12. Any chain link fence shall have black vinyl-cladding

Motion passed 9-3 (CJ Stephens, Jann Freed and Sasha Kamper voted in opposition).

Respectfully submitted,

Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

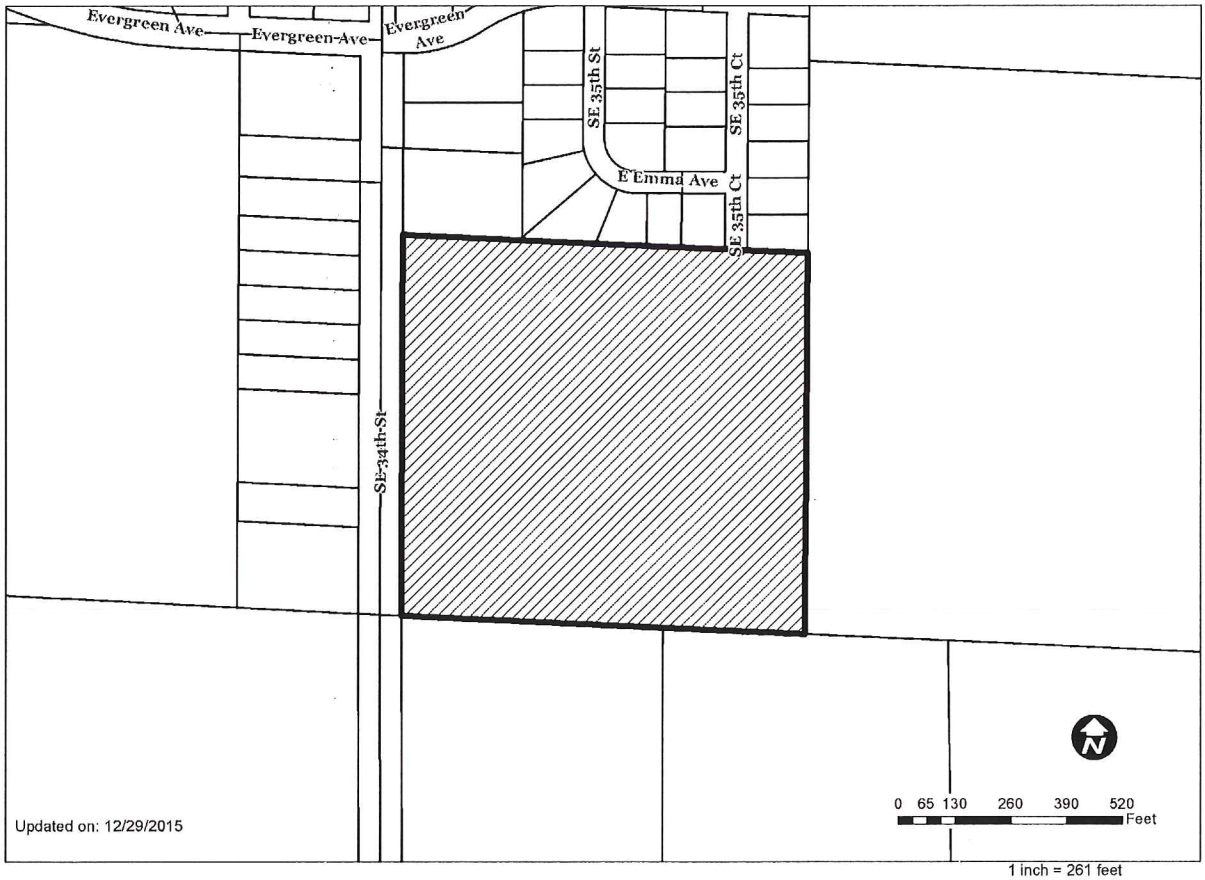
Carlisle Development, LLC (developer) represented by John Larson (officer) for property located in the 4601 Block of Southeast 34th Street. The subject property is owned by Raymond Rothfus, Corrine Rothfus, Rosemary Bishop, and the David W. Rothfus Trust.	File # ZON2015-00224

Description of Action	Approval of request to rezone property from "R1-90" Large Lot One-Family Residential District to "R1-70" One-Family Low-Density Residential District, to allow the land to be developed for single-family residential dwellings on lots that are at least 70 feet wide subject to conditions.
2020 Community Character Plan	Current: Low Density Residential. Proposed: N/A.
Mobilizing Tomorrow Transportation Plan	SE 36th Street extension of new street from East Watrous Avenue to Easter Lake Drive.
Current Zoning District	"R1-90" Large Lot One-Family Residential District and "FSO" Freestanding Signs Overlay District.
Proposed Zoning District	"R1-70" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District.

Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	3	8		
Outside Area				

Plan and Zoning Commission Action			**Required 6/7 Vote of the City Council**		
	Approval	9-3		Yes	X
	Denial			No	

Carlisle Development, LLC, 4601 Block of Southeast 34th Street **ZON2015-00224**



ZON2015-00224

Item _____ Date 1/14/2016 26

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2016
DEPARTMENT

Print Name ROBERT MERRITT

Signature R L Merritt

Address 9802 FAN PALM WAY, DOVER, FL

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

ZON2015-00224

Item _____ Date 1-28-16

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
FEB 04 2016
DEPARTMENT

Print Name Susan Tallman

Signature Susan Tall

Address 4600 SE 34th St.

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

RI 70 would Devalue my home
SIZE OF Homes wouldn't Fit in
surrounding area.

ZON2015-00224

Item _____ Date 1/18/16

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 22 2016
DEPARTMENT

Print Name Amy Fletcher

Signature Amy Fletcher

Address 4700 SE 34th St

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

Concerns: Smaller lots changing
character of property + houses!
Increased traffic - noise, safety.
Drainage could be - yard & basement
water.

ZON2015-00224

Item _____ Date 1/15/16

I (am) (am not) in favor of the request. Polk County Conservation Board

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2016
DEPARTMENT

Print Name Doug Romig

Signature _____

Address 11407 NW Jester Park Dr.

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

Polk County Conservation does not have an opinion on this development but wants to ensure appropriate siltation measures and storm water management plans do not negatively impact Easter Lake.

ZON2015-00224

Item _____ Date 2/1/16

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
FEB 04 2016
DEPARTMENT

Print Name Stephen Fass

Signature _____

Address 4500 SE 34th St.

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

All lots surrounding this plot of land are a minimum of 80' wide lots, therefore I vehemently oppose the approval of lots in this development to be re-zoned for anything less than 80' wide Single Family Residential.

ZON2015-00224

Item _____ Date 01-14-16

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 21 2016
DEPARTMENT

Print Name Raymond Rothfus

Signature Raymond Rothfus

Address 4770 SE 34 ST Des Moines IA 50320-20

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

I am one of 3 members of the Rothfuss family which is selling the land to Carlisle Development to be used for single family house buyers. We agree that changing the zoning will help this process

ZON2015-00224

Item _____ Date 1-16-16

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 22 2016
DEPARTMENT

Print Name Stephen Foss/Kelly Fo

Signature _____

Address 4500 SE 34th Street

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

All homes in our area of Easter Lake are zoned R1-90 and we are opposed to any change in zoning, so we maintain our home value.

ZON2015-00224

Item 26 Date 2/1/16

Received after PC2

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
FEB 05 2016
DEPARTMENT

Print Name JENNIFER EGENBERGER

Signature Jennifer Egenberger

Address 4520 SE 34TH

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

NOT IN FAVOR OF 70 Ft FRONTAGE, I WOULD BE IN FAVOR OF 80 Ft FRONTAGE

ZON2015-00224

Item Date 2/1/16

Received after PC2

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
FEB 05 2016
DEPARTMENT

Print Name BRYANT EGENBERGER

Signature

Address 4520 SE 34th ST

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

I WOULD BE IN FAVOR OF A MIN. 80 FT FRONTAGE

ZON2015-00224

Item Date 02/01/2016

Received after PC2

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
FEB 05 2016
DEPARTMENT

Print Name Evelyn E Holden

Signature Evelyn Elaine Holden

Address 3367 Evergreen Ave

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

Is not consistent with other neighborhood lot sizes, ie, too small! And will decrease other home values in the immediate neighborhood Too Small, too dense housing on 70' frontage lots.

ZON2015-00224

Item _____ Date 1/15/16 26

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2016
DEPARTMENT

Print Name Michelle Bunkers

Signature M. Bunkers

Address 4620 SE 34th St

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

ZON2015-00224

Item _____ Date 1-29-16

Received after PC2

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
FEB 05 2016
DEPARTMENT

Print Name Paul Sapp

Signature Paul Sapp

Address 4540 S.E 34th St D.M

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

ZON2015-00224

Item _____ Date 1/15/16

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
JAN 20 2016
DEPARTMENT

Print Name Brett Bunkers

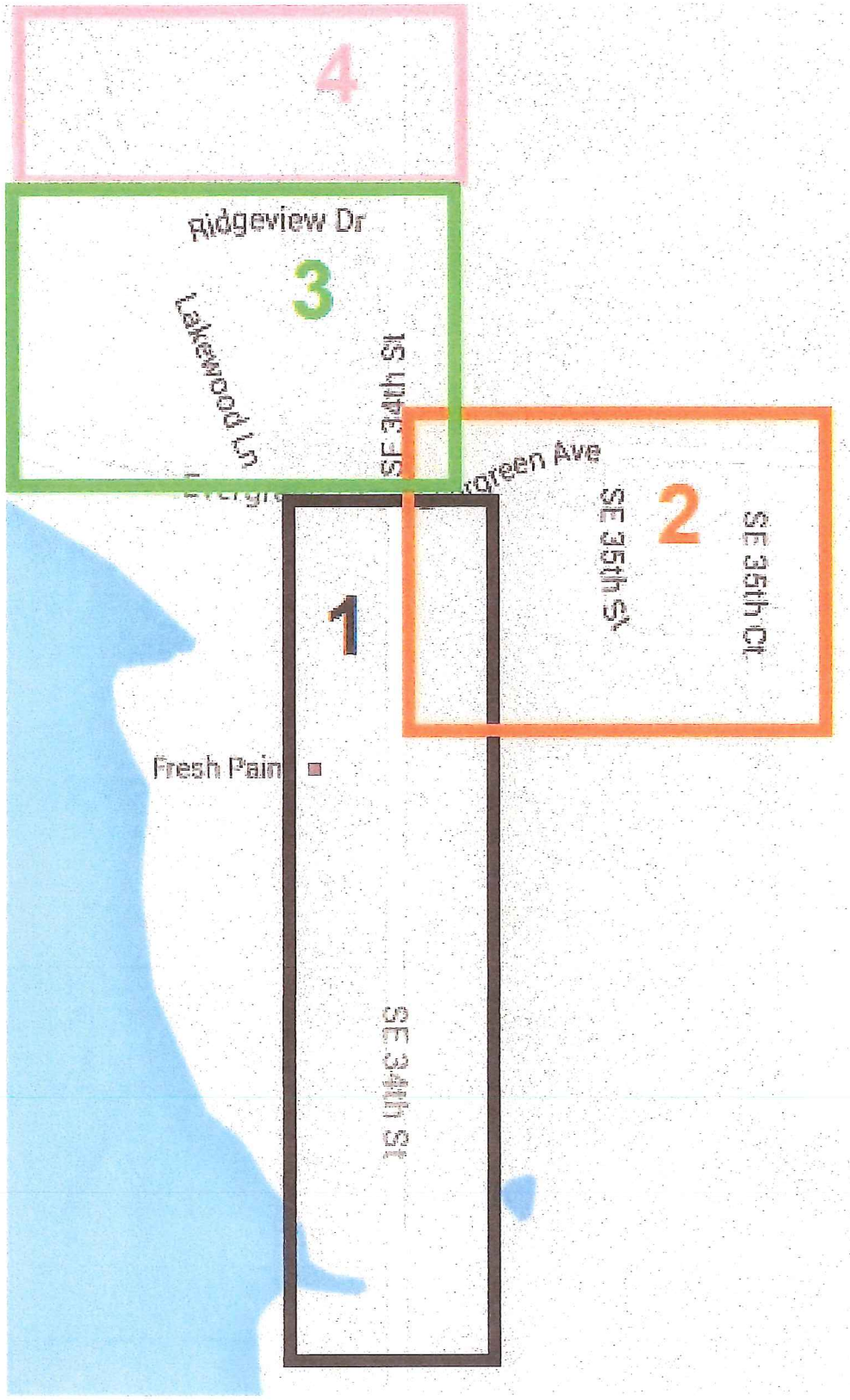
Signature Brett Bunkers

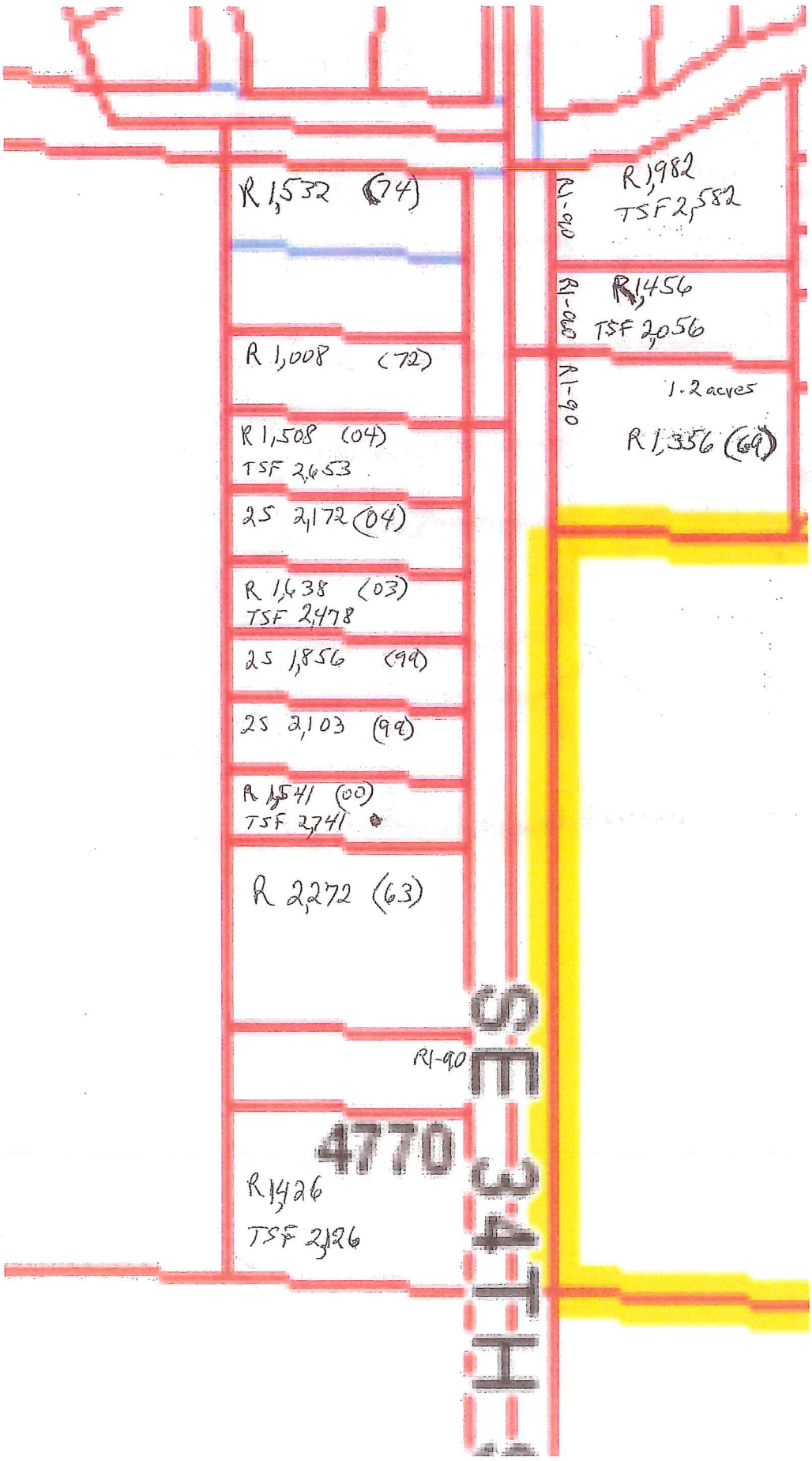
Address 4620 SE 34th St

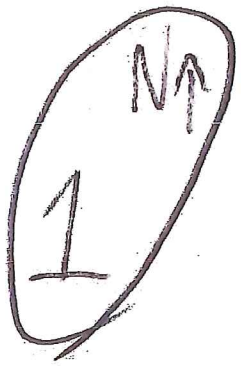
Reason for opposing or approving this request may be listed below:

70' lots bring low income housing bringing the value of every single house surrounding the lake down considerably. If this is passed I would consider moving before construction.

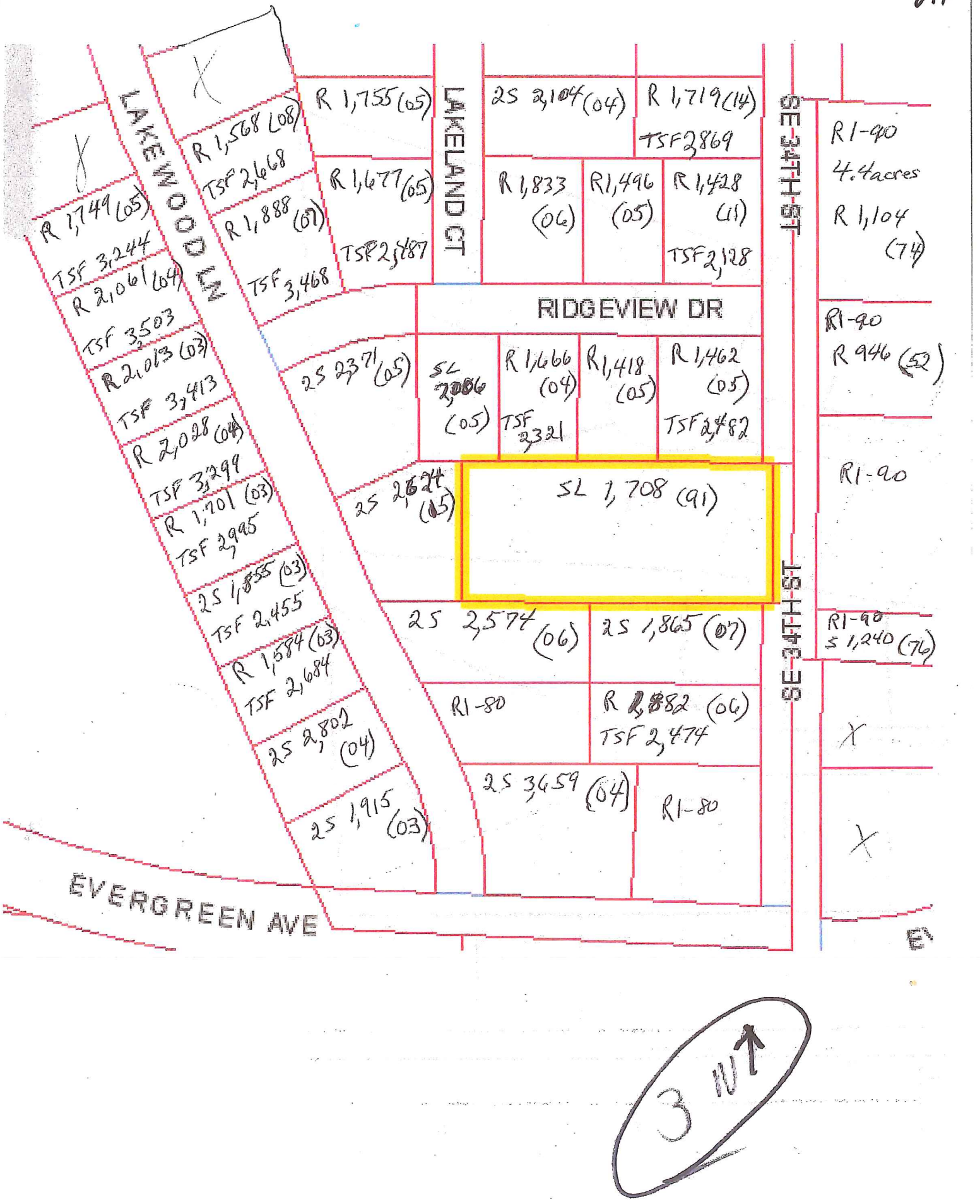
Jim Bollard - Easter Lake Area Neighborhood Association

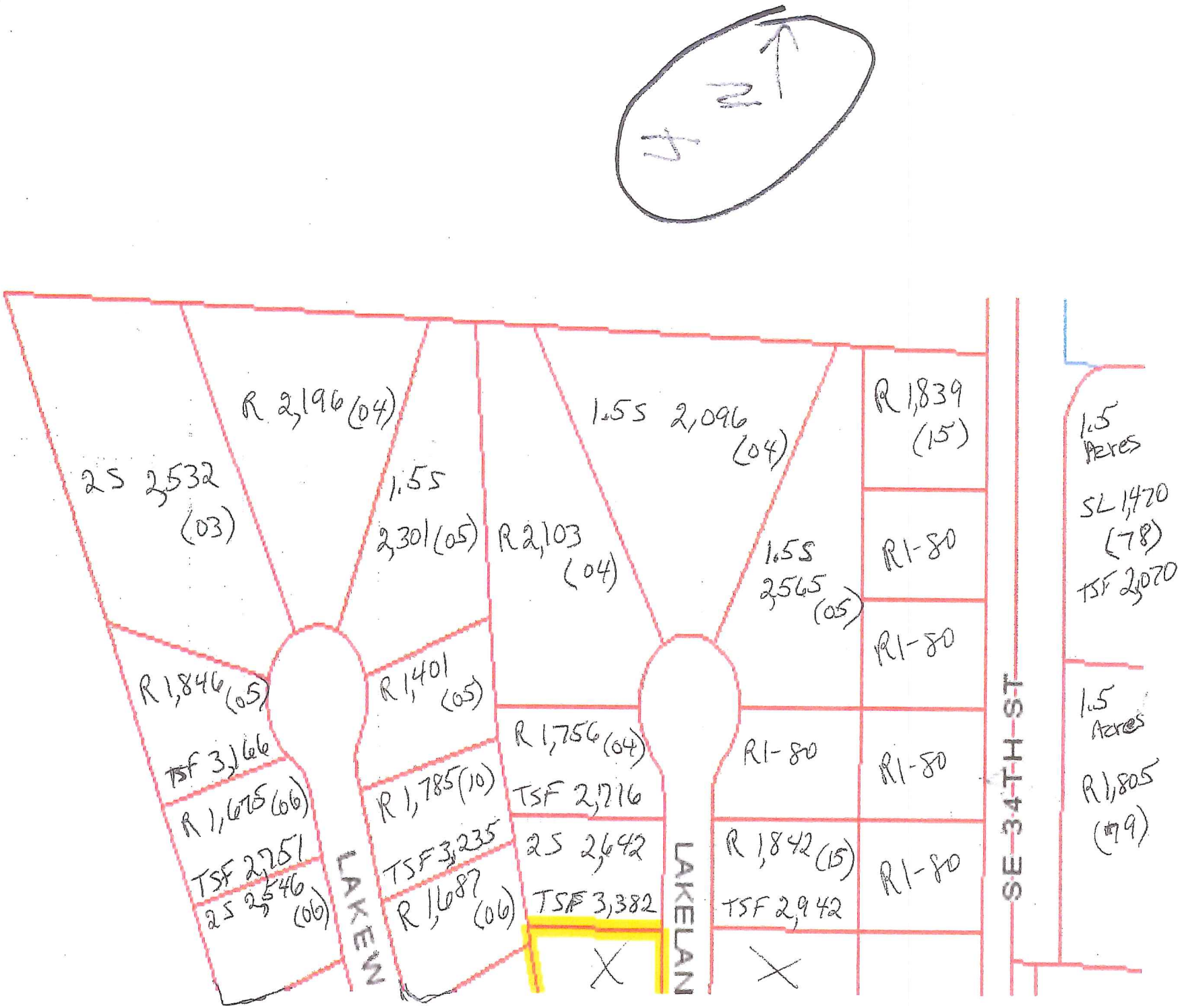


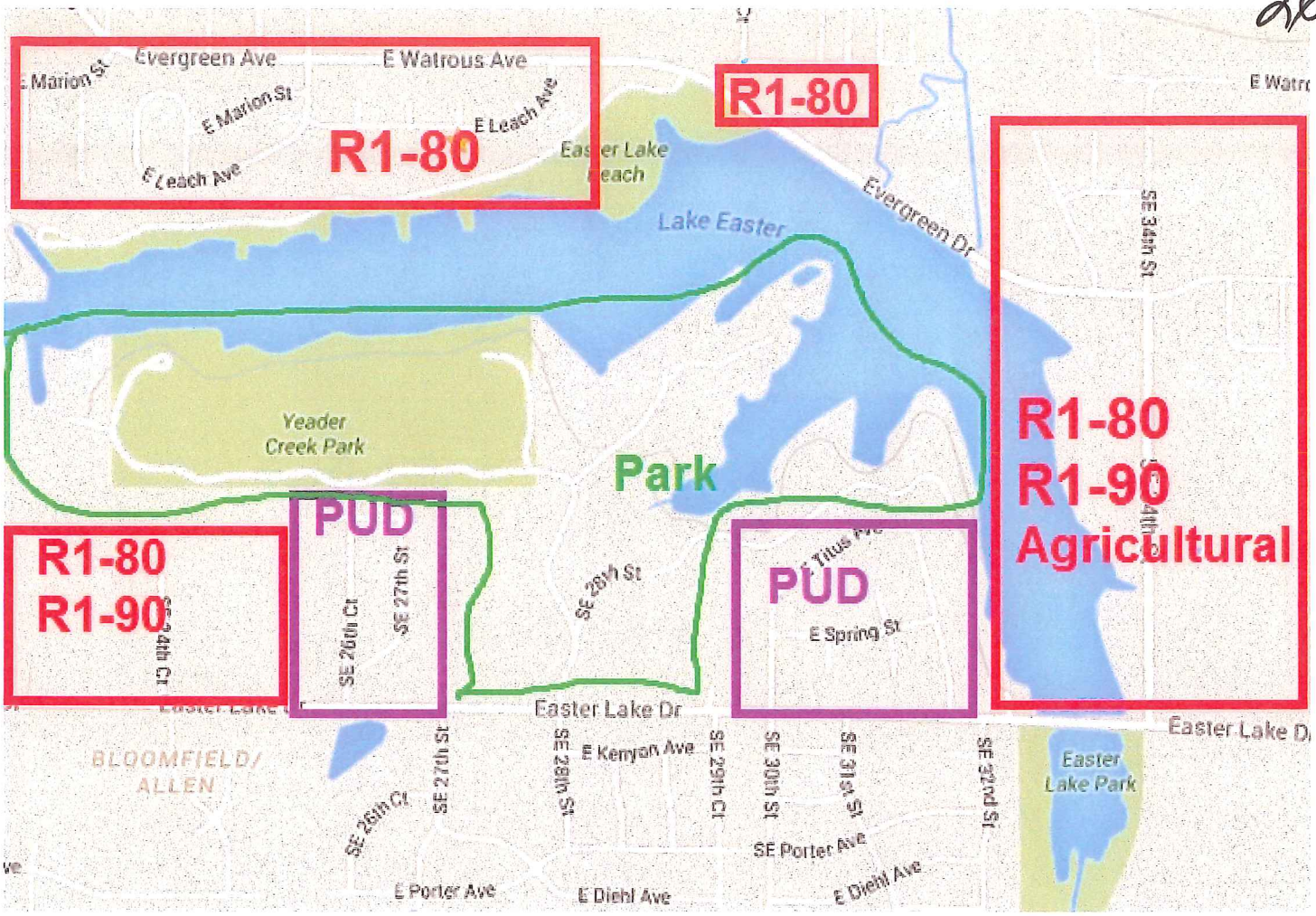

R 1,532 (74)
R1-90
R 1,982
TSF 2,582
R1-90
R 1,456
TSF 2,056
R 1,008 (72)
R1-90
1.2 acres
R 1,356 (69)
R 1,508 (04)
TSF 2,653
25 2,172 (04)
R 1,638 (03)
TSF 2,478
25 1,856 (99)
25 2,103 (99)
R 1,541 (00)
TSF 2,741
R 2,272 (63)
R1-90
4770
R 1,426
TSF 2,126
SMITH


N
1

SE 35TH CT
25 1,907 (96)
25 1,678 (97)
25 1,712 (98)
R 1,320 (98)
25 1,746 (96)
25 1,754 (96)
25 2,441 (97)
25 1,619 (95)
25 1,842 (97)
25 1,684 (97)
25 1,833 (97)
1.5 S
SL 1,692 (97)
R 1,529 (99)
TSF 2,329
25 1,909 (98)
1.5 S
25 1,657 (97)
25 1,823 (99)
25 2133 (99)
25 1,882 (97)
1.5 S
R 1,394 (99)
25 1,667 (96)
25 1,713 (96)
25 1,583 (96)
25 1,927 (96)
SL 2035 (96)
25 1,765 (96)
SL 1,657 (96)
25 2,221 (97)
25 2,225 (97)
25 1,493 (97)
1.5 S
25 2,046 (97)
1.55 1,650 (96)
R 1,401 (98)
25 1,620 (97)
25 2,003 (98)
25 1,933 (98)

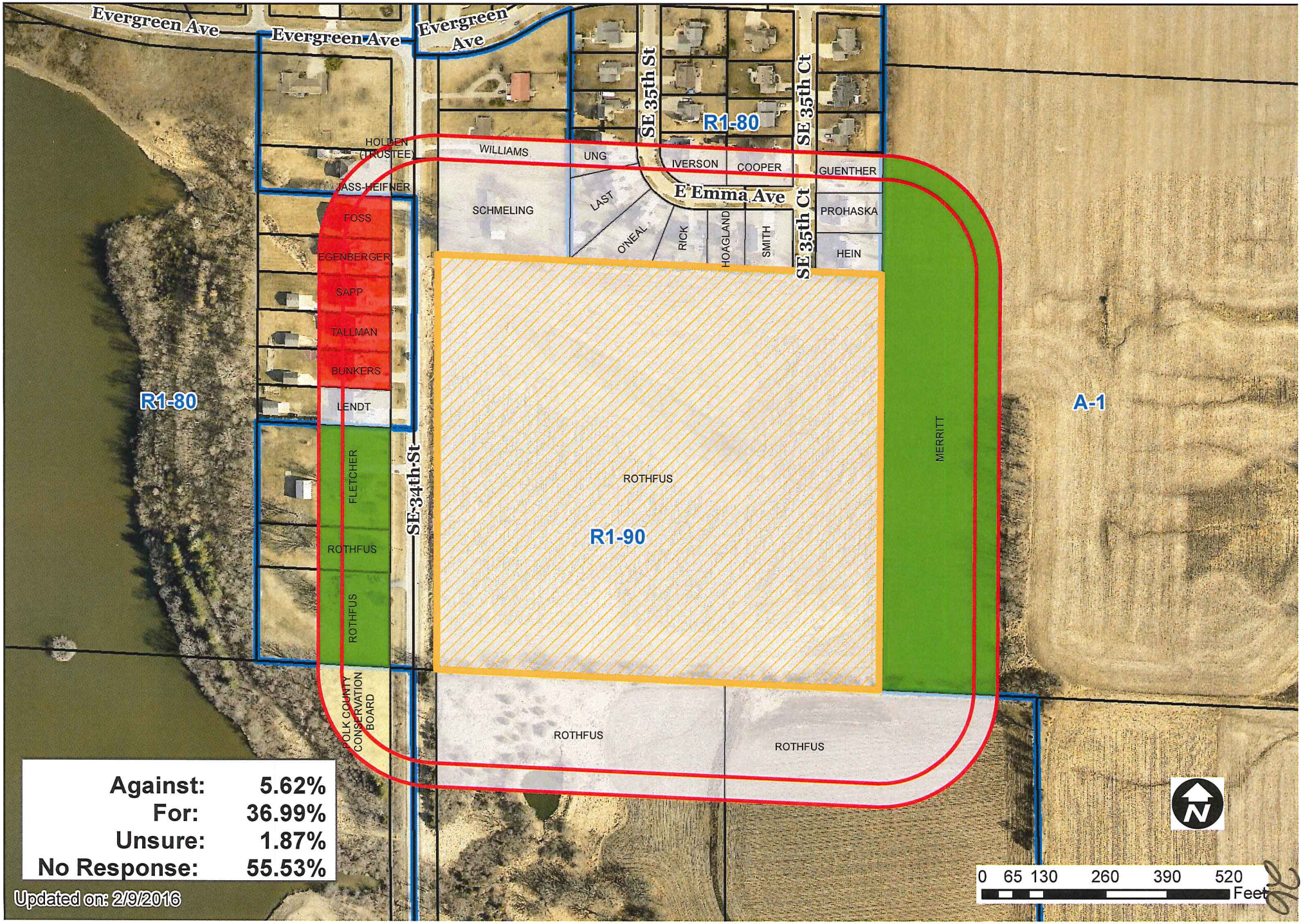

LAKEWOOD LN
LAKELAND CT
SE 34TH ST
RIDGEVIEW DR
EVERGREEN AVE
R 1,755 (05)
2S 3,104 (04)
R 1,719 (14)
TSF 2869
R 1,568 (08)
TSF 2,668
R 1,677 (05)
TSF 2,587
R 1,888 (07)
TSF 3,468
R 1,833 (06)
R1,496 (05)
R 1,428 (11)
TSF 2,128
R1-90
4.4 acres
R 1,104 (74)
R 1,749 (05)
TSF 3,244
R 2,106 (04)
TSF 3503
R 2,013 (03)
TSF 3,413
R 2,028 (04)
TSF 3,299
R 1,701 (03)
TSF 2,995
2S 1,855 (03)
TSF 2,455
R 1,584 (03)
TSF 2,684
2S 2,802 (04)
2S 1,915 (03)
2S 2371 (05)
SL 2,006 (05)
R 1,666 (04)
TSF 3321
R1,418 (05)
R 1,462 (05)
TSF 2,482
R1-90
R 946 (52)
2S 2,624 (05)
SL 1,708 (91)
R1-90
2S 2,574 (06)
2S 1,865 (07)
R1-90
S 1,240 (76)
R1-80
R 2,882 (06)
TSF 2,474
2S 3,659 (04)
R1-80
X
X
3 W


N
25 2,532 (03)
R 2,196 (04)
1.55 2,301 (05)
R 2,103 (04)
1.55 2,096 (04)
1.55 2,565 (05)
R 1,839 (15)
R1-80
R1-80
R1-80
R1-80
R1-80
1.5 Acres
SL 1,470 (78)
TSF 2,070
1.5 Acres
R 1,805 (79)
R 1,846 (05)
TSF 3,166
R 1,675 (06)
TSF 2,251
25 2,546 (06)
R 1,401 (05)
R 1,785 (10)
TSF 3,235
R 1,687 (06)
R 1,756 (04)
TSF 2,716
25 2,642
TSF 3,382
R 1,842 (15)
TSF 2,942
LAKEN
LAKELAN
SE 34TH ST


R1-80
Evergreen Ave
E Watrous Ave
E Marion St
E Leach Ave
R1-80
Easter Lake Beach
Lake Easter
Evergreen Dr
R1-80
R1-90
Agricultural
SE 34th St
Yeader Creek Park
Park
R1-80
R1-90
SE 24th Ct
PUD
SE 26th Ct
SE 27th St
SE 28th St
PUD
E Spring St
Easter Lake Dr
BLOOMFIELD/ ALLEN
SE 26th Ct
SE 27th St
SE 28th St
E Kenyon Ave
SE 29th Ct
SE 30th St
SE 31st St
SE 32nd St
Easter Lake Park
SE Porter Ave
E Porter Ave
E Diehl Ave

Carlisle Development, LLC, 4601 Block of Southeast 34th Street

ZON2015-00224



Against:	**5.62%**
For:	**36.99%**
Unsure:	**1.87%**
No Response:	**55.53%**

Updated on: 2/9/2016