



Roll Call Number

Agenda Item Number

15

Date May 9, 2016

**RECEIVE AND FILE COMMUNICATION FROM THE  
PLAN AND ZONING COMMISSION REGARDING APPROVAL OF A  
PRELIMINARY PLAT/SITE PLAN "WAVELAND PARK TOWNHOMES PLAT 1" ON  
PROPERTY LOCATED AT 4805 OBSERVATORY ROAD**

**WHEREAS**, on April 7, 2016, the City of Des Moines Plan and Zoning Commission voted 10-0 to **APPROVE** a request from Russell D. Parks (owner) for review and approval of a Preliminary Plat/Site Plan "Waveland Park Townhomes Plat 1" on property located at 4805 Observatory Road, to allow the property to be divided into six (6) lots for single-family semi-detached dwellings, including approval of the final building elevations for the proposed single-family semi-detached residential buildings in accordance with the zoning conditions required by Ordinance No. 15,065, subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center, including issuance of a grading permit and demonstration of required Fire Department access.
2. Compliance with all requirements of the Parks and Recreation Department on property which will remain in public ownership for the golf course and conservancy. This would include compliance with the City policy for tree mitigation on public property.
3. Revision to include compliance with the minimum number of mitigation plantings based on the proposed tree removal.
4. Compliance with all public improvement plan reviews for private construction occurring prior to Final Platting.
6. Revision to include a window on the south façade of the attached garage for unit 1 to break up the mass of the wall facing Observatory Road.
7. Any exterior lighting shall be fixtures on the approved list of acceptable fixtures on International Dark Sky Association website [www.darksky.org](http://www.darksky.org); and

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

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

FORM APPROVED:



Glenna K. Frank

Assistant City Attorney

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

(13-2016-1.41)

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

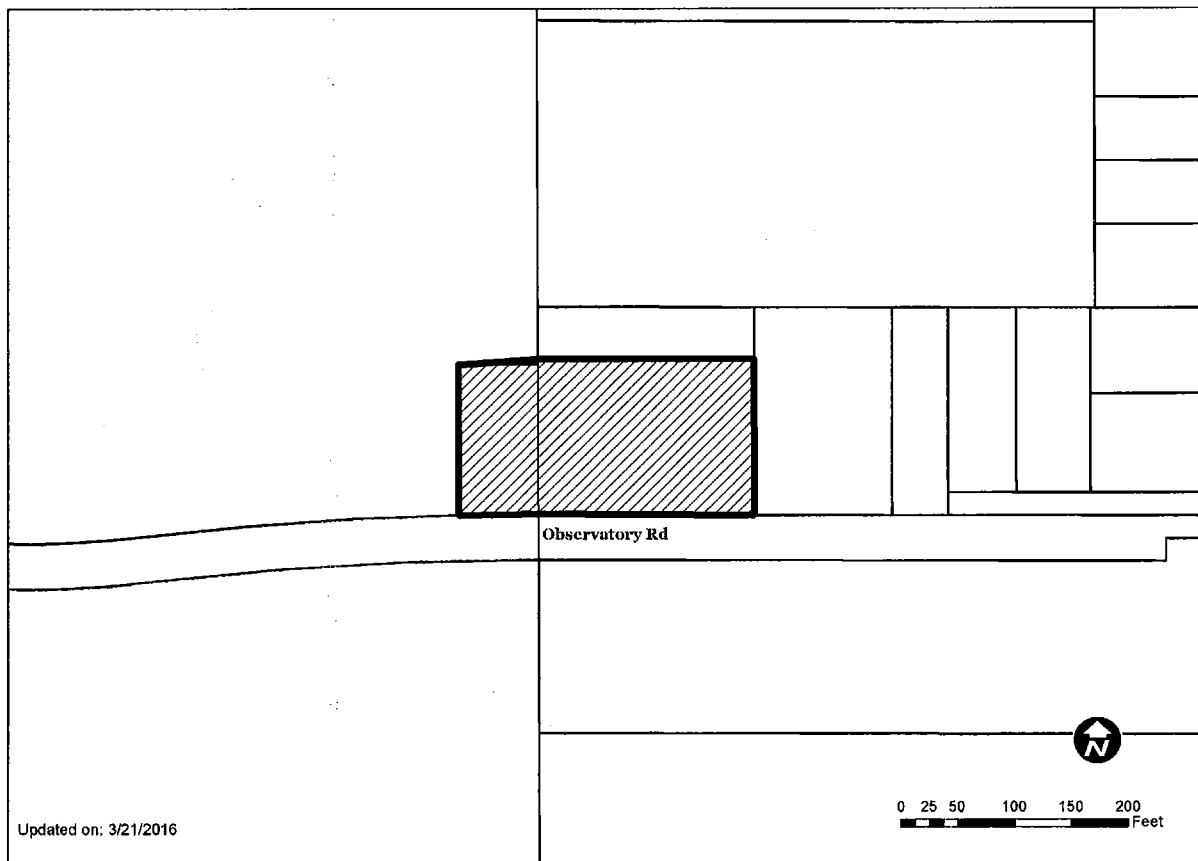
\_\_\_\_\_  
City Clerk

15

Russell D. Parks (owner) for property located at 4805 Observatory Road.		File #	
		13-2016-1.41	
Description of Action	Approval of the requested Preliminary Plat/Site Plan "Waveland Park Townhomes Plat 1", to allow the property to be divided into six (6) lots for single-family semi-detached dwellings. This action includes approval of the final building elevations for the proposed single-family semi-detached residential buildings in accordance with the zoning conditions required by Ordinance No. 15,065, subject to conditions.		
2020 Community Character Plan	Current: Low/Medium Density Residential. Proposed: Low/Medium Density Residential.		
Mobilizing Tomorrow Transportation Plan	No planned improvements.		
Current Zoning District	Limited "R-3" Multiple-Family Residential District and "FSO" Freestanding Signs Overlay District.		
Proposed Zoning District	N/A.		
Consent Card Responses	In Favor	Not In Favor	Undetermined
Inside Area			
Outside Area			
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council
	Denial		
		Yes	
		No	X

Parks, 4805 Observatory Road

13-2016-1.41



Date \_\_\_\_\_

Agenda Item 15

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



April 27, 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 April 21, 2016, the following action was taken regarding a request from Russell D. Parks (owner) for review and approval of a Preliminary Plat/Site Plan "Waveland Park Townhomes Plat 1" on property located at 4805 Observatory Road, to allow the property to be divided into six (6) lots for single-family semi-detached dwellings. This action includes approval of the final building elevations for the proposed single-family semi-detached residential buildings in accordance with the zoning conditions required by Ordinance No. 15,065.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
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 the requested Preliminary Plat/Site Plan subject to the following conditions:  
(13-2016-1.41)

1. Compliance with all administrative review comments of the Permit and Development Center, including issuance of a grading permit and demonstration of required Fire Department access.

2. Compliance with all requirements of the Parks and Recreation Department on property which will remain in public ownership for the golf course and conservancy. This would include compliance with the City policy for tree mitigation on public property.
3. Revision to include compliance with the minimum number of mitigation plantings based on the proposed tree removal.
4. Compliance with all public improvement plan reviews for private construction occurring prior to Final Platting.
5. Revision to include a window on the south façade of the attached garage for unit 1 to break up the mass of the wall facing Observatory Road.
6. Any exterior lighting shall be fixtures on the approved list of acceptable fixtures on International Dark Sky Association website [www.darksky.org](http://www.darksky.org).

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

Staff recommends approval of the requested Preliminary Plat/Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center, including issuance of a grading permit and demonstration of required Fire Department access.
2. Compliance with all requirements of the Parks and Recreation Department on property which will remain in public ownership for the golf course and conservancy. This would include compliance with the City policy for tree mitigation on public property.
3. Revision to include compliance with the minimum number of mitigation plantings based on the proposed tree removal.
4. Compliance with all public improvement plan reviews for private construction occurring prior to Final Platting.
5. Revision of proposed metal roofing portions on the units to asphalt shingle material in order to comply with the existing Zoning conditions on the property.
6. Revision to include a window on the south façade of the attached garage for unit 1 to break up the mass of the wall facing Observatory Road.
7. Any exterior lighting shall be fixtures on the approved list of acceptable fixtures on International Dark Sky Association website [www.darksky.org](http://www.darksky.org).

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

##### **GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing a 6 lot subdivision plat for single-family semi-detached dwellings (bi-attached).

2. **Size of Site:** 1.01 acres.
3. **Existing Zoning (site):** Limited "R-3" Multiple-Family Residential District.
4. **Existing Land Use (site):** Undeveloped timbered land and public park land.
5. **Adjacent Land Use and Zoning:**

**North** – "R1-80", Use is undeveloped nature sanctuary (a/k/a Cummins Woods).

**South** – "R1-80", Use is a public tennis court complex (McCollum/Waveland).

**East** – "R1-80", Uses are single-family residential dwellings.

**West** – "R1-80", Use is public golf course (Waveland).

6. **General Neighborhood/Area Land Uses:** The subject property is surrounded by single-family residential uses and public recreational and conservation uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Waveland Park Neighborhood. This neighborhood association was notified of the original public hearing by mailing of the Preliminary Agenda on March 22, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on March 28, 2016 (10 days prior) to the Waveland Park 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 April 15, 2016.

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 on the date of the mailing. The Waveland Park Neighborhood Association notices were mailed to Leslie Berckes, 4334 Franklin Avenue, Des Moines, IA 50311.

8. **Relevant Zoning History:** On November 21, 2011, by Ordinance No. 15,065, the City Council rezoned the subject property to a Limited "R-3" District subject to the following conditions:
  - A) There shall be a maximum of six residential units developed on the property.
  - B) Any residential units constructed on the property shall be subject to review by the Plan and Zoning Commission and shall meet the following minimum design standards:
    - 1) Each dwelling unit shall have a private garage, whether attached or detached.
    - 2) Minimum building floor areas for residential units shall be 1,200 square feet, excluding garages and basements.
    - 3) The roof on any dwelling constructed shall be of architectural type shingles or cedar shakes.
  - C) Identification and protection of mature trees as part of any future development in accordance with City Tree Protection and Mitigation Ordinances, including proper fencing of tree drip lines during grading or construction operations.
  - D) Provision of proper soil erosion controls during any development or grading operations in accordance with a grading and soil erosion protection plan.

- E) Providing a "dark sky" compliant lighting plan.
- F) Review and approval of final building elevations as part of Plan and Zoning Site Plan.

On January 27, 2016, the Zoning Board of Adjustment approved appeals as follows:

- Variance of 45 feet less than the calculated average minimum required 50-foot front yard setback (Lot 1).
- Exception of up to 25 feet less than the calculated average minimum required 50-foot front yard setback (Lots 2-6).
- Exception of 5 feet less than the minimum 10-foot side yard setback required for a single-family semi-detached dwelling (Lot 1).
- Exception of up to 1.5 feet less than the minimum 10-foot side yard setback required for a single-family semi-detached dwelling (Lots 2-5).
- Exceptions of up to 16.97 feet less than the minimum required 35-foot rear yard setback (Lots 1-4).
- Variance of the provision that requires any structure with single-family semi-detached dwellings to have a minimum 50 feet of frontage on an open public street (Lots 1-2).

The Zoning Board of Adjustment was subject to the following conditions:

- A) Conformance with all applicable Building Codes with issuance of all necessary building permits by the Permit and Development Center is required for construction of any single-family semi-detached dwellings.
- B) Conformance with any requirements for disposition of the subject Park land approved by the Parks and Recreation Board and City Council.
- C) Conformance with a Site Plan and Preliminary Plat approved by the Plan and Zoning Commission in accordance with existing zoning conditions and design guidelines for multiple-family dwellings. This includes approval of architectural building elevations for the single-family semi-detached townhomes.
- D) Conformance with Final Plat approved by the City Council.

**9. 2020 Community Character Land Use Plan Designation:** Low/Medium Density Residential. The proposed PlanDSM future land use designation would also be Low/Medium Density Residential.

**10. Applicable Regulations:** In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

## **II. ADDITIONAL APPLICABLE INFORMATION**

1. **Natural Site Features:** The subject property generally slopes downward to the northwest from the southeast and is heavily timbered. There is a significant drainage way running through the northern portion of the property that will be exchanged with the City for addition to the nature preserve. The drainage moves generally from east to west.

The submitted plat identifies the proposed removal of 16 trees of 12-inches diameter of larger of a significant species, requiring 32 mitigation tree plantings. This would require 5 to 6 tree plantings per lot. There are currently 12 overstory and 9 evergreen tree planting proposed. This is short of the mitigation requirements. Evergreens may only be substituted for 30% of the requirement at 3 evergreens per 1 overstory tree. Therefore, the proposed plan is meeting 15 of the 32 required mitigation plantings and would need to provide an additional 17 trees. Staff recommends that additional plantings be provided to meet the mitigation requirements.

Tree mitigation relative to proposed development of utilities and drainage on the proposed golf course and conservation property will be required in accordance with the policies for City owned property under the review of Parks and Recreation staff in consultation with the Municipal Arborist.

2. **Drainage/Grading:** The submitted Preliminary Plat shows grading across the northern portion of the property for both storm water management improvements and for lot development. There is designed storm water detention on the subject property that would also be within the land that would be exchanged with the City. Since the last hearing the applicant has provided soils report that has been reviewed by the Engineering staff in the Permit and Development Center. Based on this Engineering staff review it has been determined that there are sufficient soil conditions to support the development of the proposed project. Grading and utility improvements on City owned property shall have review and approval of the Parks and Recreation Department staff and Engineering staff for public improvement construction plans.
3. **Utilities:** There is an existing 10-inch public sanitary sewer that runs through the property at its northwest corner. The developer is proposing to extend the sanitary sewer to the east to serve the proposed units. The developer is also proposing to extend an 8-inch water main from Polk Boulevard along Observatory Road to serve the proposed units. There are overhead electrical transmission lines running north/south through the property. The developer is proposing easements between Lots 2 and 3 for these lines.
4. **Access:** The Zoning Board of Adjustment relief has allowed each proposed Lot to have access frontage to Observatory Road. Lots 1 and 2 would have a shared driveway approach. With regard to Fire Department apparatus access, a solution for turnaround will need to be demonstrated within the golf course property or parking area for the tennis complex.
5. **Urban Design:** As part of the Limited "R-3" District zoning, the City Council required that the architectural elevations of any proposed residential dwellings be reviewed by to the Plan and Zoning Commission as part of any Site Plan, or in this instance a Plat. The concept at the rezoning stage included a four unit building. The development proposal has since changed to 6 single-family semi-detached units (bi-attached). This development does not require a Site Plan but does require a Plat for the lots and extension of public utilities.

The developer has submitted elevations for the proposed units. They generally comply with requirements for minimum area (1,400 square feet), attached garages, and architectural shingles. There is some metal roofing material proposed that would not comply with the zoning condition. The designs also incorporate masonry materials and masonry pattern concrete at the base, glass features, and cement board or engineered wood siding material. Since there will be 6-units, the project will create its own context without the need to draw upon the surrounding properties for the design elements.

The design is of a modern style having larger undivided windows with narrower trim. There appears to be adequate window coverage proposed on all facades, except the attached garage façade on unit 1 facing south does not have a window to break up the mass closest to Observatory Road. Staff would recommend a higher level window be provided on this façade to achieve this, understanding the need to also preserve security.

No details have been given for any exterior light fixtures. Any used should be listed with International Dark Sky Association in order to comply with the zoning condition. The [www.darksky.org](http://www.darksky.org) site provides an extensive palate of acceptable lighting fixtures which can be used for this compliance.

## **SUMMARY OF DISCUSSION**

Erik Lundy presented the staff report and recommendation.

Tim Urban Urban Development Corporation acting as a consultant to the applicant proposing to build up to six townhouse units on a property on Observatory Road. The applicant's concern of the staff recommendation is condition #5. The citation of language in the 2011 Zoning Ordinance that move this property from R1-80 to R3. At that time the ordinance referred to a Limited R3 District that imposed certain restrictions. One of those restrictions is language that stipulated that roofing material should be architectural style or shake shingles as a minimum standard. The applicant will present the elevations so the Commission can get a better idea of what they are talking about in terms of introducing metal roofing material in addition to the asphalt shingles. They have no concern with the character of the asphalt or upgraded shingling to meet the architectural style, which is a heavier grade of shingle rather than 240 lbs. light weight shingles. The applicant will show that the accent that he wants to introduce in the façade of the buildings using the raised metal roofing to introduce a more variety and texture to the quality of the architecture. This is an aesthetic issue but also a question of interpretation of the intent of the Commission at the time of the zoning approval in 2011 when it referred to a minimum standard of asphaltic or shake shingles. The applicant believes with the relative small quantity of metal material being proposed that it is no different than a dormer or other kind of ornamental roofing that may be introduced to architecture that does not take away from the dominant roofing material.

Russ Parks 1509 Pleasant View Drive showed drawings of what the project would look like using the metal roofing material. He also explained they are only looking to use the metal material on 13% of the roof area. It is a higher quality roofing. It is more expensive and very durable material, if done correctly. He believes it adds to the architecture and unique quality.



Tim Urban stated the applicant's original concept for this property was a much more contemporary design statement. After a lot of discussion with the home builder it was concluded that having the accent of adding some metal roofing would be a middle ground to find a way of stating that this is a more contemporary looking architecture. He reiterated that the issue is whether the language that was approved in the 2011 ordinance would preclude an accent material in of itself or whether it gives any latitude to the Commission to accept something that is only 13% of the total roof area.

Greg Wattier asked is a pre-finish standing seam metal similar to what is being shown tonight or what type of metal profile.

Russ Parks stated there are several options. Currently, they are looking at small scale standing seam roof.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

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

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Greg Jones asked if the Commission can override what is the zoning issue or not.

Erik Lundy stated the preliminary plat is the Commission's final decision on, whereas the zoning condition that was put in place was adopted by the City Council under ordinance and accepted by the owner at the time. He believes the zoning may have to be amended. The Commission can approve the applicant's request as it's shown in the staff report and they can pursue the rezoning process in the meantime.

Greg Jones stated it seems that architectural shingles was a minimum and in 2011 plain shingles was not desired so architectural is what was decided upon. The applicant is asking for something better than architectural so his interpretation would be its at least as good as architectural shingles so they are complying.

Mike Ludwig stated the Commission can give staff their comments and take into consideration and interpret whether it complies with the zoning ordinance, if it is adopted. After consulting with Legal, if staff is not comfortable with it then it will have to go to Council to get it changed.

Will Page stated there is a discrepancy on how the regulation was written. That should be taken care of at the same time, to prevent that same kind of thing from happening.

### **COMMISSION ACTION:**

Mike Simonson moved staff recommendation for approval of the requested Preliminary Plat/Site Plan subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center, including issuance of a grading permit and demonstration of required Fire Department access.

2. Compliance with all requirements of the Parks and Recreation Department on property which will remain in public ownership for the golf course and conservancy. This would include compliance with the City policy for tree mitigation on public property.
3. Revision to include compliance with the minimum number of mitigation plantings based on the proposed tree removal.
4. Compliance with all public improvement plan reviews for private construction occurring prior to Final Platting.
5. Revision to include a window on the south façade of the attached garage for unit 1 to break up the mass of the wall facing Observatory Road.
6. Any exterior lighting shall be fixtures on the approved list of acceptable fixtures on International Dark Sky Association website [www.darksky.org](http://www.darksky.org).

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

**March 28, 2016**

**Chuck Bishop  
Bishop Engineering  
3501 104<sup>th</sup> Street  
Des Moines, IA 50322**

RE: Preliminary Plat – Waveland Park Townhomes Plat 1  
13-16-1.41

Dear Chuck:

We have reviewed the first (1st) submittal of the preliminary plat for Waveland Park Townhomes Plat 1, and have determined that the following conditions must be satisfied before plat approval can be granted.

**Engineering**

1. When properties are replatted or redeveloped we require deficient easements to be rewritten to current standards. For sanitary sewers, the minimum width is 30 feet, centered over the pipe. For storm sewers, the standard width is 30 feet, centered over the pipe.
2. Also, the proposed easement for the new sanitary sewer must conform to the same standard, especially with residential units involved.
3. The two unmapped pipes discovered in the sanitary manhole must be investigated since they will likely be encountered during construction.
4. The 6" storm drainage pipe entering the property from the park should be extended to the detention basin. A private easement to the benefit of the City Parks Department will also be needed.
5. Add a note outlining the use and ownership of the outlot.
6. A soils report is needed to discuss the potential need for a subsurface drainage system and slope stabilization in fill areas over steeply sloped areas.
7. Regarding stormwater management, the following will be required:
  - a. The owner or homeowners' association must comply with City of Des Moines Ordinance 14708, Sec 106-136 (effective October 15, 2007), by entering into a Stormwater Facilities Management Agreement with the City of Des Moines. See attachment for City Ordinance 14708. A horizontal property regime can also be used to accomplish this. City legal staff will draft the document for execution.

- b. This will require the depiction on the plat of a Stormwater Management Facilities Easement area and submittal of a legal description of the same.
  - c. The City of Des Moines encourages the use of stormwater quality control practices such as bio-swales, infiltration trenches and infiltration basins.
  - d. Provide for detention of the 100-year event.
  - e. A NPDES permit will be required by the State of Iowa.
  - f. Provide a copy of the Stormwater Pollution Prevention Plan (SWPPP)—City review and approval is now required as a prerequisite to issuance of a Grading Permit.
8. A grading permit is required. A reproducible copy of the grading/ SWPPP plan may be used as the basis for the erosion control plan with the addition of the information required by erosion control ordinance (see Municipal Code Sec. 42-87, Application Data Required) along with submittal of an application for grading permit and payment of fees. A grading permit will not be issued until the owner/developer obtains a NPDES permit from the Iowa DNR.

## **Fire**

9. FIRE APPARATUS ACCESS ROADS: A fire apparatus access road shall extend to within 150 feet of all portions of the first story of the building as measured by an approved route around the exterior of the building. IFC 503.1.1. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be of a continuous hard surface such as concrete, asphalt, rock, or other continuous hard surface material so as to provide all-weather maintenance and driving capabilities. Grass pavers or similar type products that are not readily distinguishable as a road surface shall not be used. City of Des Moines Fire Prevention Code Section 46 – 68. Fire apparatus access roads shall have a minimum unobstructed width of 20 feet and 26 feet where a hydrant is located on the access road. IFC 503.2.1 A minimum vertical clearance of 13 feet 6 inches shall be provided for the apparatus access roads. IFC 503.2.1 Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. IFC 503.2.5

## **Traffic**

10. A sidewalk is required along street frontage. New sidewalk should be 5 feet wide and may need to be provided in a public easement.
11. The total width of the driveway approaches should not exceed 60 percent of the property frontage.
12. The property owner is responsible for coordinating the installation of any new street lighting or the removal/replacement of existing lights necessary with MidAmerican Energy. City lighting level standards should be met. Any relocation of street lighting will require a plan for the new layout and an evaluation of the lighting levels.
13. Show any traffic signs in the street right-of-way along this site and indicate if/how they will be impacted. Contact City Traffic and Transportation (283-4973) before construction begins and coordinate the work necessary.

## Planning

14. Revise the property description to include the omitted section number in the first paragraph.
15. The bearings and distances sited on sheet C1.1 do not meet the subdivision boundary tolerance of 1:10,000'.
16. Parcel 090/08176-004-004 is still owned by the City of Des Moines.
17. Add the date of submittal to the plat/site plan.
18. Add a telephone number under the property owner's contact information.
19. Add the Planning Director's Site Plan Approval Box to the cover sheet. See attachment.
20. Provide the number of lots in note format on the plat/site plan.
21. Add the project use/type to the plat/site plan.
22. Add notes to indicate that rezoning ordinance #15,065 exists on this property.
23. Per the rezoning ordinance, identify the square footage of each new dwelling unit. A minimum building floor area of 1,200 square feet, excluding garages and basements, should be provided.
24. Per the rezoning ordinance, lighting should be compliant with "dark sky" requirements, including fully shielded, downward facing fixtures. Add notes to show compliance with this requirement.
25. This plat/site plan will be reviewed by the Plan and Zoning Commission. Provide the meeting date and all applicable conditions of approval on the plan.
26. Dimension the property boundary line between Lots 4 & 5.
27. Add the minimum lot area and minimum lot width requirements for R-3 zoning to the bulk zoning regulations section of the plat/site plan.
28. New addresses have been assigned and should be shown on the plat/site plan as follows:
  - a. Lot 1: 4825 Observatory Road
  - b. Lot 2: 4831 Observatory Road
  - c. Lot 3: 4837 Observatory Road
  - d. Lot 4: 4843 Observatory Road
  - e. Lot 5: 4849 Observatory Road
  - f. Lot 6: 4855 Observatory Road

29. Dimension the proposed buildings. Note the building heights on the plat/site plan.
30. Identify the locations of any meters, compressors, or mechanical equipment on the development plans. These should be placed interior to the lot (non-street facing side) and screened appropriately.
31. Provide the existing and proposed total site impervious surface area (in square feet) on the site plan. Be sure to include the total square footage of new pavement to be provided on site.
32. Show the square footage and percentage of provided open space area on the plat/site plan.
33. Provide a detail elevation of the proposed fence.
34. Provide tree mitigation calculations on the plat/site plan.
35. Calculate and note the required and provided off-street parking on the site plan.
36. Add the following notes to the site plan:
  - g. This site shall be maintained in compliance with all city code applicable on the date of site plan approval.
  - h. Any new rooftop mechanical equipment must be screened from street level view.
  - i. Transformers, junction boxes, air conditioners over 3 feet in height, or other such items may not be located in the required setback areas.
  - j. Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved with the Permit and Development Center prior to installation/construction.
  - k. The required landscaping, both existing and proposed, shall be maintained for the life of the Certificate of Occupancy.
37. The final copy of the landscape plan will need to be signed and dated by an architect, landscape architect, or certified nurseryman. The final copy of the site plan must have the preparer's certification statement signed and dated.
38. A reminder that all new water services 2 inches in diameter or larger require SEPARATE submittals for review by the Des Moines Water Works Engineering Department.

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*

Jillian Sommer  
Assistant City Planner