



Date July 25, 2016

RESOLUTION SETTING HEARING ON REQUEST FROM J.J. EQUITY, LLC TO REZONE PROPERTIES LOCATED IN THE VICINITY OF 3300 EAST 56TH STREET AND AT 3734, 3735, AND 3768 EAST 55TH STREET AND TO AMEND THE “BROOK LANDING” PUD CONCEPTUAL PLAN

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on July 7, 2016, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from J.J. Equity, LLC (developer), represented by Jon Galloway (officer), to rezone properties located in the vicinity of 3300 East 56th Street and at 3734, 3735, and 3768 East 55th Street (collectively “Property”) from “A-1” Agricultural District to “PUD” Planned Unit Development, and for the First Amendment to the Brook Landing PUD Conceptual Plan for an expansion to add 2.08 acres of land to be divided into 6 parcels with frontage on East 55th Street for single-family residential dwelling development; and

WHEREAS, the Property to be rezoned is legally described as follows:

Lots 2, 3, and 5 in FINI ACRES PLAT 2, an Official Plat in Polk County, Iowa; and

WHEREAS, the Property subject to the First Amendment to the Brook Landing PUD Conceptual Plan is legally described as follows:

Lots 2, 3, 5 and Outlot X in FINI ACRES PLAT 2, an Official Plat in Polk County, Iowa; and Except for Parcel A Book 10645 Page 526, Outlot X in FINI ACRES REPLAT, an Official Plat in Polk County, Iowa.

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 and PUD Conceptual Plan amendment are to be considered shall be held at the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on August 8, 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.

17

Date July 25, 2016

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
 Glenna K. Frank, Assistant City Attorney

(ZON2016-00109)

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

17

REGISTER ORDER NO. _____ ROLL CALL LEGAL BULLETIN BOARD FOLLOW UP

NOTICE OF REZONING AND CONCEPTUAL PLAN AMENDMENT HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Des Moines, Iowa, has adopted a resolution concerning a request from J.J. Equity, LLC (purchaser), represented by Jon Galloway (officer), to rezone property located at 3734, 3735 and 3768 East 55th Street and in the vicinity of 3300 East 56th Street, Des Moines, Iowa, from "A-1" Agricultural District to "PUD" Planned Unit Development, and to approve the First Amendment to the Brook Landing PUD Conceptual Plan, to allow an expansion of the existing PUD to add 2.08 acres of land to be divided into 6 parcels with frontage on East 55th Street for single-family residential dwelling development.

The legal description and a map of the subject property are on file and available for public inspection in the office of the City Clerk.

NOTICE IS FURTHER GIVEN that the City Council will consider the proposed rezoning and PUD Conceptual Plan amendment after a public hearing to be held at 5:00 p.m. at the Richard A. Clark Municipal Service Center (MSC), 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, on August 8, 2016. At the hearing, opportunity to be heard will be given to proponents and opponents of the proposed rezoning.

CITY OF DES MOINES, IOWA

By: T.M. Franklin Cownie, Mayor

ATTEST: Diane Rauh, City Clerk

Published in the Des Moines Register on _____.

Rezoning and PUD Conceptual Plan Amendment – J.J. Equity, LLC – Hearing: August 8, 2016

ZON2016-00109 (Brook Landing PUD, 1st Amendment vicinity 3734, 3735, & 3768 East 55th Street)

REZONING AREA

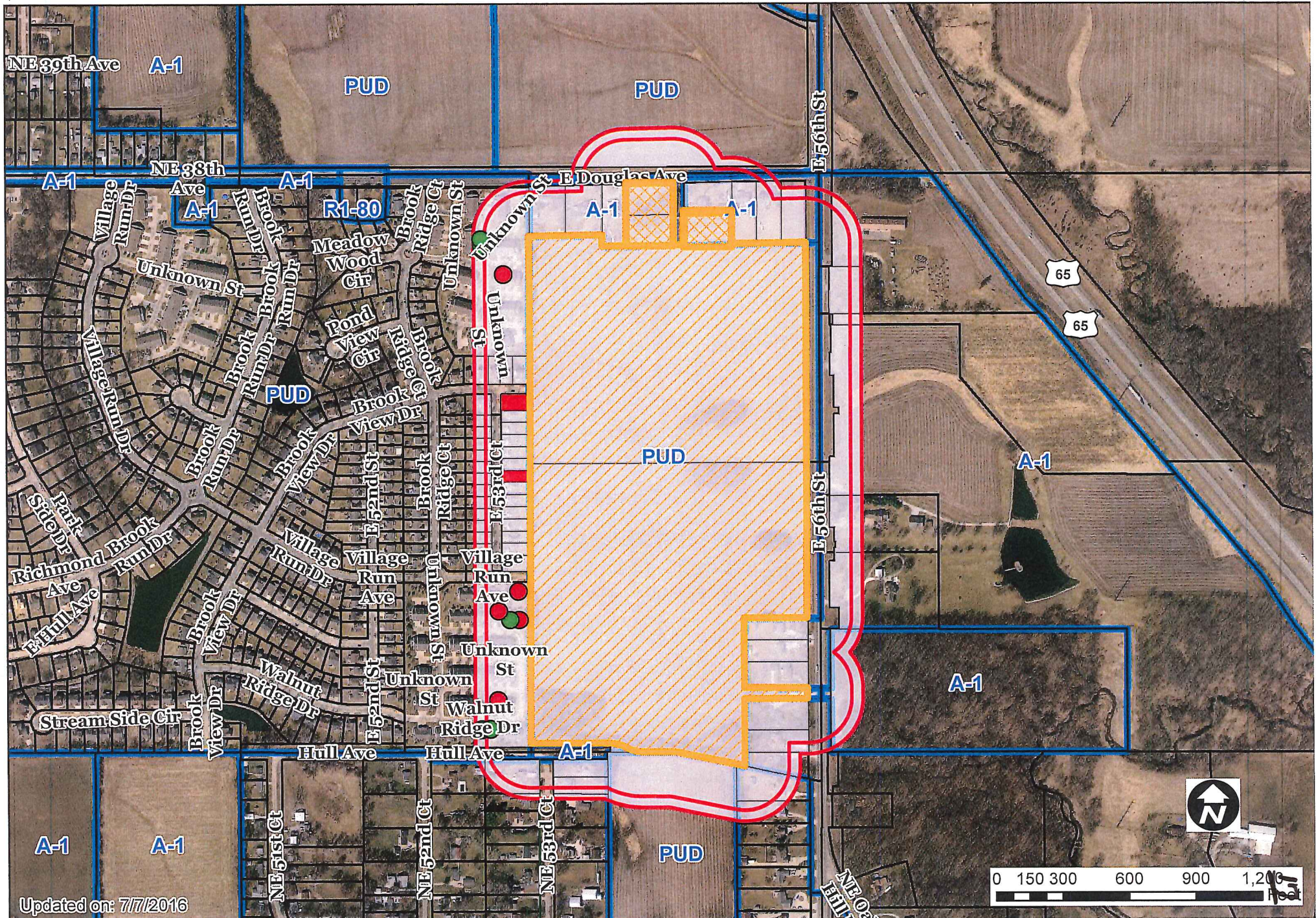
Lots 2, 3, and 5 in FINI ACRES PLAT 2, an Official Plat in Polk County, Iowa.

OVERALL PUD AREA

Lots 2, 3, 5 and Outlot X in FINI ACRES PLAT 2, an Official Plat in Polk County, Iowa;

and

Except for Parcel A Book 10645 Page 526, Outlot X in FINI ACRES REPLAT, an Official Plat in Polk County, Iowa.





July 12, 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 July 7, 2016, the following action was taken regarding a request from J.J. Equity, LLC (developer) represented by Jon Galloway (officer) to rezone property located in the vicinity of 3300 East 56th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 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			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
CJ Stephens				X
Steve Wallace	X			
Greg Wattier				X

APPROVAL of staff recommendation Part A) that the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing Des Moines' 2020 Community Character Plan and the proposed PlanDSM: Creating Our Tomorrow Plan, approval of Part B) the request to rezone the property from "A-1" Agricultural District to "PUD" Planned Unit Development District and approval of Part C) the proposed First Amendment to the "PUD"

Conceptual Plan for “Brook Landing”, subject to any administrative review comments for the final recorded PUD Conceptual Plan Mylar Document. (ZON2016-00109)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning and “PUD” Conceptual Plan be found in conformance with the existing Des Moines’ 2020 Community Character Plan and the proposed PlanDSM: Creating Our Tomorrow Plan.

Part B) Staff recommends approval of the request to rezone the property from “A-1” Agricultural District to “PUD” Planned Unit Development District.

Part C) Staff recommends approval of the proposed First Amendment to the “PUD” Conceptual Plan for “Brook Landing”, subject to any administrative review comments for the final recorded PUD Conceptual Plan Mylar Document.

Written Responses

5 In Favor

7 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant seeks to add 2.08 acres to the 68.82-acre tract primarily for single-family residential use, with a 7.5-acre area at the northeast corner designated for a possible religious assembly use. The “PUD” Conceptual Plan that has been submitted indicates that the development would generally comply with the “R1-60” One-Family Low-Density Residential District requirements, with some variations detailed in Section II of this report.
- 2. Size of Site:** 2.08 acres (70.9 acres for the overall PUD area).
- 3. Existing Zoning (site):** “A-1” Agricultural District and “PUD” Planned Unit Development.
- 4. Existing Land Use (site):** Agricultural production.
- 5. Adjacent Land Use and Zoning:**
 - North** - “A-1”; Uses are single-family dwellings along East Douglas Avenue.
 - South** - “Copper Crossing PUD”; Use is currently agricultural production. However, the approved “Copper Crossing PUD Conceptual Plan” allows this land to be developed with a mix of one- and two-family dwellings. The area immediately adjoining the subject property would have lot widths of approximately 75 feet.
 - East** - “A-1”; Use is agricultural production and single-family residential.
 - West** - “Brook Run PUD”; Uses are townhome dwellings and single-family dwellings on lots that have lot widths of approximately 55 feet.

6. **General Neighborhood/Area Land Uses:** The subject property is in a developing area that includes a mix of residential and agricultural production uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Brook Run Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on June 20, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on June 17, 2016 (20 days prior to the hearing) and June 27, 2016 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning and to the Brook Run Neighborhood Association. A Final Agenda for the meeting was mailed to all recognized neighborhood associations on July 1, 2015.

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 Brook Run Neighborhood Association notices were mailed to Dale Burgess, 3516 Park Side Drive, Des Moines, IA 50317.

8. **Relevant Zoning History:** The property was annexed to the City of Des Moines in 2009, at which time it became zoned "A-1" Agricultural District. The balance of the PUD was rezoned by the City Council on May 23, 2016 by Ordinance No. 15,479.
9. **PlanDSM Creating Our Tomorrow Designation:** The subject property is located within an area designated on the PlanDSM Future Land Use Map as Low-Density Residential. The plan defines this category as "Areas developed with primarily single-family and two-family residential units with up to 6 dwelling units per net acre". The proposed rezoning and "PUD" Conceptual Plan amendment would not require this designation to be amended.
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.

The application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended PUD Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. **Natural Site Features:** The site has been used for row crop production for an extended period. Some tree growth has occurred along fence rows and waterways. Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code as part of any grading permit or subdivision plat.
- 2. **Utilities:** The approved "PUD" Conceptual Plan states that sanitary sewer will be extended from Brook View Avenue to the west and from a future connection to the south. The City's Engineering Department has indicated that while the existing sanitary sewer system within the Brook Run area to the west has the capacity to serve 292 single-family homes, it does not appear to have the depth necessary to provide basement service to the entire proposed development. Therefore, a portion of the development will likely need to be connected to a proposed future "Little Four Mile East" sanitary sewer trunk, which when completed could serve the areas along East 56th Street. The developer is responsible for all costs and connection fees associated with constructing the necessary sanitary sewer connections. The proposed 2.08 acres would integrate into this same concept.

The proposed "PUD" Conceptual Plan states that an 8-inch water main will be extended throughout the development. The developer is responsible for all costs associated with constructing the necessary water connections.

- 3. **Drainage:** The approved "PUD" Conceptual Plan amendment proposes a network of public storm sewers throughout the development and four (4) stormwater detention basins on outlots located at the periphery of the site. It states that "the detention facilities will be maintained by a homeowner's association". The City will require the entire subdivision to be located within a horizontal property regime, with the detention basins designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
- 4. **Grading:** The proposed "PUD" Conceptual Plan amendment contains a notes stating that a stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
- 5. **Traffic/Street System:** The submitted "PUD" Conceptual Plan amendment indicates that the added parcels would front the previously approved street connection from East Douglas Avenue to the north. The overall PUD as approved would also have a street connection to East 56th Street, internal street connections from the Brook Run subdivision to the west (Brook View Avenue and Village Run Avenue), and two (2) street connections that would align with the two (2) street connections provided in the approved "Copper Crossing PUD Conceptual Plan".
- 6. **Landscaping:** The proposed amendment reflects the approved "PUD" Conceptual Plan which states that one (1) street tree per lot frontage are required. The proposed "PUD" Conceptual Plan also states that 20% of each lot would be open space and that each lot would have a minimum of two (2) overstory trees (including any street trees), one (1) understory or coniferous tree, and four (4) shrubs, exclusive of foundation plantings. In

accordance with the approved "PUD" Conceptual Plan, foundation plantings would also be provided along the front of each home.

- 7. Primary and Accessory Uses:** The proposed "PUD" Conceptual Plan amendment would add the subject property into the Parcel A area, which states that the permitted uses shall be those as permitted in the "R1-60" District. While the "R1-60" District allows for some home office uses (such as the home office of a physician, dentist, artist, attorney, architect, etc.), any future use that would not be allowed in the "R1-60" District would be subject to an amendment of the "PUD" Conceptual Plan.
- 8. Bulk Regulations:** The proposed "PUD" Conceptual Plan maintains the standards from the approved Plan which states that the single-family dwellings shall generally comply with the bulk regulations applicable to the "R1-60" District, with the following modifications:
 - Minimum required lot area would be 7,500 square feet.
 - Minimum required front yard setback shall be 30 feet, except any front porch shall be allowed to have a 25-foot front yard setback.
 - Minimum required side yard setbacks shall be 15 feet of total side yard setbacks with 7 feet minimum on any side.
- 9. Urban Design:** The proposed "PUD" Conceptual Plan would keep with the approved PUD standards allowing two (2) typical home designs, including a two-story design and a ranch design. The proposed "PUD" Conceptual Plan states that Single story homes shall be constructed with a minimum of 1,200 square feet of above-grade finished floor area, 1½ and 2-story homes shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area. It also states that that the homes will be sided with asphalt shingles, vinyl, brick, stone, and/or glass, and that metal or dryvit may be used as an accent or trim.

The following additional design standards are also proposed.

- a) No same house plan shall be built on adjacent lots.
- b) Each house shall have a full basement.
- c) Each house shall have an attached 2- or 3-car garage.
- d) Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, or cement fiber board.
- e) 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. At least 1/3 of the front façade shall be clad with stone or brick masonry.
- f) The windows on any street-facing façade of any house constructed shall have a trim border not less than 4 inches in width.
- g) The roof on any house constructed shall be of architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

John "Jack" Hilmes moved staff recommendation Part A) that the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing Des Moines' 2020 Community Character Plan and the proposed PlanDSM: Creating Our Tomorrow Plan, approval of Part B) the request to rezone the property from "A-1" Agricultural District to "PUD" Planned Unit Development District and approval of Part C) the proposed First Amendment to the "PUD" Conceptual Plan for "Brook Landing", subject to any administrative review comments for the final recorded PUD Conceptual Plan Mylar Document.

Motion carried 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

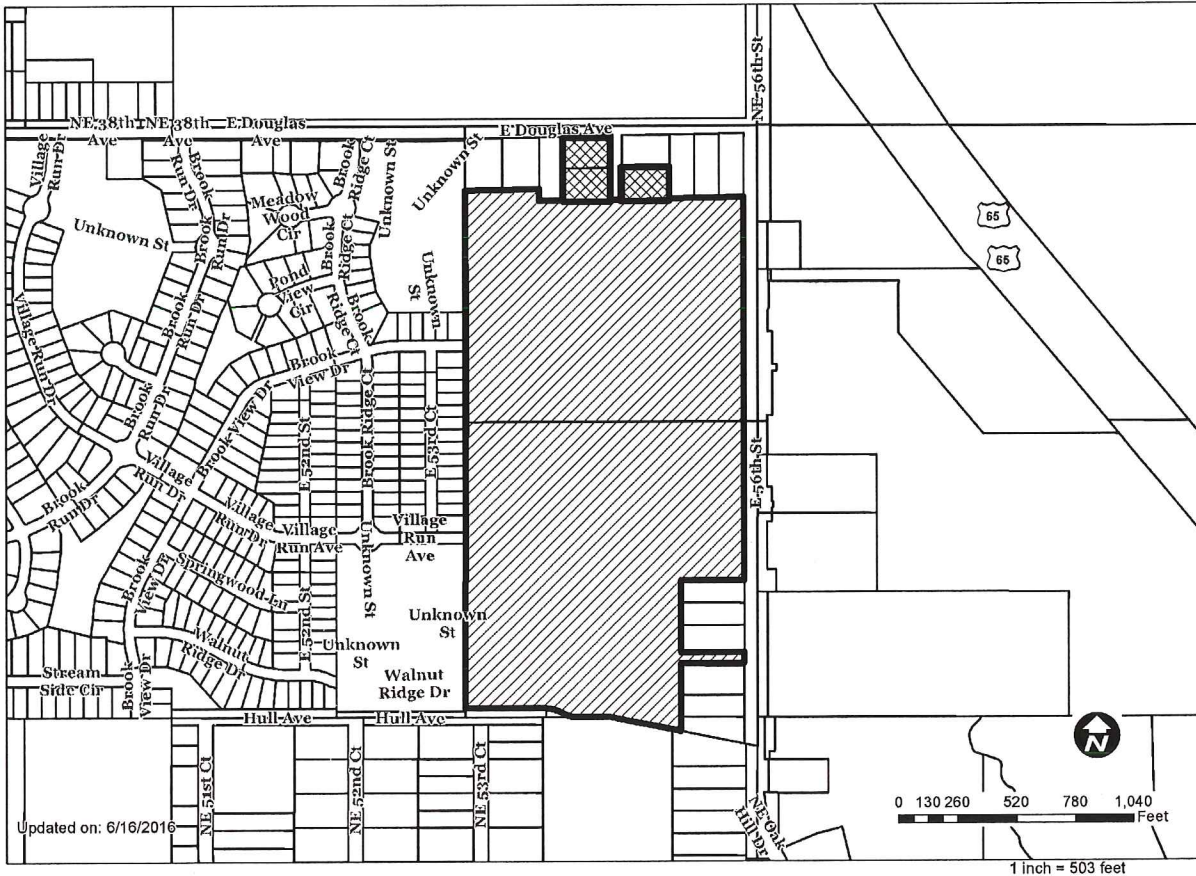
MGL:clw

Attachment

J.J. Equity, LLC (developer) represented by Jon Galloway (officer) for the following located in the vicinity of 3300 East 56th Street and at 3734, 3735, & 3768 East 55th Street. The subject property is owned by Darlene A. Fini.			File # ZON2016-00109	
Description of Action	Approval of request to rezone property from "A-1" Agricultural District to "PUD" Planned Unit Development. Approve the First Amendment to the Brook Landing PUD Conceptual Plan, subject to any administrative review comments for the final recorded PUD Conceptual Plan Mylar Document for an expansion to add 2.08 acres of land to be divided into 6 parcels with frontage on East 55th Street for single family residential dwelling development.			
PlanDSM Future Land Use	Current: Low Density Residential District. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"A-1" Agricultural District, "PUD: Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	5	7		
Outside Area				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No
				X

J.J.Equity, LLC, Vicinity of 3300 East 56th Street

ZON2016-00109



ZON2016-00109

17

Item _____ Date 6/28/16

I (am) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016
DEPARTMENT

Print Name Justin Anderson

Signature [Signature]

Address 5021 Village Rvn Ave #1503

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

Increased traffic and noise will create a nuisance

ZON2016-00109

Item ZONING Date 6-28-16

I (am) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016
DEPARTMENT

Print Name Thomas Smith

Signature [Signature]

Address 3413 E 53rd CT

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

Reason I bought the house is the cornfield behind. And to not having the house behind me towering over my home from the hill. DO NOT BUILD

ZON2016-00109

Item _____ Date 6-29-16

I (am) in favor of the request.

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016
DEPARTMENT

Print Name Beverly Nolte

Signature [Signature]

Address 5221 Village Rvn Ave #604

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

Serious concern about water drainage watershed in neighboring housing
Too many homes + population in small area
Too much traffic through Brook Run Neighborhood

(-)

ZON2016-00109

Item _____ Date 6-30-16

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 07 2016

Print Name Lois DAVIS
Signature Lois Davis
Address 5221 Village Run Ave 301

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

I am against any PUD
Revelopment - it lowers other
property values.

ZON2016-00109

Item _____ Date 6-28-2016

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016

Print Name Michael Bird
Signature _____
Address 3701 Brook Ridge Ct #607 RSM

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

do not want apartments near our subdivision

ZON2016-00109

Item _____

Date 6-28-16

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

RECEIVED
COMMUNITY DEVELOPMENT

Signature Lauree Bush

Print Name Auric Marc Dickinson

JUL 05 2016

Signature Auric Dickinson

Address 3513 E 53rd Ct Des Moines SD 50317

DEPARTMENT

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

increased traffic, noise, lack of
privacy behind house, flooding
concerns.

ZON2016-00109

Item Requesting Date 6-30-16

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016

Print Name ROBERT R CRAWFORD

Signature Robert R Crawford

Address 5221 VILLAGE RUN RD UNIT 603

Des Moines Ia 50317

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

ZON2016-00109

Item _____ Date 6-30-16

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 05 2016

Print Name DALE H Wilson

Signature Dale H Wilson

Address 5221 Village Run Ave # 1902

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

ZON2016-00109

Item ZON 2016-00109 Date July 1, 2016

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

RECEIVED
COMMUNITY DEVELOPMENT
JUL 07 2016

Print Name Sharon T. Baker

Signature Sharon T. Baker

Address 5221 Village Run Ave # 301

DEPARTMENT

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

Information is vague -

ZON2016-00109

Item _____ Date 7-1-16

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

RECEIVED

COMMUNITY DEVELOPMENT DEPARTMENT Name Matt Barnes

JUL 05 2016 Signature [Signature]

DEPARTMENT Address 3701 Brook Ridge Ct #107

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

more housing + maybe more
business nearby

ZON2016-00109

Item _____ Date 7/7/2016

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

RECEIVED

COMMUNITY DEVELOPMENT DEPARTMENT Name Linda Grathwohl

Signature Linda Grathwohl

JUL 05 2016 Address 3701 Brook Ridge Ct
Unit 108

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

I approve!

ZON2016-00109

Item _____

Date 7-2-16

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

RECEIVED

COMMUNITY DEVELOPMENT DEPARTMENT Print Name Diana & Linde Anderson

Signature [Signature]

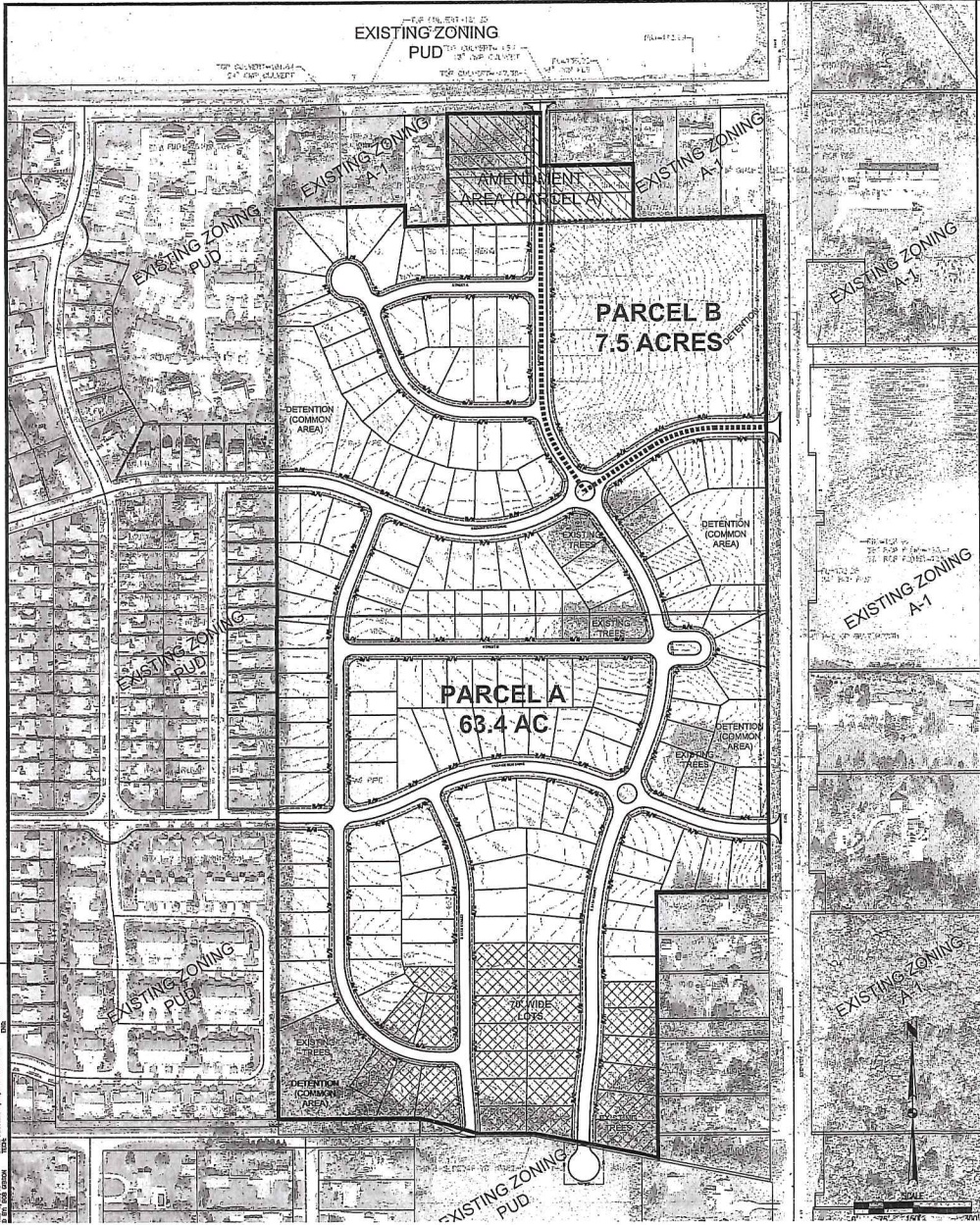
JUL 07 2016

Address 5221 Village Run Ave
#1602 DSM

DEPARTMENT

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

50317



CONCEPTUAL PLAN BROOK LANDING

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES POLK COUNTY, IOWA

DEVELOPER
 JI EQUITY, LLC
 PO BOX 7502
 URbandALE, IOWA 50323
 PH: 515-369-4400
 CONTACT: JON GALLOWAY

ENGINEER / SURVEYOR
 CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PH: 515-369-4400
 CONTACT: BOB GIBSON

GENERAL PROJECT CONCEPT
 THE DEVELOPMENT PLAN IS TO CREATE A RESIDENTIAL COMMUNITY OF SINGLE FAMILY HOMES WITH A PARCEL DESIGNATED AS A CHURCH SITE. THE STREET SYSTEM WILL CONNECT BROOKVIEW AVENUE AND VILLAGE RUN DRIVE FROM THE BROOK RUN SUBDIVISION OUT TO NE 56TH STREET. PROVISION WILL ALSO BE MADE FOR A CONNECTION TO THE PROPOSED STREET SYSTEM OF THE PLANNED DEVELOPMENT TO THE SOUTH.
 BUILDING TYPES WILL BE SINGLE FAMILY HOUSES OF 1, 1½, AND 2 STORES WITH A MINIMUM OF 2 CAR ATTACHED GARAGE.
 ANY FUTURE DEVELOPMENT OF A RELIGIOUS ASSEMBLY USE IN "PARCEL B" SHALL BE SUBJECT TO AN AMENDMENT OF THE "PUD" CONCEPTUAL PLAN SO THAT THE ARCHITECTURAL CHARACTER AND SITE LAYOUT CAN BE REVIEWED AND APPROVED BY THE CITY AT SUCH TIME.

LEGAL DESCRIPTION
 OUTLOT X FINI ACRES PLAT 2
 AND
 OUTLOT X FINI ACRES REPLAT EX PARCEL A BOOK 10645 PAGE 528
 AMENDMENT ADDITION
 LOT 2 FINI ACRES PLAT 2
 AND
 LOT 3 FINI ACRES PLAT 2
 AND
 LOT 5 FINI ACRES PLAT 2

TOTAL PROJECT AREA
 66.4 ACRES

EXISTING LAND USE
 AGRICULTURE

ZONING
 EXISTING: A-1
 PROPOSED: PUD

CONDITIONS OF ZONING
 THE PUD DEVELOPMENT PLAN OF THE PROPERTY IS SUBJECT TO THE ESTABLISHED REVIEW AND APPROVAL BY THE CITY PLAN AND ZONING COMMISSION.

WE ACKNOWLEDGE THAT THE REZONING OF THE PROPERTY DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION, AND THAT ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS, AND THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE ANY STRUCTURE IS OCCUPIED.

AMENDMENT APPROVAL

APPROVED AT P&Z
 APPROVED BY CITY COUNCIL
 BY ROLL CALL

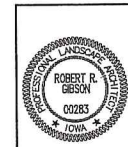
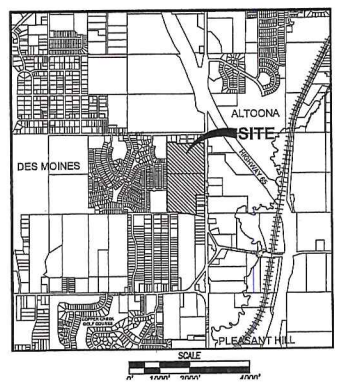
PLANNING DIRECTOR _____ DATE _____

ORIGINAL APPROVAL

APPROVED AT P&Z APRIL 7, 2016
 APPROVED BY CITY COUNCIL MAY 23, 2016
 BY ROLL CALL 16-0893 & ORDINANCE 15,479

PLANNING DIRECTOR _____ DATE _____

VICINITY MAP



I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
 Robert R. Gibson, ALSA
 ROBERT R. GIBSON, ALSA
 DATE: JUNE 7, 2016
 MY LICENSE RENEWAL DATE IS JUNE 30, 2017
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-3

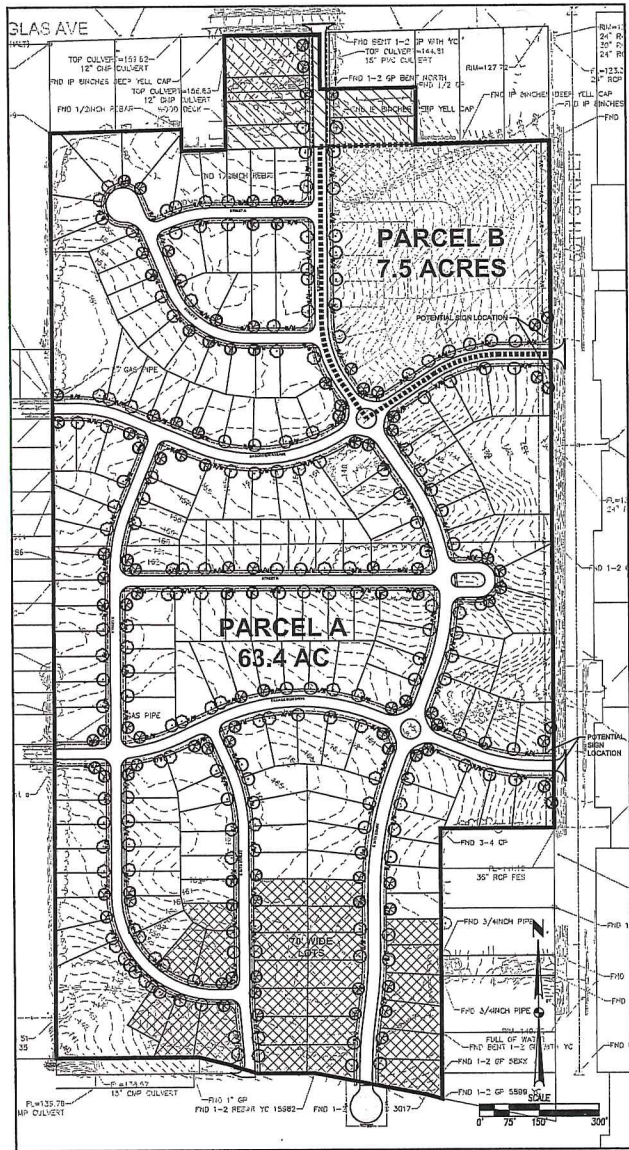
DATE	BY	REVISIONS
		FIRST AMENDMENT SUBMITTAL
		SECOND SUBMITTAL
		FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE
 DES MOINES, IOWA

BROOK LANDING
PUD CONCEPTUAL PLAN



CONCEPTUAL PLAN BROOK LANDING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF DES MOINES
POLK COUNTY, IOWA

DEVELOPMENT STANDARDS

PARCEL A

USE:
PARCEL A SHALL CONFORM TO R1-60 ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS:
PARCEL A SHALL CONFORM TO R1-60 ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT WITH THE FOLLOWING EXCEPTIONS:

LOT AREA: 7500 S.F. MINIMUM
FRONT SETBACK: GARAGE/HOUSE - 30'
FRONT PORCH - 25'

SIDE SETBACK: 5' MINIMUM

PARKING:

PARCEL A SHALL CONFORM TO R1-60 OFF-STREET PARKING AND LOADING REGULATIONS.

SIGNAGE:

PARCEL A SHALL CONFORM TO R1-60 SIGN REGULATIONS

OPTION A USE:

PARCEL B SHALL CONFORM TO R1-60 ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS:
PARCEL B SHALL CONFORM TO R1-60 ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT FOR CHURCH USE WITH THE FOLLOWING EXCEPTIONS:

MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM HEIGHT OF STEEPLE ELEMENT: 65'

PARKING:

PARCEL B SHALL CONFORM TO R1-60 OFF-STREET PARKING AND LOADING REGULATIONS AND BUFFERING AS REQUIRED BY THE CITY'S PARKING ORDINANCE WITH REGARD TO CHURCHES.

SIGNAGE:

PARCEL B SHALL CONFORM TO R1-60 SIGN REGULATIONS

OPTION B USE:

PARCEL B SHALL CONFORM TO R1-60 ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT

BULK REGULATIONS:
PARCEL B SHALL CONFORM TO R1-60 ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT WITH THE FOLLOWING EXCEPTIONS:

LOT AREA: 7200 S.F. MINIMUM
FRONT SETBACK: GARAGE/HOUSE - 30'
FRONT PORCH - 25'

SIDE SETBACK: 5'

PARKING:

PARCEL B SHALL CONFORM TO R1-60 OFF-STREET PARKING AND LOADING REGULATIONS.

SIGNAGE:

PARCEL B SHALL CONFORM TO R1-60 SIGN REGULATIONS

UTILITY & STORMWATER MANAGEMENT

STORM WATER

PUBLIC STORM SEWER WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT PRIMARILY ALONG PUBLIC STREETS. STORM WATER DETENTION FACILITIES WILL BE LOCATED WITHIN THE DEVELOPMENT IN COMMON AREAS/OUTLOTS, GENERALLY IN THE AREAS AS SHOWN, IN ACCORDANCE WITH THE CITY REQUIREMENTS. DETENTION FACILITIES WILL BE MAINTAINED BY A HOMEOWNER'S ASSOCIATION. STORM WATER WILL BE DISCHARGED INTO THE PUBLIC SEWER SYSTEM. DISCHARGE POINTS WILL BE AT BROOKVIEW AVENUE, THE SOUTHEAST CORNER OF THE SITE INTO THE DITCH ALONG NE 30TH PLACE, AND INTO THE EXISTING CULVERTS ON NE 56TH STREET.

SANITARY SEWER

SANITARY SEWER WILL BE EXTENDED FROM BROOKVIEW AVENUE TO THE WEST AND FROM XXX TO THE SOUTH. PUBLIC SANITARY SEWER WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT.

WATER

PUBLIC 8" WATER MAIN WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT

LANDSCAPE STANDARDS

PLANT MATERIAL

- ALL REQUIRED OVERSTORY TREES SHALL BE MINIMUM 2" CALIPER.
- ALL REQUIRED UNDERSTORY TREES SHALL BE MINIMUM 1.5" CALIPER.
- ALL REQUIRED CONIFEROUS TREES SHALL BE A MINIMUM OF 5' IN HEIGHT.
- ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

OPEN SPACE

A MINIMUM OF 20% OF EACH LOT SHALL BE OPEN SPACE. EACH LOT SHALL BE LANDSCAPED TO INCLUDE A MINIMUM OF 2 OVERSTORY TREES, 1 UNDERSTORY TREE/CONIFEROUS TREE, AND 4 SHRUBS PER LOT, EXCLUSIVE OF FOUNDATION PLANTINGS WITHIN 8' OF THE HOUSE. STREET TREES MAY BE COUNTED TOWARD REQUIRED LOT TREES.

STREET TREES

EACH LOT SHALL RECEIVE A MINIMUM OF 1 OVERSTORY TREE, LOCATED GENERALLY PER THE STREET TREE PLAN ON THIS SHEET. TREES SHALL BE LOCATED 7.5' FROM BACK OF CURB ALONG 31' PUBLIC STREET WITH 60' R.O.W. AND SETBACK 5' FROM 25' PUBLIC STREET WITH 50' R.O.W.

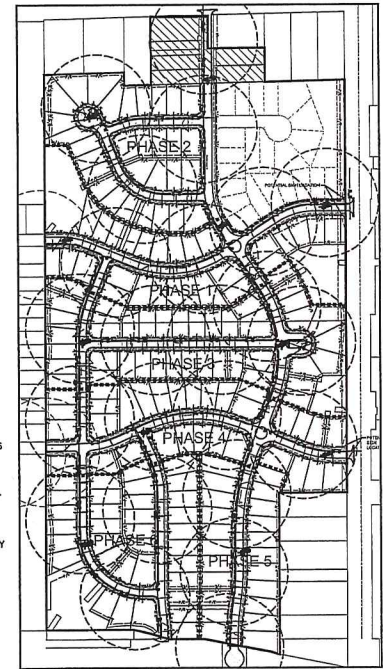
MEETING SCHEDULE

PRE-APPLICATION MEETING:	JANUARY 12, 2016
CONCEPT PLAN SUBMITTAL:	MARCH 7, 2016
NEIGHBORHOOD MEETING:	MARCH 31, 2016
PLAN & ZONING MEETING:	APRIL 9, 2016
CITY COUNCIL MEETING PUBLIC HEARING:	MAY 9, 2016
PRELIMINARY PLAT SUBMITTAL:	MAY - JUNE 2016
CONSTRUCTION DRAWINGS/PHASE 1:	MAY - JULY 2016
FINAL PLAT:	SEPTEMBER-OCTOBER 2016

NOTES

- SITE DEVELOPMENT SHALL COMPLY WITH THE TREE REMOVAL AND MITIGATION ORDINANCE OF CHAPTER 42, ARTICLE X, OF THE CITY CODE OF DES MOINES.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS AND CONNECTION FEES ASSOCIATED WITH CONSTRUCTING THE NECESSARY SANITARY AND WATER CONNECTIONS.
- A HOME OWNER'S ASSOCIATION SHALL BE ESTABLISHED TO OWN AND MAINTAIN COMMON AREAS, INCLUDING DETENTION BASINS, TRAFFIC CIRCLES, AND ENTRY MONUMENT SIGNS.
- A SOILS REPORT AND STORM WATER MANAGEMENT PLAN IS REQUIRED PER CITY CODE SECTION 105-136. A GRADING PERMIT AND EROSION CONTROL PLAN ARE REQUIRED PRIOR TO ANY GRADING ACTIVITIES.
- 5' WIDE SIDEWALKS SHALL BE PROVIDED ALONG ANY STREET FRONTAGE.
- A 20' LANDSCAPE BUFFER SHALL BE PROVIDED ALONG E 56TH STREET. NO FENCING WILL BE ALLOWED WITHIN THE BUFFER. A PLANTING PLAN FOR THE BUFFER SHALL BE APPROVED BY STAFF.
- FENCING SHALL BE IN ACCORDANCE WITH STANDARDS APPLICABLE IN THE R1-60 DISTRICT. ANY CHAIN LINK FENCE SHALL BE CLAD IN BLACK VINYL.
- THE DEVELOPMENT WILL BE PERMITTED ONE FREESTANDING ENTRANCE SIGN AT EACH STREET CONNECTION ON E 56TH STREET AND ON DOUGLAS AVENUE. EACH SIGN SHALL NOT BE GREATER THAN 24 S.F. IN AREA, NOT ILLUMINATED, AND SHALL BE LOCATED OUTSIDE OF ANY REQUIRED SIGHT VISION TRIANGLE. SIGNS SHALL BE CONSTRUCTED OF PRIMARILY MASONRY MATERIALS. SIGN DESIGN SHALL BE APPROVED BY THE CITY'S PLANNING ADMINISTRATOR. SIGNS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ANY FUTURE USE DEVELOPMENT OF A RELIGIOUS ASSEMBLY USE IN "PARCEL B" SHALL BE SUBJECT TO AN AMENDMENT OF THE "PUD" CONCEPTUAL PLAN SO THAT THE ARCHITECTURAL CHARACTER AND SITE LAYOUT CAN BE REVIEWED AND APPROVED BY THE CITY AT SUCH TIME.

PHASING PLAN



TENTATIVE PROJECT TIMING

PHASE 1:	2016
PHASE 2:	2016
PHASE 3:	2017
PHASE 4:	2017
PHASE 5:	2018
PHASE 6:	2018

DATE	
DESIGN	
CONCEPT SUBMITTAL	
SECOND SUBMITTAL	
FIRST SUBMITTAL	

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE C
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE ENGINEERS
DES MOINES, IOWA

BROOK LANDING
PUD CONCEPTUAL PLAN

CONCEPTUAL PLAN BROOK LANDING

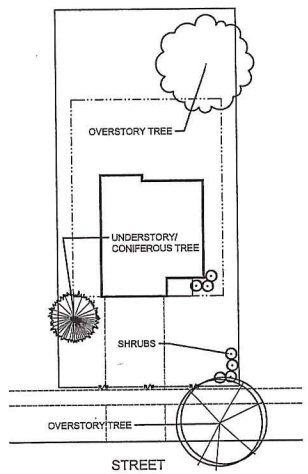
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF DES MOINES
POLK COUNTY, IOWA



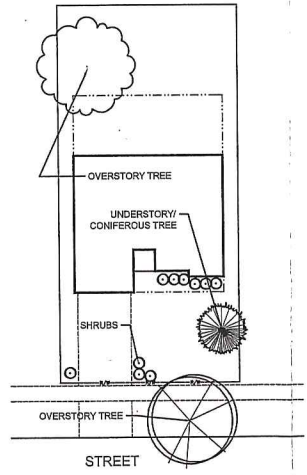
TYPICAL TWO STORY HOME



TYPICAL ONE STORY HOME



TYPICAL TWO STORY HOME



TYPICAL ONE STORY HOME

ARCHITECTURAL STANDARDS

- BUILDING TYPES WILL BE SINGLE FAMILY HOUSES OF 1, 1½, AND 2 STORIES WITH A MINIMUM OF 2 CAR ATTACHED GARAGE. SINGLE STORY HOMES WILL HAVE A MINIMUM OF 1,200 SQUARE FEET OF LIVING AREA. 1½ AND 2 STORY HOMES SHALL HAVE A MINIMUM OF 1,400 S.F. OF LIVING AREA.
- ALL BUILDING WILL USE SIMILAR ARCHITECTURAL STYLES USING WOOD FRAME CONSTRUCTION AND STANDARD EXTERIOR MATERIALS INCLUDING VINYL SIDING, ASPHALT SHINGLES, BRICK, STONE AND GLASS. MATERIALS SUCH AS METAL OR "DRYVIT" MAY BE USED AS AN ACCENT OR TRIM ONLY. PROHIBITED EXTERIOR SURFACE MATERIALS WOULD INCLUDE PLYWOOD, PLASTIC, PLASTER, AND COMPOSITE WOOD BASED PANEL SIDING.
- PRIMARY EXTERIOR COLORS SHALL BE EARTH TONES INCLUDING SHADES OF BROWN, TAN, GREY, WHITE, AND MUTED TONES OF GREEN, BLUE, AND YELLOW. SECONDARY ACCENT COLORS MAY INCLUDE DARKER OR BRIGHTER VERSIONS OF THE AFOREMENTIONED COLORS AND MAY INCLUDE COMPLEMENTARY REDS. NO PINK, PURPLE, ORANGE, OR FLUORESCENT/REFLECTIVE COLORS WILL BE PERMITTED.
- NO SAME HOUSE PLAN SHALL BE BUILT ON ADJACENT LOTS
- EACH HOUSE SHALL HAVE A FULL BASEMENT.
- EACH HOUSE SHALL HAVE AN ATTACHED 2 OR 3 CAR GARAGE.
- EXTERIOR MATERIAL SHALL BE MASONRY (BRICK OR STONE), VINYL OF NO LESS THAN .042 THICKNESS, CEDAR, OR CEMENT FIBER BOARD.
- THE FRONT FACADE OF ANY HOUSE SHALL HAVE A FRONT PORCH OF NO LESS THAN 60 S.F. OR AT LEAST 33% OF THE FRONT SHALL BE CLAD WITH BRICK OR STONE MASONRY.
- THE WINDOWS OF ANY STREET FACING FACADE SHALL HAVE A TRIM BORDER OF NO LESS THAN 4" IN WIDTH.
- ROOFS SHALL BE ARCHITECTURAL PROFILE ASPHALT TYPE SHINGLES OR CEDAR SHAKES. STANDARD 3-TAB SHINGLES ARE PROHIBITED.

LOT LANDSCAPE STANDARDS

- A MINIMUM OF 20% OF EACH LOT SHALL BE OPEN SPACE.
- EACH LOT SHALL BE LANDSCAPED TO INCLUDE A MINIMUM OF 2 OVERSTORY TREES, 1 UNDERSTORY TREE/CONIFEROUS TREE, AND 4 SHRUBS PER LOT, EXCLUSIVE OF FOUNDATION PLANTINGS WITHIN 8' OF THE HOUSE. STREET TREES MAY BE COUNTED TOWARD REQUIRED LOT TREES.
- FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG THE FRONT OF EACH HOME.
- MINIMUM ONE STREET TREE PER STREET FRONTAGE SHALL BE PROVIDED. CORNER LOTS HAVE 2 FRONTAGES AND REQUIRE A TREE FOR EACH.

REVISIONS	DATE	BY	DATE	BY
FINAL SUBMITTAL				
SECOND SUBMITTAL				
THIRD SUBMITTAL				
FIRST AMENDMENT SUBMITTAL				

3405 S.E. CROSSROADS DRIVE SUITE G
GRIMES, IOWA 50111
PHONE: (515) 389-4400 FAX: (515) 369-4410
TECH: ENGINEER:



DES. MOINES, IOWA
CIVIL DESIGN ADVANTAGE

BROOK LANDING
PUD CONCEPTUAL PLAN

DESIGN DEVELOPMENT CONCEPTUAL PLAN
DATE: 11/15/05
BY: JMM
1512.644