



Date November 7, 2016

**RESOLUTION SETTING HEARING ON REQUEST FROM  
GALWAY HOMES, INC. TO REZONE PROPERTY LOCATED AT  
335 FOREST AVENUE AND 1427 ARLINGTON AVENUE**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on October 6, 2016, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request by Galway Homes, Inc. (owner), represented by James Postma (officer), to rezone property located at 335 Forest Avenue and 1427 Arlington Avenue (collectively "Property") from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development, and to approve the viathree35 "PUD" Conceptual Plan allowing demolition of an existing one-story, 6-unit multiple-family dwelling and redevelopment with up to 24 units within six 3-story row townhomes served by a private drive accessing both Forest Avenue and Orchard Avenue, subject to the revisions to the PUD Conceptual Plan set forth in the Plan and Zoning Commission recommendation; and

**WHEREAS**, the Property to be rezoned and within the PUD Conceptual Plan is legally described as follows:

The West 303.18 feet of Lot 53 (Except the North 180 feet of the South 250 feet of the West 50 feet and Except the East 5 feet of the South 148.5 feet of the West 303.19 feet thereof), in the Official Plat of GOVERNMENT LOT 3 and the Southeast Quarter of Section 34, Township 79 North, Range 24 West of the 5th P.M., now included in and forming a part of the City of Des Moines, Polk County, Iowa

And

Lots 81 and 82 of BATES 2ND ADDITION, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa,

Containing 2.249 acres more or less.

**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 approval of the viathree35 "PUD" Conceptual Plan 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 November 21, 2016, at which time the City Council will hear both those who oppose and those who favor the proposals.



Roll Call Number

Agenda Item Number

17

Date November 7, 2016

-2-

3. That the City Clerk is hereby authorized and directed to cause notice of said proposals 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

(ZON2016-00179)

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

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

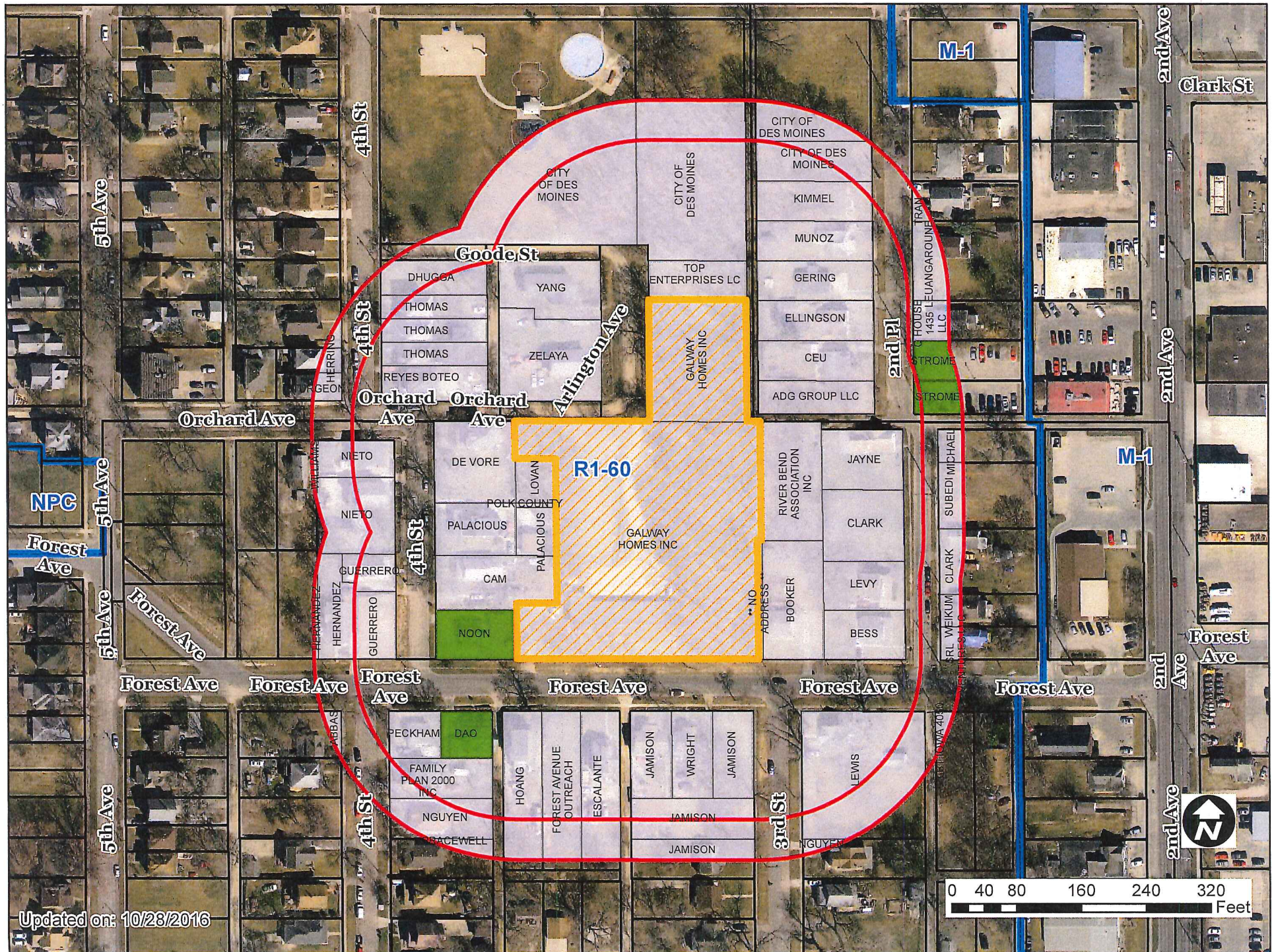
#### CERTIFICATE

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.

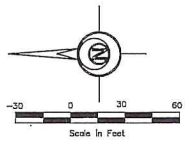
\_\_\_\_\_  
City Clerk







17



Density:  
Proposed Density: 12 units per acre

Custom Symbols  
 Evergreen Tree  
 Shrub

**A. LEO P ELDS ENGINEERING COMPANY**  
 Engineering | Planning | Surveying  
 2323 Ethon Street, Des Moines, IA 50314-7930, Des Moines, IA 50315-1101, Des Moines, IA 50315-1101, Des Moines, IA 50315-1101

**EXISTING UTILITIES NOTE:**  
 THE LOCATION OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. (IOWA CEN-CALL 1-800-332-6889)

**DISCLAIMER:**  
 THIS DRAWING IS BEING MADE AVAILABLE BY A LEO P ELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY FOR THE USE OF THIS DRAWING IN ANY MANNER OTHER THAN AS INTENDED. FOR ANY USE OF THESE DRAWINGS FOR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:	SYMBOLS:
●	IRON ROD OR PIPE FOUND
○	CALCULATED CORNER
▲	SECT. COR. MONUMENT FOUND
△	SECT. COR. MONUMENT CALC.
⊙	POWER POLE
⊕	LIGHT POLE
⊖	FINISHED FLOOR
+	MORE OR LESS FENCE LINE
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
⊙	VALVE
⊙	SPOT ELEVATION (6 x)
⊙	NOT TO SCALE
⊙	HOT MIX ASPHALT
P.C.C.	PORTLAND CEMENT CONCRETE
W	UTILITY LINE OR PIPE
W	WATER
GAS	GAS
SAN	SANITARY SEWER
ST	STORM SEWER
U/E	UNDERGROUND ELEC. / TEL.
O/E	OVERHEAD ELEC. / TEL.
CATV	CABLE TELEVISION

**PUD - via three35**  
**PUD Conceptual Plan**  
**335 Forest Avenue, Des Moines, Iowa**

09-03-2016	V. Fields	1" = 30'	10-07-2016	16-045
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Plan Map



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**WELLS**  
+ associates  
Wells + Associates hold  
all rights of copyright in  
and to these plans,  
drawings &  
documents  
No reproduction,  
copying, alteration,  
modification, usage,  
incorporation into  
other documents, or  
assignment of the  
same may occur  
without the prior  
written permission of  
Wells + associates  
Copyright 2014

**JIM POSTMA - GALWAY HOMES**  
335 FOREST AVENUE, DES MOINES, IA 50314

PROJECT NO:	16116-00
DATE ISSUED:	
PROJECT DATE:	
PROJECT PHASE:	
REVISIONS:	
TITLE:	BUILDING ELEVATIONS
SHEET:	A200



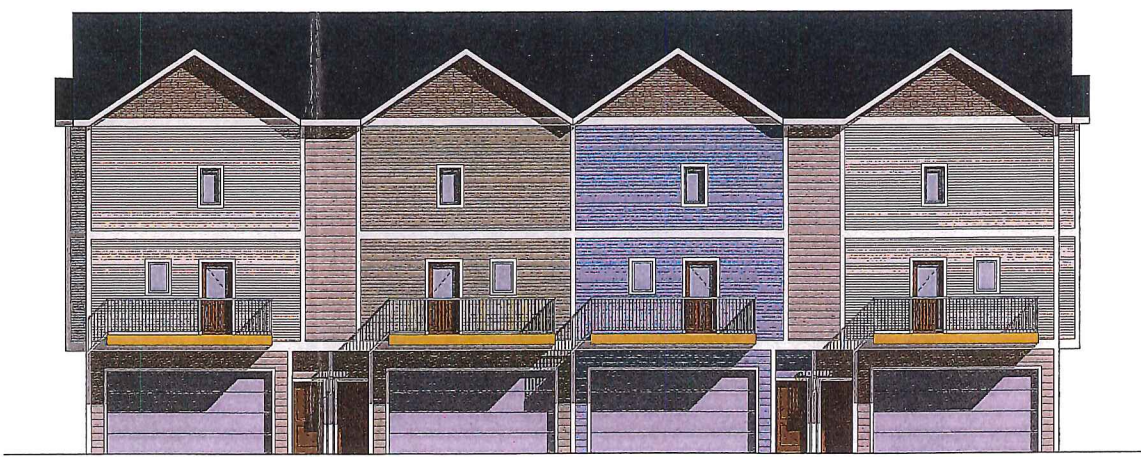
WEST ELEVATION



SOUTH ELEVATION (FOREST ST)



EAST ELEVATION



NORTH ELEVATION

17





October 27, 2016

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning regarding a request from Galway Homes, Inc. (owner) represented by James Postma (officer) to rezone property located at 335 Forest Avenue and 1427 Arlington Avenue.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed				X
John "Jack" Hilmes	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			

**APPROVAL** of staff recommendation Part A) the proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan future land use designation, approval of Part B) to amend the PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential within a Community Node to Low/Medium Density Residential within a Community Node, approval of Part C) to rezone the property from "R1-60" District to "PUD" Planned Unit Development and approval of Part D) the proposed PUD Conceptual Plan subject to the following conditions:

(21-2016-4.13 & ZON2016-00179)



1. Review and approval of the finalized building elevations by the Planning Administrator. This includes, but is not limited to, windows, doors, siding, decks, porches and color schemes.
2. The first floor level of the front façade and side façade for units 1, 4, 16, 17 and 24 shall be sided with brick.
3. The first floor level of the front façade and the front portion of the side façade (stopping at the back side of the bump-out) for units 13, 20 and 21 shall be side with brick.
4. Abandoned driveway approaches shall be removed with the curb and the area in the street right-of-way restored.
5. Foundation plantings shall be provided around the perimeter of the buildings in addition to providing site plantings that comply with the "R-3" District Landscaping Standards.
6. The yard space along Forest Avenue shall be landscaped in a manner that provides a front yard experience that connects the development to the street and accounts for the change in grade to the satisfaction of the Planning Administrator.
7. Any necessary handrail for the front staircase that connects the public walk to the private walk shall consist of a simple black metal design.
8. A separated pedestrian walk shall be provided that runs parallel to the north-south drive to the satisfaction of the Planning Administrator.
9. A tree protection and mitigation plan shall be submitted for administrative review by City staff pursuant to Chapter 42, Article X of the City Code.
10. Any building mounted utility meters shall not face public streets. All building mounted utility meters shall be located within the building or face off-street parking areas and be screened from view of public streets to the satisfaction of the Planning Administrator.
11. Any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.
12. All mechanical and HVAC equipment shall be screened and/or architecturally compatible with the building and be designed to the satisfaction of the Planning Administrator.
13. A note shall be added to the PUD Conceptual Plan that states any signage shall comply with the "R-3" District sign regulations and the "FSO" Freestanding Sign Overlay District.
14. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with brick that match the masonry materials used on the proposed mixed-use building and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no



outdoor enclosures are proposed, then a note shall be added to state that all refuse collection containers must be located within a building.

15. All exterior lighting shall consist of full cutoff, down-directional fixtures. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.

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

Part A) Staff recommends that the proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan future land use designation.

Part B) Staff recommends approval of amending the PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential within a Community Node to Low/Medium Density Residential within a Community Node.

Part C) Staff recommends approval of rezoning the property from "R1-60" District to "PUD" Planned Unit Development.

Part D) Staff recommends approval of the proposed PUD Conceptual Plan subject to the following conditions:

1. Review and approval of the finalized building elevations by the Planning Administrator. This includes, but is not limited to, windows, doors, siding, decks, porches and color schemes.
2. The first floor level of the front façade and side façade for units 1, 4, 16, 17 and 24 shall be sided with brick.
3. The first floor level of the front façade and the front portion of the side façade (stopping at the back side of the bump-out) for units 13, 20 and 21 shall be side with brick.
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7. Any necessary handrail for the front staircase that connects the public walk to the private walk shall consist of a simple black metal design.
8. A separated pedestrian walk shall be provided that runs parallel to the north-south drive to the satisfaction of the Planning Administrator.



9. A tree protection and mitigation plan shall be submitted for administrative review by City staff pursuant to Chapter 42, Article X of the City Code.
10. Any building mounted utility meters shall not face public streets. All building mounted utility meters shall be located within the building or face off-street parking areas and be screened from view of public streets to the satisfaction of the Planning Administrator.
11. Any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.
12. All mechanical and HVAC equipment shall be screened and/or architecturally compatible with the building and be designed to the satisfaction of the Planning Administrator.
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15. All exterior lighting shall consist of full cutoff, down-directional fixtures. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.

#### Written Responses

7 In Favor

1 In Opposition

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

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to remove the existing buildings and construct a 24-unit townhome development. The townhomes would be three stories tall, with the first level primarily consisting of a garage. The garage level of the units along the west perimeter of the site would be partially below grade, giving these buildings a two-story appearance when viewed from the west. The development would have a north/south access drive that would extend from Forest Avenue to Orchard Avenue.
2. **Size of Site:** 2.25 acres.

3. **Existing Zoning (site):** "R1-60" One-Family, Low-Density Residential District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Vacant multiple-family building and accessory building.
5. **Adjacent Land Use and Zoning:**
  - East** - "R1-60"; Uses are single-family dwellings and vacant lots.
  - West** - "R1-60"; Uses are single-family dwellings.
  - North** - "R1-60"; Uses are single-family dwellings, vacant land and Bates Park (city park).
  - South** - "R1-60"; Uses are single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject property is located in a predominately single-family residential area within the River Bend Neighborhood. It is located south of Bates Park (City Park).
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the River Bend Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on September 20, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on September 16, 2016 (20 days prior to the October 6, 2016 Commission meeting), September 26, 2016 (10 days prior to October 6, 2016), and October 7, 2016 (13 days prior to the October 20, 2016 Commission meeting due to Columbus Day holiday) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning and to the River Bend Neighborhood Association. A Final Agenda for the October 6, 2016 meeting was mailed to all the recognized neighborhood associations on September 30, 2016. A Final Agenda of the October 20, 2016 meeting was mailed to all the recognized neighborhood associations on October 14, 2016.
 

All agendas and notices are mailed to the primary contact designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The River Bend Neighborhood Association mailings were sent to Breanne Barnum, 1510 9<sup>th</sup> Street, Des Moines, IA 50314.
8. **Relevant Zoning History:** None.
9. **PlanDSM Land Use Plan Designation:** The proposed project area is designated as "Low Density Residential" on the Future Land Use Map within a Community Node.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code, and taking into consideration the criteria set forth in Chapter 18B of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.



The application, accompanying evidence and conceptual plan required 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 this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the conceptual plan and request for rezoning 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. PlanDSM Creating Our Tomorrow:** The PlanDSM Comprehensive Plan was approved on April 25, 2016. The future land use designation for the subject property is Low Density Residential, which is defined as areas developed primarily single family and two family residential units with up to 6 dwelling units per net acre.

The site is located within a Community Node on the Future Land Use Map that is centered on the University Avenue and 6<sup>th</sup> Avenue intersection. Community Nodes are described as “mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context.” They “consist of a mix of housing, retail, and offices serving a larger population and geographical area than a neighborhood node.” They “may include a shopping district including a grocery and drug store” and “residential development including medium and high densities may occur.”

The proposed development would consist of 24 dwelling units on 2.25 acres of land. This equates to a density of 10.7 units per acre, which exceeds the density allowed by the Low Density Residential designation. Therefore, the Future Land Use Map must be amended to designate the subject property as Low-Medium Density Residential. This designation is described as “areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

The proposed rezoning is supported by numerous PlanDSM Goals and Policies including:

### **Land Use Goal 2**

**Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.**

LU8: Encourage continued redevelopment and enhancement of regional nodes emphasizing a mix of uses, ease of access by transit, enhanced walkability, and high density residential.

LU13: Encourage high-density housing in identified nodes and along corridors that provide convenient access to public transit, public amenities and services, schools and open space, and are in close proximity to job centers.

LU15: Prioritize development and redevelopment in areas with existing infrastructure and properties included in adopted Urban Renewal Plans.

## **Land Use Goal 4**

**Continue to embrace the distinct character of Des Moines' neighborhoods while allowing for new development and redevelopment.**

LU23: Create opportunities for a mixture of land uses within neighborhoods including mixed use centers, diverse housing products, recreational opportunities, public spaces, and schools.

LU24: Provide safe and pleasant walking and biking routes to neighborhood features including commercial areas, public spaces, recreational facilities, and schools.

LU25: Require new development and redevelopment to be compatible with the existing neighborhood character.

LU26: Strengthen the walkability and connectivity within and between neighborhoods focusing on completing and connecting the sidewalk network.

## **Transportation Goal 3**

**Provide opportunities for healthy lifestyles through walking as a primary mode of transportation.**

T11: Design safe and accessible pedestrian ways connecting major destinations throughout the City including transit corridors.

T13: Increase the mileage of continuous sidewalks throughout the City by prioritizing segments that fill in gaps and provide connections to destinations and transit corridors.

## **Housing Goal 1**

**Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.**

H1: Ensure an adequate supply of housing through a mix of new development, infill development, and redevelopment of existing properties.

H3: Achieve a balanced mix of subsidized rental housing, income restricted, and market rate rentals in all neighborhoods and across the city.

## **Housing Goal 3**

**Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bikeable neighborhoods.**

H17: Encourage the use of existing public infrastructure by focusing housing development on infill, vacant, and under-developed land.



H20: Prioritize housing development at an increased density in locations that are close to public transit, shopping, public amenities, schools, and open spaces.

### **Community Character and Neighborhood Goal 1**

**Embrace the distinct character offered in each of Des Moines' neighborhoods.**

CCN1: Celebrate the City's culture and diversity through the creation of vibrant neighborhood nodes and corridors.

CCN2: Ensure a diverse mix of housing types, styles, scales, density, and affordability that complement existing neighborhood character.

CCN5: Ensure infill development is sensitive to the existing character of the neighborhood.

## **2. PUD Standards:** The following are standards from Section 134-704 of the City Code that provide the foundation that all PUD Conceptual Plans should be based on.

- A) All uses proposed in a PUD planned unit development district plan shall be in harmony with the existing or anticipated uses of other properties in the surrounding neighborhood and shall generally be in conformance with the city's land use plan. The design of a PUD development shall be based on harmonious architectural character; compatible materials; orderly arrangement of structures and open space; and conservation of woodlands, streams, scenic areas, open space and other natural resources.

*The proposed rezoning and PUD Conceptual Plan would allow the construction of 6 buildings. Each building would contain 4 dwelling units and be 3 stories tall. The buildings along the south, west and north perimeter of the site would be oriented in a rowhouse configuration. The two internal buildings would be arranged in a quad configuration. The first floor of each unit would consist of garage and utility space. The first floor of the two western buildings would be partially below grade. These buildings would generally appear as two-story buildings when viewed from the west. The buildings would be primarily sided with cement fiber lap siding. Cement fiber shake siding would be provided in gables and some brick accents are proposed.*

*Staff and the applicant have been collaborating on refining the design of the buildings. Staff anticipates that updated drawings will be presented at the Plan and Zoning Commission meeting. Here is a list of items staff intends to address with the applicant before the Commission meeting:*

- 1. The use of masonry on the corner units of the 4 row style buildings.*
- 2. Providing individual porches for the four units that front Forest Avenue instead of shared porches.*
- 3. Use of double-hung style windows on the rear façades and maximizing the size of these windows.*
- 4. Maximizing the vertical height of the full size windows on the front facades.*
- 5. The use of a more delicate Juliet balcony railing design or alternative window pattern in its place.*



*Recommended conditions pertaining to site and building design can be found in Section III of this report.*

*The site slopes downward from the west to the east and is heavily wooded along the east perimeter and to the north. Ground disturbance would be minimized to the extent possible in these areas. The drastic change in grade from the main portion of the site to the grade of Forest Avenue limits the options for building size and placement. To overcome this grade change, a large central staircase providing access from the site to the public sidewalk is proposed. It is important that the landscaping for the front yard area is done in a manner that creates a visual connection from the street.*

- B) Setbacks and other appropriate screens shall be provided around the boundary of a PUD development to protect the adjoining district properties. Only in exceptional circumstances shall such a setback be less than the amount of the setback which the adjoining district is required to maintain from the PUD development.

*The drastic change in grade from the main portion of the site to the grade of Forest Avenue limits the options for building size and placement. To overcome this grade change, a large central staircase providing access from the site to the public sidewalk is proposed. It is important that the landscaping for the front yard area is done in a manner that creates a visual connection from the street.*

*A fence and bufferyard plantings must be provided along the west property line. The distance, change in grade, existing vegetation and proposed landscaping would provide an adequate screen from the east and north property lines.*

- C) A PUD development shall comply with all applicable city ordinances, specifications and standards relating to all dedicated street, sanitary sewer and storm sewer facilities and to surface drainage and floodwater retention.

*All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Storm Water Management requirements to the satisfaction of the City's Permit and Development Center. This would be reviewed at the PUD Development Plan (site plan) stage should the rezoning be approved.*

- D) The streets surrounding a PUD development must be capable of accommodating the increased traffic that would be generated by the new development. The development shall be designed to provide maximum feasible separation of vehicular traffic from pedestrian ways and recreational areas. If turning lanes or other forms of traffic controls within or adjacent to the development are deemed necessary by the city council, the developer shall provide the necessary improvements.

*The additional vehicle trips generated by the proposed development would be negligible in comparison to the available capacity in the surrounding street network and existing traffic levels. Forest Avenue is a major collector street and the site is in close proximity to 2<sup>nd</sup> Avenue and 6<sup>th</sup> Avenue, which are minor arterial streets.*

- E) Off-street parking and loading spaces shall be provided as appropriate to the size and character of the development. Each off-street loading space shall be not less than ten feet in width and 25 feet in length. All off-street parking spaces shall be provided in accordance with the requirements of subsection 134-1377(g).

*The Zoning Ordinance typically requires a minimum of 1.5 spaces per multi-family dwelling unit. Each dwelling unit would include a two-car garage and would have its own driveway area in front of the garage that would be sized to accommodate two additional vehicles. The proposed development would exceed the Zoning Ordinance's typical minimum parking requirements and would comply with Section 134-1377(g).*

- F) Where appropriate to the size and character of a PUD development, provision shall be made therein for open space for recreation and other outdoor uses, and for places of worship, convenience shopping and other community services.

*This standard is not applicable as the proposed PUD is not a new neighborhood or district.*

- 3. Landscaping & Buffering:** A fence and bufferyard plantings must be provided along the west property line. The distance, change in grade, existing vegetation and proposed landscaping would provide an adequate screen from the east and north property lines. It is important that the front yard along Forest Avenue be landscaped in a manner that does not further separate the buildings from the street visually. Staff also believes foundation plantings should be provided around the perimeter of the buildings.
- 4. Signage:** The PUD Conceptual Plan does not clearly address signage. Staff recommends that signage be limited to the "R-3" District and "FSO" Freestanding Sign Overlay District standards.
- 5. Refuse Collection:** The proposed PUD Conceptual Plan does not indicate the locations of refuse collection containers. Staff understands that the intent is for each unit to have its own container that is stored within its garage serviced by a commercial hauler. Staff recommend that a note be added that states that all refuse collection containers must be located within a building. Should an outdoor refuse collection container enclosure be desired it must be constructed with masonry materials and have 100% opaque steel gates.
- 6. Site Lighting:** Staff recommends that the following notes be added to the PUD Conceptual Plan:
1. All exterior lighting shall consist of full cutoff, down-directional fixtures.
  2. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.

## SUMMARY OF DISCUSSION

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



**COMMISSION ACTION:**

Mike Simonson moved staff recommendation for Part A) the proposed rezoning be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan future land use designation, approval of Part B) to amend the PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential within a Community Node to Low/Medium Density Residential within a Community Node, approval of Part C) to rezone the property from "R1-60" District to "PUD" Planned Unit Development and approval of Part D) the proposed PUD Conceptual Plan subject to the following conditions:

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10. Any building mounted utility meters shall not face public streets. All building mounted utility meters shall be located within the building or face off-street parking areas and be screened from view of public streets to the satisfaction of the Planning Administrator.
11. Any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.

12. All mechanical and HVAC equipment shall be screened and/or architecturally compatible with the building and be designed to the satisfaction of the Planning Administrator.
13. A note shall be added to the PUD Conceptual Plan that states any signage shall comply with the "R-3" District sign regulations and the "FSO" Freestanding Sign Overlay District.
14. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with brick that match the masonry materials used on the proposed mixed-use building and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note shall be added to state that all refuse collection containers must be located within a building.
15. All exterior lighting shall consist of full cutoff, down-directional fixtures. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.

Respectfully submitted,

Jason Van Essen, AICP  
Senior City Planner

JMV:clw

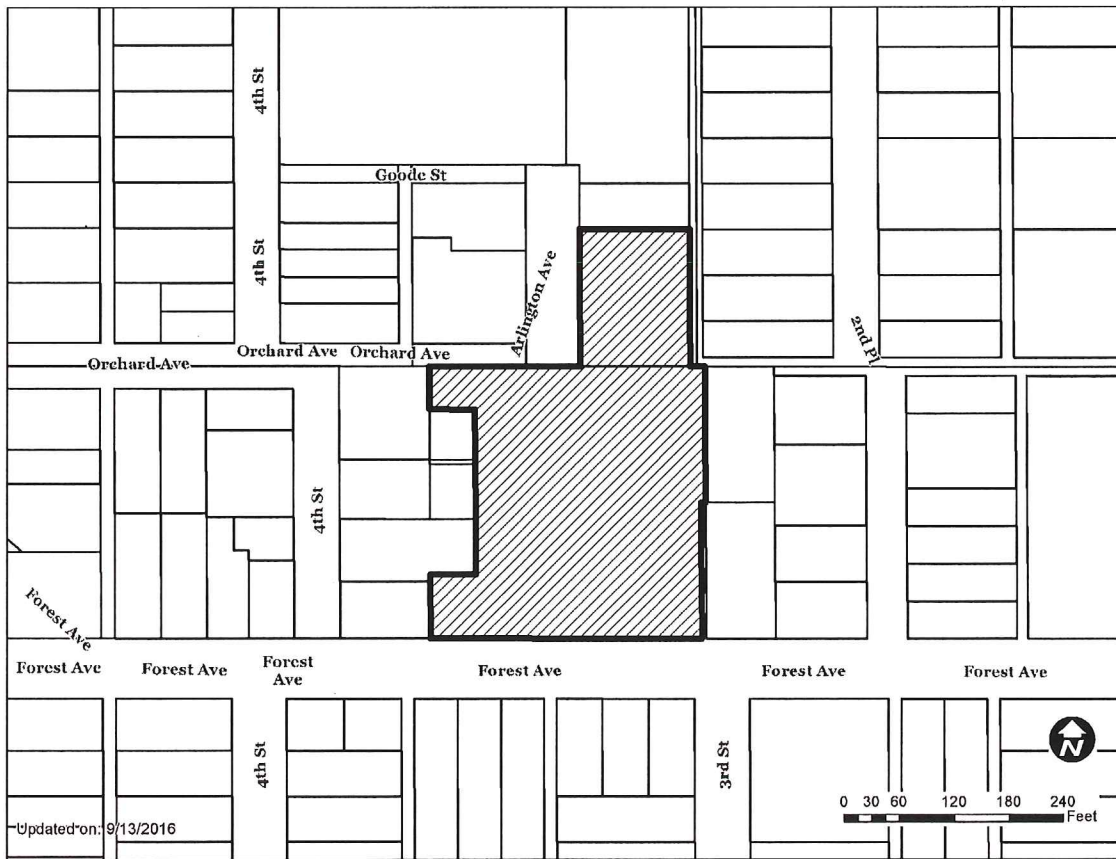
Attachment



Galway Homes, Inc. (owner) represented by James Postma (officer) for property located at 335 Forest Avenue and 1427 Arlington Avenue.				File #		
				21-2016-4.13		
Description of Action		Approval of request to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation from Low Density Residential within a Community Node to Low/Medium Density Residential within a Community Node.				
PlanDSM Future Land Use		Current: Low Density Residential within a Community Node. Proposed: Low/Medium Density Residential within a Community Node.				
Mobilizing Tomorrow Transportation Plan		No planned improvements.				
Current Zoning District		"R1-60" One-Family Low-Density Residential District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District		"PUD" Planned Unit Development, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.				
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area		7	1			
Outside Area						
Plan and Zoning Commission Action		Approval	12-0	Required 6/7 Vote of the City Council	Yes	
		Denial			No	X

Galway Homes, Inc., 335 Forest Avenue

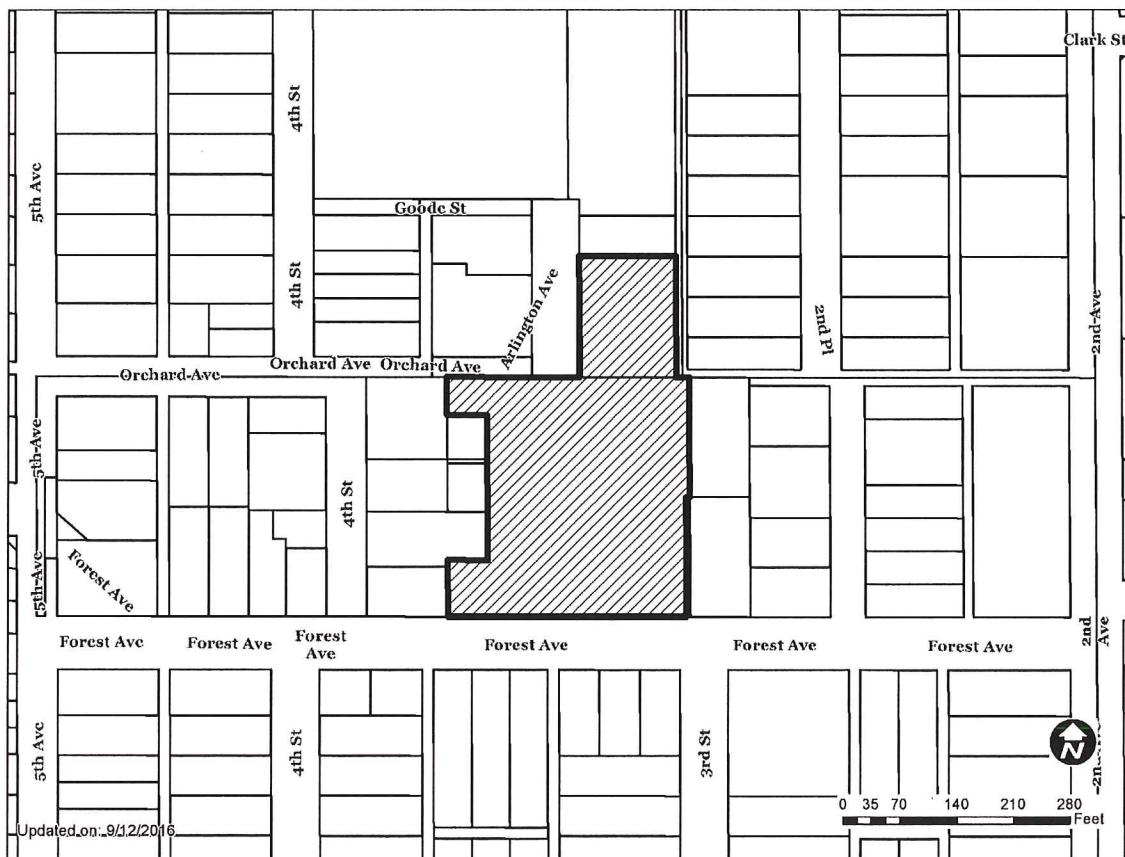
21-2016-4.13



Galway Homes, Inc. (owner) represented by James Postma (officer) for property located at 335 Forest Avenue and 1427 Arlington Avenue.				File # ZON2016-00179		
Description of Action	Approval of request to rezone property from "R1-60" One-Family, Low-Density Residential District to "PUD" Planned Unit Development. Review and approval of a PUD Conceptual Plan allowing the demolition of an existing 1-story, 6-unit multiple-family dwelling and the redevelopment of the property with up to 24 units within six (6), 3-story buildings served by a private drive accessing both Forest Avenue and Orchard Avenue subject to conditions.					
PlanDSM Future Land Use	Current: Low Density Residential within a Community Node. Proposed: Low/Medium Density Residential within a Community Node.					
Mobilizing Tomorrow Transportation Plan	No planned improvements.					
Current Zoning District	"R1-60" One-Family Low-Density Residential District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.					
Proposed Zoning District	"PUD" Planned Unit Development, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.					
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition		
Inside Area	7	1				
Outside Area						
Plan and Zoning Commission Action	Approval	12-0	Required 6/7 Vote of the City Council		Yes	
	Denial				No	X

Galway Homes Inc., 335 Forest Avenue

ZON2016-00179



Updated on: 9/12/2016

1 inch = 140 feet



Item ZON2016-00179P

Date 10-12-2016

I ☒ (am) (am not) in favor of the request  
(Circle One)

Print Name RICHARD L. NOON

Signature [Handwritten Signature]

Address 349 FOREST AVE. DANVILLE

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZON2016-00179

Item ZON2016-00179 Date 9/26/16

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

RECEIVED  
COMMUNITY DEVELOPMENT  
OCT 06 2016

Print Name Ralph Chiado for Forest Ave Outreach  
Signature [Signature]  
Address 1511 12<sup>th</sup> St / 334 Forest Ave 50315

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

Will improve appearance of community & hopefully attract a "more responsible" of visitors to the neighborhood.

ZON2016-00179R

Item ZON2016-00179R Date 10/16/16

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

(Circle One)

Print Name Hien Dao  
Signature Hien Van Dao  
Address 348 Forest Ave. 50314

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

good for the neighborhood.

ZON2016-00179R

Date

Item

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

(Circle One)

Print Name Paul V Strome  
Signature [Signature]  
Address 1430 sample symbols

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



Item ZON2016-001792 Date 10/12/16  
☒ (am) ☐ (am not) in favor of the request.  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
OCT 17 2016  
Print Name KIM J. THOMAS  
Signature [Signature]  
Address 1435, 1437, 1439 - 4<sup>TH</sup> ST.

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

#1/ For the INCREASED TRAFFIC TO THE FACILITY  
ORCHARD AVENUE WHICH IS A SINGLE LANE  
STREET CAN NOT HANDLE IT. SO IS GOODE  
STREET. #2 24 UNITS X 2 people = 50+ people.  
I don't think the INCREASE IN POPULATION IS GOOD  
FOR THIS QUIET NEIGHBORHOOD

Item ZON2016-001792 Date 10/12/16  
☒ (am) ☐ (am not) in favor of the request.  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
OCT 17 2016  
Print Name Laura Kimmel  
Signature [Signature]  
Address 1450 2nd Pl

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

ZON2016-00179

Item ZON2016-00179 Date 10 3-2016  
☒ (am) ☐ (am not) in favor of the request.  
**RECEIVED**  
**COMMUNITY DEVELOPMENT**  
OCT 06 2016  
Print Name Richard Moon  
Signature [Signature]  
Address 349 Forest Ave.

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



Breann Bye  
523 Franklin Avenue  
Des Moines, IA 50314  
October 20, 2016

Des Moines Plan & Zoning Commission  
1551 East MLK Jr. Parkway  
Des Moines, Iowa 50309

The River Bend Neighborhood Association supports approval of Galway Homes' request to the Des Moines Plan & Zoning Commission for the rezoning and PUD Conceptual Plan of 335 Forest Avenue and 1427 Arlington Avenue, with the condition that the applicant follow all recommendations outlined by staff in the Staff Report and Recommendation dated October 20, 2016.

We have met with Mr. Postma on several occasions and appreciate his enthusiasm for building a quality multi-family development in the River Bend Neighborhood and his desire to find design solutions that contribute positively to our neighborhood's housing mix. We look forward to continuing the conversation with Mr. Postma and City staff as the final design moves towards completion.

Don't hesitate to contact me at 641-521-9340 or [breannbye@outlook.com](mailto:breannbye@outlook.com) with any questions.

Thank you,

*Breann Bye*

Breann Bye  
River Bend Neighborhood Association