



Roll Call Number

Agenda Item Number

21

Date August 28, 2017

**RECEIVE AND FILE COMMUNICATION FROM THE
PLAN AND ZONING COMMISSION REGARDING
PRELIMINARY PLAT "WOODS ON THE RIVER PLAT 10" ON PROPERTY
LOCATED IN THE VICINITY OF WHISPERING RIDGE DRIVE AND
RIVER RIDGE ROAD**

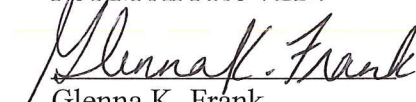
WHEREAS, on August 17, 2017, the City of Des Moines Plan and Zoning Commission voted 15-0 for **APPROVAL** of a Preliminary Plat "Woods on the River Plat 10" on property located in the vicinity of Whispering Ridge Drive and River Ridge Road, to allow the subdivision of an existing platted outlot into 21 single-family residential lots, subject to the following:

1. Compliance with all platting requirements of the Permit and Development Center.
2. Compliance with the City's Tree Removal and Mitigation Ordinance.
3. Revision of the five (5) lots along the north side of River Ridge Road to ensure that they all have widths of at least 60 feet.
4. Inclusion of the remaining portion of Outlot Y Woods on the River Plat 9 as a newly platted Outlot.

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.

MOVED by _____ to receive and file.

FORM APPROVED:


Glenna K. Frank
Assistant City Attorney

(13-2018-1.03)

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

August 23, 2017

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 August 17, 2017, the following action was taken regarding a request from Hubbell Realty Company (owner) represented by Joe Pietruszynski (officer) for review and approval of a Preliminary Plat "Woods on the River Plat 10" on property located in the vicinity of Whispering Ridge Drive and River Ridge Road, to allow the subdivision of an existing platted outlot into 21 single-family residential lots.

COMMISSION ACTION:

After public hearing, the members voted 15-0 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			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of the proposed Preliminary Plat subject to the following:

1. Compliance with all platting requirements of the Permit and Development Center.
2. Compliance with the City's Tree Removal and Mitigation Ordinance
3. Revision of the five (5) lots along the north side of River Ridge Road to ensure they all have widths of at least 60 feet.

4. Inclusion of the remaining portion of Outlot Y Woods on the River Plat 9 as a newly platted Outlot. (13-2018-1.03)

Written Responses

0 in Favor

0 in Opposition

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat subject to the following:

1. Compliance with all platting requirements of the Permit and Development Center.
2. Compliance with the City's Tree Removal and Mitigation Ordinance
3. Revision of the five (5) lots along the north side of River Ridge Road to ensure they all have widths of at least 60 feet.
4. Inclusion of the remaining portion of Outlot Y Woods on the River Plat 9 as a newly platted Outlot.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed preliminary plat would allow for the next phase of the single-family residential development. It would divide the existing Outlot Y parcel from Woods on the River Plat 9. It would divide property into 21 lots for development of single-family dwellings. It would extend Whispering Ridge Drive northeast to "T" into River Ridge Road which would be extended northwest to "T" into Southeast 22nd Street.
2. **Size of Site:** Approximately 8.06 acres. However, only 4.38 acres would be developed, with the remainder platted as an outlot.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** Undeveloped land.
5. **Adjacent Land Use and Zoning:**

North – "R1-80", Uses are undeveloped timberland and Cownie Baseball Complex.

South – "PUD", Uses are single-family dwellings and undeveloped single-family lots.

East – "PUD", Uses are single-family dwellings, undeveloped land, and timberland.

West – "R1-80", Uses are Cownie Baseball Complex and timberland.

6. **General Neighborhood/Area Land Uses:** The subject property is located in the southeastern portion of the City to the east of Southeast 22nd Street and to the north of Hartland Avenue. It is in an area that primarily consists of mixed-densities of residential development near the Cownie Soccer and Baseball complexes.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Riverwoods Neighborhood and within 250 feet of the Pioneer Park Neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on July 28, 2017. Additionally, separate notifications of the hearing for this specific item were mailed on August 7, 2017 to the neighborhood associations 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 was mailed to the neighborhood associations on August 11, 2017.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Riverwoods Neighborhood Association mailings were sent to Denise Benda, 2230 East Caulder Court, Des Moines, IA 50320. The Pioneer Park Neighborhood Association mailings were sent to Carole Jones, 1603 Pioneer Road, Des Moines, IA 50320.

8. **Relevant Zoning History:** On April 25, 1994, the City Council rezoned the property to "PUD" Planned Unit Development along with the approval of the Riverwoods PUD Conceptual Plan (Ordinance No. 13,027). Since then, the Conceptual Plan has been amended five times.
9. **PlanDSM Future Land Use Plan Designation:** Low-Density Residential.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission 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 site generally slopes downward from the southwest to the northeast. The northeastern portion of the property includes dense timber. Most of these trees would be undisturbed and contained within an Outlot. There is a tree line along the rear perimeter of Lots 9, 10 and 11. The applicant has identified some of the trees being removed for the proposed stormwater detention area. All tree removal must be in accordance with the City's Tree Removal and Mitigation Ordinance in order to ensure adequate mitigation.

2. **Drainage/Grading:** 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 Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. The topography of the site requires a stormwater basin to be located in the northeast corner of the development. The basin is designed to temporarily hold water from larger storm events and to release it to public storm sewer in Southeast 22nd Street. The developer is required to establish a homeowners association for the purpose of entering into a Stormwater Management Facilities Maintenance Covenant and Permanent Easement Agreement with the City of Des Moines.
3. **Utilities:** The submitted Plat proposes extension of a 12-inch water main in Whispering Ridge Drive. It also proposes extension of an 8-inch public sanitary sewer main in Whispering Ridge Drive.
4. **Traffic/Street System:** The public street system is proposed to be expanded by the extension of the 50-foot wide Whispering Ridge Drive Right-of-Way (ROW) to the northeast which would "T" intersect with an extension of the 60-foot wide River Ridge Road ROW, which would intersect with Southeast 22nd Street. A public sidewalk is proposed along both sides of Whispering Ridge Drive. An 8-foot wide trail is proposed on the northeast side of River Ridge Road. This is consistent with the previous platting within the development which allowed a wider trail on one-side of River Ridge Road.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

Greg Jones made a motion to approve Consent Agenda Items 2, 3 and 7 per staff recommendation.

Motion passed 15-0.

Respectfully submitted,

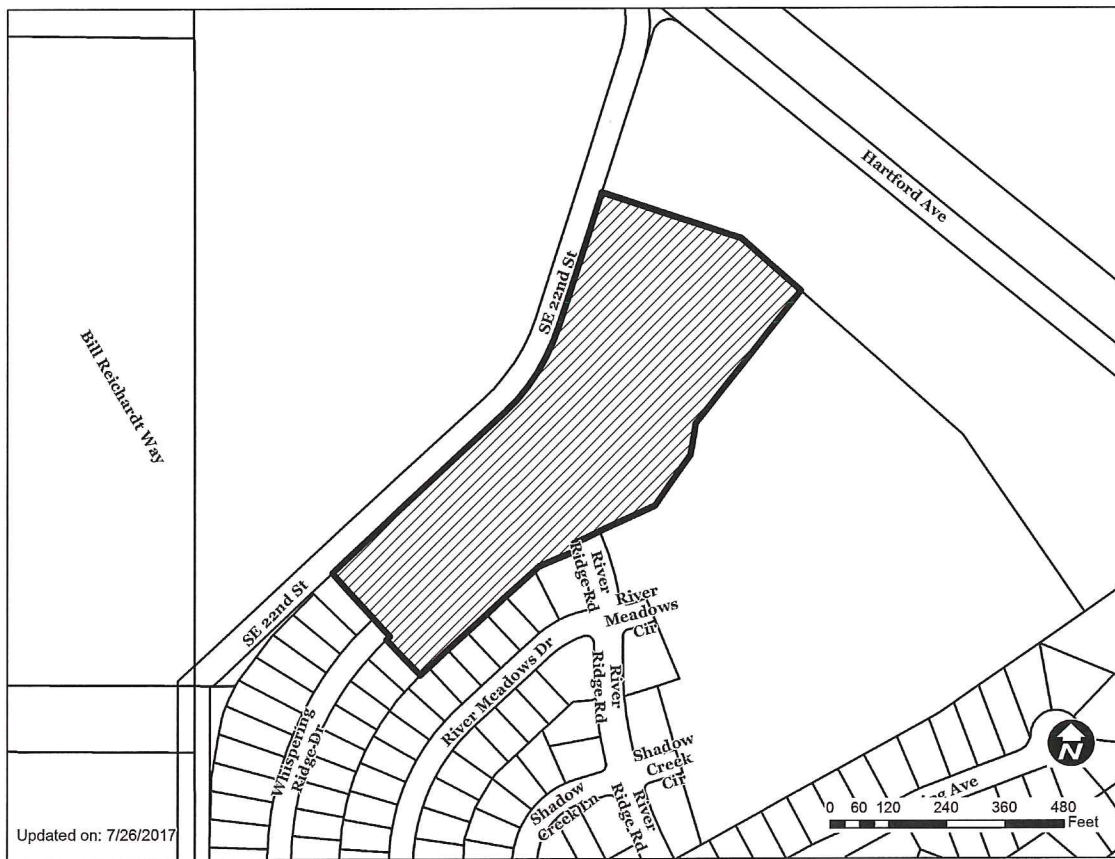


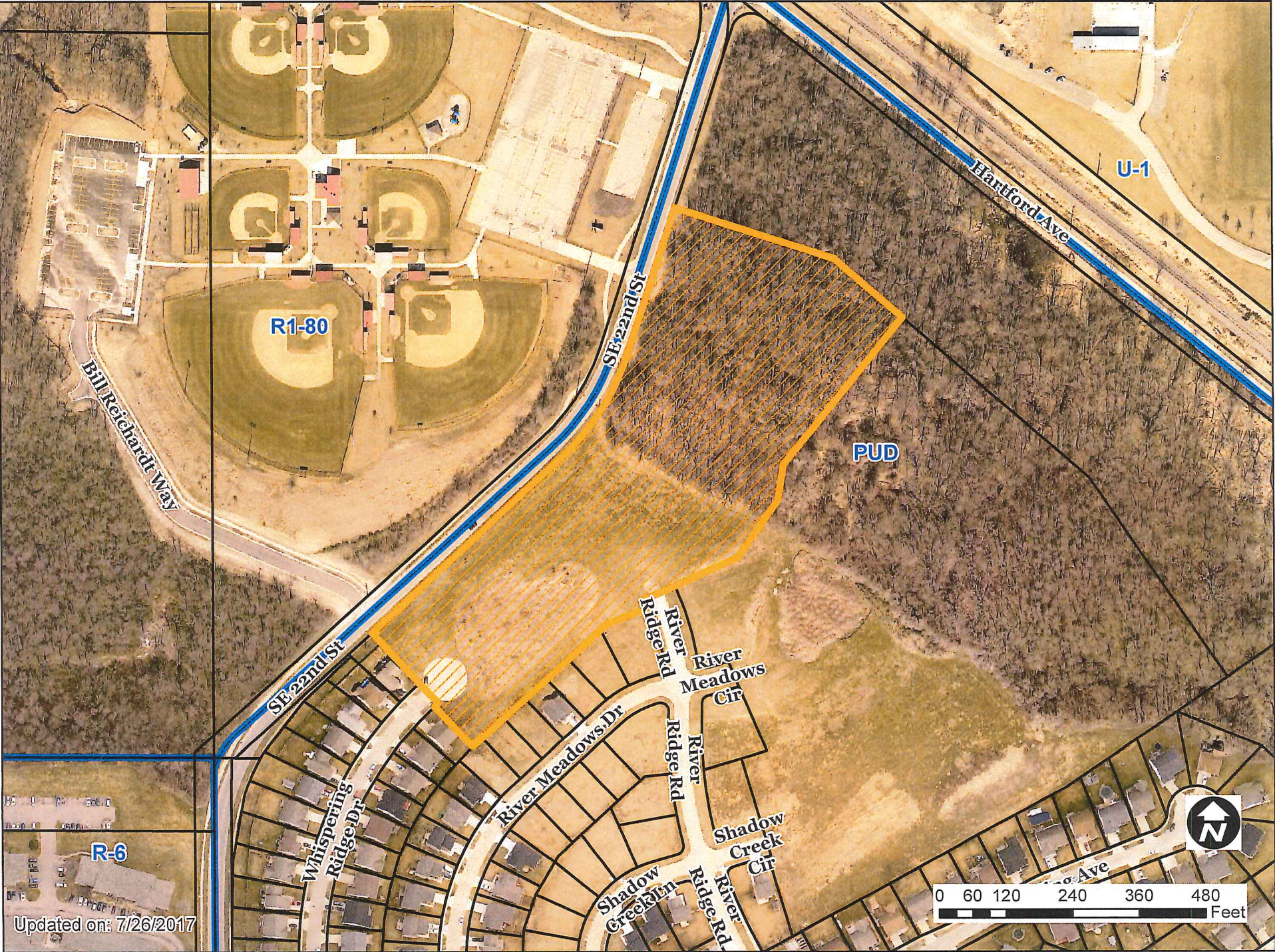
Michael Ludwig, AICP
Planning Administrator

MGL:mgl
Attachments

Hubbell Realty Company (owner) represented by Joe Pietruszynski (officer) for property located in the vicinity of Whispering Ridge Drive and River Ridge Road.				File #	
				13-2018-1.03	
Description of Action	Review and approval of a Preliminary Plat "Woods on the River Plat 10", to allow the subdivision of an existing platted outlot into 21 single-family residential lots.				
PlanDSM Future Land Use	Current: Low Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"PUD" Planned Unit Development (Riverwoods) and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0	0	N/A	
Outside Area (200 feet)	0	0	0	N/A	
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Hubbell Realty Company, Vicinity of Whispering Ridge Drive and River Ridge Road 13-2018-1.03





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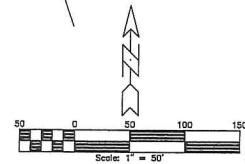
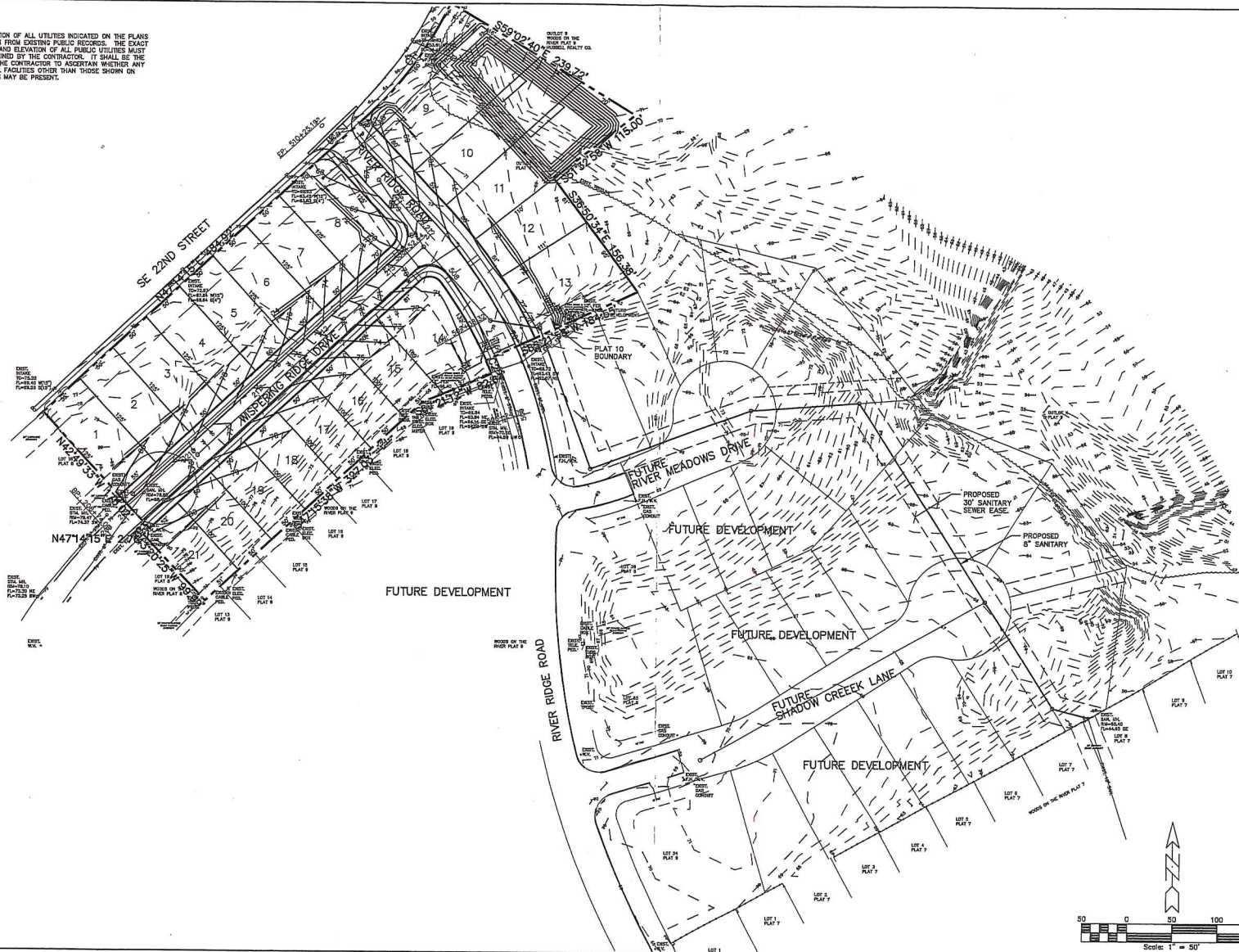


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NOTE:
THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS
ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT
LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST
BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE
DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY
ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON
THE PLANS MAY BE PRESENT.



ERC Engineering Resource Group, Inc. 2405 Grand Boulevard Des Moines, Iowa 50318 (515) 281-4600		REVISION NO. 1 DATE 8/20/2017		FOR:	
		LOCATION:		BY:	
SCALE: 1" = 50' DATE: 8/20/2017 FILE NO.: 17-068		SHEET: 2 OF 2		DRAWN BY: DJS CHECKED BY: DJS DATE: 8/20/2017	
WOODS ON THE RIVER PLAT 10 PRELIMINARY PLAT					

PP2

17-068

