



Roll Call Number

Agenda Item Number

21

Date January 8, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "PARKSIDE ESTATES" ON PROPERTY LOCATED AT 150 EAST COUNTY LINE ROAD

WHEREAS, on December 21, 2017, the City of Des Moines Plan and Zoning Commission voted 14-0 for APPROVAL of a Preliminary Plat "Parkside Estates" on property located at 150 East County Line Road, to allow the subdivision for development of 51 lots with single-family residential dwellings, subject to the following:

- 1. Compliance with all administrative review comments of the Permit and Development Center;
2. Provision of the 8-foot wide trail improvement connection to the Ft. Des Moines County Park, to be installed with all public improvements prior to home construction; and
3. Revision of lot street tree locations on the mitigation plan sheet to be within the right-of-way (ROW).

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 (signature)

Glenna K. Frank
Assistant City Attorney

(13-2018-1.19)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and 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



Date _____

Agenda Item 21

Roll Call # _____

January 3, 2018

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 December 21, 2017, the following action was taken regarding a request from Solid Ground, LLC (owner) represented by Eric Grubb (officer) for review and approval of a Preliminary Plat "Parkside Estates" on property located at 150 East County Line Road, to allow the property to be subdivided for development of 51 lots with single-family residential dwellings.

COMMISSION ACTION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Chris Cutler	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 submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Provision of the 8-foot wide trail improvement connection to the Ft. Des Moines County Park. This improvement is to be installed with all public improvements prior to home construction.

- 3. Revise lot street tree locations on the mitigation plan sheet to be within the Right-Of-Way (ROW). (13-2018-1.19)

Written Responses

0 in Favor
0 in Opposition

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Preliminary Plat subject to the following conditions:

- 1. Compliance with all administrative review comments of the Permit and Development Center.
- 2. Provision of the 8-foot wide trail improvement connection to the Ft. Des Moines County Park. This improvement is to be installed with all public improvements prior to home construction.
- 3. Revise lot street tree locations on the mitigation plan sheet to be within the Right-Of-Way (ROW).

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. **Purpose of Request:** The proposed Preliminary Plat would allow the developer to subdivide the property into lots that would each have a minimum width of at least 60 feet. The submitted Preliminary Plat document consists of 51 lots for single-family residential development.
- 2. **Size of Site:** 14.738 acres or 642,003 square feet.
- 3. **Existing Zoning (site):** Limited "R1-60" One-Family Residential District and "FSO" Freestanding Signs Overlay District.
- 4. **Existing Land Use (site):** Undeveloped land.
- 5. **Adjacent Land Use and Zoning:**

North - "R1-80"; Use is Fort Des Moines Park.
 South - Warren County "R-2"; Use is a rural subdivision of single-family dwellings.
 East - "R1-80"; Use is Studebaker Elementary School.
 West - "R1-80"; Use is McCombs Middle School.

- 6. **General Neighborhood/Area Land Uses:** The area generally consists of educational and low-density single-family residential uses. It is located on East County Line Road

between McCombs Middle School to the west and Studebaker Elementary School to the east.

- 7. **Applicable Recognized Neighborhood(s):** The subject property is not located in or within 250 feet of a recognized neighborhood. However, all recognized neighborhood associations were notified of the public hearing by mailing of the preliminary agenda on November 30, 2017. Notifications of the hearing for this specific item were mailed on December 1, 2017 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A final agenda was mailed to the neighborhood associations on December 15, 2017.

- 8. **Relevant Zoning History:** The City Council rezoned the property to Limited "R1-60" One-Family Low-Density Residential District on June 26, 2017 by Ordinance No. 15,592, subject to the following conditions:
 - 1. Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City's street tree policies.
 - 2. A minimum of one street tree shall be provided per lot frontage within the development that complies with the City's street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
 - 3. No same house plan shall be built on adjacent lots.
 - 4. Each house shall have a full basement.
 - 5. Each house shall have a minimum two-car attached garage.
 - 6. The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. Stone or brick masonry siding covering at least 1/3 of the façade.
 - 7. All windows and doors shall have trim that is no less than 4-inches in width.
 - 8. The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
 - 9. Single story homes shall be constructed with a minimum of 1,300 square feet of above grade finished floor area.
 - 10. 1½ story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
 - 11. 2-story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area.
 - 12. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
 - 13. Any chain link fence shall have black vinyl-cladding.
 - 14. Provision of a trail providing pedestrian access to Fort Des Moines Park.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Low/Medium 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. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The subject property is designated as "Low/Medium Density Residential" on the Future Land Use Map. PlanDSM describes this designation as "areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.
- 2. Natural Site Features:** The submitted Preliminary Plat proposed to remove 14 trees of a 12"-18" caliper size. Most of these are located along East County Line Road. This would require replacement of 14 overstory tree plantings with the development. The scheduled plantings with the Plat include 77 lot trees and street trees. This includes additional street trees required by the condition of the rezoning along East County Line Road, which are to be planted with the installation of the public improvements before home construction begins. The street trees for the lots need to be shown on the Preliminary Plat within the Right-Of-Way (ROW) adjoining each lot street frontage.
- 3. Utilities:** 8-inch public water and sanitary sewer mains are proposed in all the public streets. The water would connect to an available main in the East County Line Road ROW. The sanitary sewer proposes to connect to the northeast of the property in the Ft. Des Moines County Park.
- 4. Drainage/Grading:** The proposed stormwater management solution involves 3 proposed surface detention basins within proposed Outlots X, Y, and Z. These would be maintained under a Facility Maintenance Agreement between a homeowners association and the City for any necessary stormwater facilities. Public storm sewers are shown generally in the public streets for footing drain collection and also at the rear of the properties connecting collection swales and directing storm water to the basins.
- 5. Traffic/Street System:** The submitted Preliminary Plat shows the lots would be served by a looped public street with two connection points to East County Line Road. A public street cul-de-sac would be extended from the midpoint of the loop street. Sidewalks are proposed on both sides of the public streets connection to the existing public sidewalk in East County Line Road. The rezoning conditions require a trail connection from the development to the County Park trail system. This is currently shown as a 10-foot wide

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easement between Lots 10 and 11. This trail is to be installed as an 8-foot paved improvement at the time of the public improvements before home construction. The improvement is not currently shown on the submitted Preliminary Plat and should be a condition of approval.

A traffic study was prepared in accordance with the City's traffic study policy. The study indicates the development would marginally increase traffic in the area and that no modifications to the adjoining street network would be necessary.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. No one was present or requested to speak.

COMMISSION ACTION:

Dory Briles moved staff recommendation for approval of the submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Provision of the 8-foot wide trail improvement connection to the Ft. Des Moines County Park. This improvement is to be installed with all public improvements prior to home construction.
3. Revise lot street tree locations on the mitigation plan sheet to be within the Right-Of-Way (ROW).

Motion passed 14-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:mgl
Attachments