



Roll Call Number

Agenda Item Number

21

Date March 19, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "CENTURY ACRES" ON PROPERTY LOCATED AT 6385 NORTHEAST 27TH AVENUE

WHEREAS, on March 1, 2018, the City of Des Moines Plan and Zoning Commission voted 9-0 for APPROVAL of a Preliminary Plat "Century Acres" on property located at 6385 Northeast 27th Avenue, in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow the property to be divided into two lots for medium-density residential development, subject to compliance with all administrative review comments by the City's Permit and Development Center and provision of a note on the plat document that "future development is subject to Article 7 Section 4 'Natural Resources Protection, Woodlands' of the Polk County Zoning Code"; and

WHEREAS, the Community Development Department recommends that the City waive its right to review the Final Plat "Century Acres" as allowed by Iowa Code Section 354.8(2).

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, and that the City hereby waives its right to review the Final Plat "Century Acres".

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

(13-2018-1.30)

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

MOTION CARRIED APPROVED

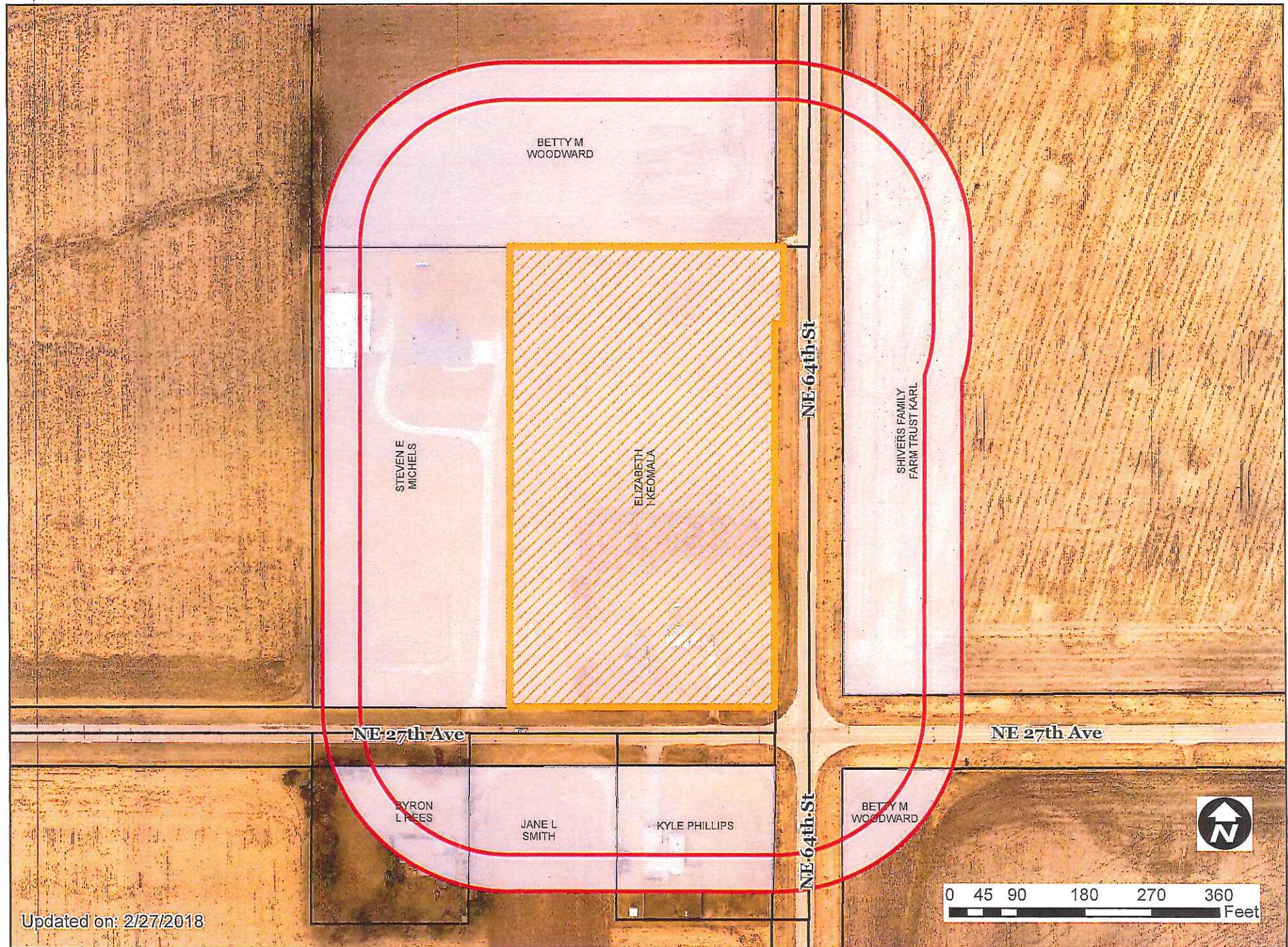
CERTIFICATE

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



21

March 14, 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 March 1, 2018, the following action was taken regarding a request from Elizabeth and Shan Keomala (owners) for review and approval of a Preliminary Plat "Century Acres" on property located at 6385 Northeast 27<sup>th</sup> Avenue, in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow subdivision of the property into two lots for medium density residential development.

**COMMISSION ACTION:**

After public hearing, the members voted 9-0 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 requested Preliminary Plat for "Century Acres Plat 1", subject to the following conditions:

1. Compliance with all comments of the administrative review by the Permit and Development Center.

2. Provision of a note on the plat document that “future development is subject to Article 7 Section 4 “Natural Resources Protection, Woodlands” of the Polk County Zoning Code.”

The Commission also recommended that the City Council to waive their review of any Final Subdivision Plat.

(13-2018-1.30)

#### Written Responses

0 in Favor

0 in Opposition

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

Staff recommends approval of the requested Preliminary Plat for “Century Acres Plat 1”, subject to the following conditions:

1. Compliance with all comments of the administrative review by the Permit and Development Center.
2. Provision of a note on the plat document that “future development is subject to Article 7 Section 4 “Natural Resources Protection, Woodlands” of the Polk County Zoning Code.”

Staff further recommends that the Commission forward a recommendation to the City Council to waive their review of any Final Subdivision Plat.

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

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

1. **Purpose of Request:** The developer is seeking to subdivide the property into two separate parcels for residential development in unincorporated Polk County. Polk County is requiring the subdivision into two parcels to go through their Preliminary Plat procedure.

Section 354.9 of the Iowa Code provides for review of land subdivision by a municipality within 2 miles of its corporate limit. When the territory overlaps with another municipal jurisdiction, the closer jurisdiction has right of review unless there is a separate intergovernmental agreement pursuant to Chapter 28E of the Iowa Code. In this instance, the City of Des Moines is closer to the property than the City of Altoona.

2. **Size of Site:** 5 acres.
3. **Existing Zoning (site):** “MDR” Medium Density Residential (Polk County).
4. **Existing Land Use (site):** The property contains a single-family dwelling and an outbuilding, a small wooded area, and a large open space.

**5. Adjacent Land Use and Zoning:**

**North** – “MDR” Medium Density Residential (Polk County), Use is a single-family dwelling.

**South** – “MU” Mixed Use District (Polk County) and “LDR” Low Density Residential (Polk County), Uses are single-family dwellings and agricultural land.

**East** – “LDR” Low Density Residential (Polk County), Uses are single-family dwellings and agricultural land.

**West** – “MDR” Medium Density Residential (Polk County), Use is a single-family dwelling.

- 6. General Neighborhood/Area Land Uses:** The subject property is located in the unincorporated area of Polk County in Clay Township between Des Moines and Altoona.
- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the unincorporated area of Polk County in Clay Township. Notifications of the hearing for this specific item were mailed on February 16, 2018 (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 Preliminary Plat amendment boundary. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on February 23, 2018.
- 8. Relevant Zoning History:** N/A.
- 9. PlanDSM Land Use Plan Designation:** N/A. Polk County’s Comprehensive Plan 2030 Land Use map designates the property as Medium Density Residential.
- 10. Applicable Regulations:** In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if the Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code. The Commission shall also determine if it conforms to 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.

The Preliminary Plat is concurrently reviewed and would be given final approval by Polk County Board of Supervisors.

## II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** The subject property contains tree canopy through a small portion of the property. Any future development is subject to enforcement of Polk County's Ordinance for tree preservation which is contained in Article 7 Section 4 of the Polk County Zoning Code. Polk County has different methodology for preservation of existing woodlands and requires protection of different percentages of woodland areas depending on the maturity of the canopy. Staff is recommending that a notation be included on the plat document that future development is subject to Article 7 Section 4 "Natural Resources Protection, Woodlands" of the Polk County Zoning Code.
2. **Drainage/Grading:** The subject property generally drains to the center of the property. With any future development, Polk County will have enforcement of drainage and storm water management under site plan development standards within their adopted Ordinances and standards.
3. **Utilities:** Easements for sidewalk, gas, public utility, and private water service have all been noted on the plat.
4. **Traffic/Street System:** The subject property currently access from Northeast 27<sup>th</sup> Avenue and Northeast 64<sup>th</sup> Street. The subdivision of the property would result in the southern property being accessed from either Northeast 27<sup>th</sup> Avenue and Northeast 64<sup>th</sup> Street. The northern property would be accessed from Northeast 64<sup>th</sup> Street.

## SUMMARY OF DISCUSSION

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

## COMMISSION ACTION:

John "Jack" Hilmes made a motion to approve the requested Preliminary Plat for "Century Acres Plat 1", subject to the following conditions:

1. Compliance with all comments of the administrative review by the Permit and Development Center.
2. Provision of a note on the plat document that "future development is subject to Article 7 Section 4 "Natural Resources Protection, Woodlands" of the Polk County Zoning Code."

The Commission also recommended that the City Council to waive their review of any Final Subdivision Plat.

Motion passed 9-0

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:tjh  
Attachments

Elizabeth and Shan Keomala (owners) for property located at 6385 Northeast 27th Avenue, in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines.				File #	
				13-2018-1.30	
Description of Action	Review and approval of a Preliminary Plat "Century Acres", to allow subdivision of the property into two lots for medium density residential development.				
PlanDSM Future Land Use	Current: None. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"MDR" Medium Density Residential (Polk County).				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Elizabeth and Shan Keomala, Century Acres, 6385 Northeast 27th Avenue

13-2018-1.30



1 inch = 172 feet



**February 19, 2018**

**Voldemars Leo Pelds  
A. Leo Pelds Engineering Company  
2323 Dixon Street  
Des Moines, IA 50316**

RE: Century Acres Preliminary Plat 1  
13-18-1.30

Dear Leo:

We have reviewed the first (1st) submittal of the Century Acres Preliminary Plat, located in unincorporated Polk County, and have determined that the following conditions must be satisfied before plan approval can be granted.

### **Fire**

1. In accordance with IFC Section 507.5.1; where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided (Exception: R-3, U & sprinklered buildings shall be 600 ft). *Submitted plans did not clearly indicate conformance with this requirement.*

### **Planning**

2. As this plat will go to Plan and Zoning Commission for review and approval, provide in note format the date of the meeting and any conditions of approval.

3. Provide a note on the plat stating that future development of the property is subject to Article 7, Section 4, "Natural Resource Protection, Woodlands" of the Polk County Zoning Code, which preserves wooded areas on the property.

4. Subdivision plats within the City of Des Moines are required to show existing and proposed addresses. We will defer to Polk County on address assignments for this property.

5. The applicant may wish to provide a request either by email or hardcopy in which they ask to waive final plat review deferring approval of all easements and final plat review to Altoona and Polk County. This request will be documented before Plan and Zoning Commission with recommendation and then presented to Des Moines City Council for approval.

21

Please submit **three (3) review copies** of the revised plat satisfying the above listed items. Failure to resubmit such amended plan within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions please contact me, Frank Dunn-Young, @ **283-4743** or by email @ **fadunyoung@dmgov.org**.

Sincerely,



Frank Dunn-Young  
Senior City Planner

**Dunn-Young, Frank A.**

**From:** Pollpeter, Bryan <bpollpet@dmww.com>  
**Sent:** Tuesday, January 30, 2018 3:03 PM  
**To:** Jim Utter; Klopfer, Dan; Quick, Chad; John Shaw; Jon Hanson  
**Cc:** Kahler, Amy  
**Subject:** RE: Easement for Century Acres

Jim,  
This will be ok. Wally Pelds was just in a pre app with the city of DSM for this. I asked him to go ahead and show the easement. We will need to install a meter pit in the easement just outside of the ROW in NE 27<sup>th</sup> Ave. Hopefully this will clear this up and they can proceed with the final plat.  
If you have any questions please feel free to contact me.

On another item would it be possible to have any new projects forward to myself for review? We have several SEP rural water mains that are within the city limits and the fringes of Altoona. DMWW at the time of platting and design of new roadways and developments would like to be able to review these plans.

Thanks,

**Bryan Pollpeter** | Engineering Analyst  
Des Moines Water Works | **WATER YOU CAN TRUST FOR LIFE**  
2201 George Flagg Parkway | Des Moines, Iowa 50321 | [www.dmww.com](http://www.dmww.com)  
Delivery Address 412 Fleur Drive | Des Moines, Iowa 50321  
Phone: (515) 323-6204 | fax: (515) 283-8712 | e-mail: [bpollpet@dmww.com](mailto:bpollpet@dmww.com)  
[www.dmww.com](http://www.dmww.com) | Follow us on [Facebook](#) and [Twitter](#)

 Please consider the environment before printing this e-mail

**From:** Jim Utter [<mailto:JUtter@altoona-iowa.com>]  
**Sent:** Tuesday, January 30, 2018 1:30 PM  
**To:** Klopfer, Dan <[klopfer@dmww.com](mailto:klopfer@dmww.com)>; Chad Quick <[CQuick@altoona-iowa.com](mailto:CQuick@altoona-iowa.com)>; John Shaw <[JShaw@altoona-iowa.com](mailto:JShaw@altoona-iowa.com)>; Jon Hanson <[JHanson@altoona-iowa.com](mailto:JHanson@altoona-iowa.com)>  
**Cc:** Pollpeter, Bryan <[bpollpet@dmww.com](mailto:bpollpet@dmww.com)>; Kahler, Amy <[kahler@dmww.com](mailto:kahler@dmww.com)>  
**Subject:** RE: Easement for Century Acres

All,  
Attached is a map of the proposed. And changed the City water main size from 10" to 12".  
Thanks,

**Jim Utter**  
Public Utilities Director  
(515) 967-5136 ext. 223



**From:** Jim Utter  
**Sent:** Tuesday, January 30, 2018 1:21 PM  
**To:** 'Klopfer, Dan' <[klopfer@dmww.com](mailto:klopfer@dmww.com)>; Chad Quick <[CQuick@altoona-iowa.com](mailto:CQuick@altoona-iowa.com)>; John Shaw <[JShaw@altoona-iowa.com](mailto:JShaw@altoona-iowa.com)>; Jon Hanson <[JHanson@altoona-iowa.com](mailto:JHanson@altoona-iowa.com)>  
**Cc:** Pollpeter, Bryan <[bpollpet@dmww.com](mailto:bpollpet@dmww.com)>; Kahler, Amy <[kahler@dmww.com](mailto:kahler@dmww.com)>  
**Subject:** RE: Easement for Century Acres

Bryan,

The City of Altoona is asking for an exception to your rules and regulations at the location of 6385 NE 27<sup>th</sup> Avenue Altoona. Mr. Keomala wants to subdivide his property in two lots, lot 1 and lot 2. Mr. Keomala is planning to build a house on Lot 1 and sell Lot 2 to his brother to be built on at a future date. In order for lot 2 to get water in the very short term it will need temporary service from DMWW. DMWW has a water main along NE 27<sup>th</sup> Avenue. The City of Altoona is asking for a waiver of the "connecting property" rule because the City of Altoona should have service connecting to Lot 2 in the very near future. Altoona's five year CIP shows a 12" main on the east side of lot 2. This waiver from the "connecting property" rule will eliminate the need for a 10 foot strip of land running along the west side of lot 2. This strip is believed to be a future issue that is not necessary.

What we would propose instead is a 10-foot wide private water service easement on the west 10-feet of the 25-foot front yard PUE along the NE 64<sup>th</sup> Street frontage.

We're asking for your assistance and help on this matter as we believe this to be the best solution to this problem. Thank you for your consideration and assistance.

**James H. Utter (Jim)**  
Public Utilities Director  
407 8th Street SE  
Altoona, IA 50009  
Office: (515) 967-5136  
Fax: (515) 967-0842  
[jutter@altoona-iowa.com](mailto:jutter@altoona-iowa.com)



**From:** Klopfer, Dan [<mailto:klopfer@dmww.com>]  
**Sent:** Tuesday, January 30, 2018 7:30 AM  
**To:** Chad Quick <[CQuick@altoona-iowa.com](mailto:CQuick@altoona-iowa.com)>; Jim Utter <[JUtter@altoona-iowa.com](mailto:JUtter@altoona-iowa.com)>  
**Cc:** Pollpeter, Bryan <[bpollpet@dmww.com](mailto:bpollpet@dmww.com)>; Kahler, Amy <[kahler@dmww.com](mailto:kahler@dmww.com)>  
**Subject:** RE: Easement for Century Acres

I will forward this to Bryan Pollpeter from our staff. He can assist you with working through the details. We will need letter from you requesting we make an exception to our rules and regulations with a commitment as to when you will have water main installed and transfer the customer to your system.

I also copied Amy so she would know we have come up with a solution.

Thanks

**Danny J Klopfer** | Engineering Services Manager  
Des Moines Water Works | **WATER YOU CAN TRUST FOR LIFE**  
2201 George Flagg Parkway | Des Moines, Iowa 50321  
phone: (515) 283-8754 | fax: (515) 283-2610 | e-mail: [klopfer@dmww.com](mailto:klopfer@dmww.com)  
[www.dmww.com](http://www.dmww.com) | Follow us on [Facebook](#) and [Twitter](#)  
 Please consider the environment before printing this e-mail.

**From:** Chad Quick [<mailto:CQuick@altoona-iowa.com>]  
**Sent:** Monday, January 29, 2018 1:58 PM  
**To:** Jim Utter <[JUtter@altoona-iowa.com](mailto:JUtter@altoona-iowa.com)>; Klopfer, Dan <[klopfer@dmww.com](mailto:klopfer@dmww.com)>  
**Subject:** RE: Easement for Century Acres

Dan,  
A little further down in this thread what we'd like to propose that seems to make sense. A 10-foot wide private water service easement. It would be located on the west 10 feet of the east 25 feet of the NE 64<sup>th</sup> Street frontage of Lots 1 and 2.

Thanks for your consideration and for working with us all!  
Chad

**From:** Jim Utter  
**Sent:** Monday, January 29, 2018 1:55 PM  
**To:** Chad Quick <[CQuick@altoona-iowa.com](mailto:CQuick@altoona-iowa.com)>; Klopfer, Dan <[klopfer@dmww.com](mailto:klopfer@dmww.com)>  
**Subject:** RE: Easement for Century Acres

Chad,  
I can get you and Dan in/on the same email so you two can discuss possible options that will work for both parties.  
Thanks,

**James H. Utter (Jim)**  
Public Utilities Director  
407 8th Street SE  
Altoona, IA 50009  
Office: (515) 967-5136  
Fax: (515) 967-0842  
[jutter@altoona-iowa.com](mailto:jutter@altoona-iowa.com)



**From:** Chad Quick  
**Sent:** Monday, January 29, 2018 1:39 PM  
**To:** Jim Utter <[JUtter@altoona-iowa.com](mailto:JUtter@altoona-iowa.com)>  
**Subject:** Easement for Century Acres

Jim,  
Can you propose to DMWW that we would like a "10-foot wide private water service easement" on the west 10 feet of the 25-foot wide PUE along the NE 64<sup>th</sup> Street frontage?  
Thanks, Chad

**Chad Quick**  
City Planner  
City of Altoona • 407 8<sup>th</sup> Street SE • Altoona, Iowa 50009  
phone 515.967.5136, ext. 222 • fax 515.967.0842  
[cquick@altoona-iowa.com](mailto:cquick@altoona-iowa.com)  
[www.altoona-iowa.com](http://www.altoona-iowa.com)



**CITY OF DES MOINES, IOWA  
OFFICE OF FIRE PREVENTION BUREAU**

**TO:** Frank, Jillian, or Johnny, Planners  
Planning Division  
Community Development

**DATE:** 2/16/18

**FROM:** Patrick Phelan, Fire Protection Engineer  
Fire Prevention Bureau  
Des Moines Fire Department

**SUBJECT:** Century Acres Preliminary Plat

The Des Moines Fire Department, Fire Prevention Bureau, has reviewed the plans submitted for the above-referenced project for compliance with the Codes and Standards adopted or enforced by the City of Des Moines. The following comments reflect the results of that review:

- Approved as submitted.
- Approved conditionally, subject to comments below.
- Not approved, see comments below.

**COMMENTS:**

1. In accordance with IFC Section 507.5.1; where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided (Exception: R-3, U & sprinklered buildings shall be 600 ft). *Submitted plans did not clearly indicate conformance with this requirement.*

**REVIEWER:**

Patrick Phelan, Fire Protection Engineer  
Fire Prevention Bureau  
Des Moines Fire Department  
Phone 515-237-1316  
Fax 515-283-4907  
Email: pjphelan@dmgov.org

**Dunn-Young, Frank A.**

---

**From:** Bianchetta, Stephen M.  
**Sent:** Friday, February 9, 2018 9:56 AM  
**To:** Dunn-Young, Frank A.  
**Cc:** Sommer, Jillian L.; Alcivar, Johnny G.; Garrett, Mark G.; Willham, Brian J.  
**Subject:** Century Acres Preliminary Plat 1 #13-18-1.30

Century Acres Preliminary Plat 1 #13-18-1.30

No Comments

**Stephen M. Bianchetta**

Traffic Engineer  
City of Des Moines  
Traffic & Transportaion Division  
400 East Court Avenue  
Des Moines, Iowa 50309  
Office: 515-283-4027  
Mobile: 515-208-4027  
[SMBianchetta@dmgov.org](mailto:SMBianchetta@dmgov.org)

**Dunn-Young, Frank A.**

---

**From:** Prilipp, Adam P.  
**Sent:** Tuesday, February 13, 2018 11:25 AM  
**To:** Dunn-Young, Frank A.  
**Subject:** RE: Century Acres & Ironman prelim plat

I previously looked at Ironman and had no comments. If I remember correctly it was outside city limits?

I just looked at Century Acres. This is also outside CDM. Nothing major worth bringing up.

Both OK.

Have fun with your puke fest.....

**Adam P. Prilipp, PE, CFM**  
Civil Engineer II  
City of Des Moines  
Permit & Development Center  
P) 515.283.4096  
E) [apprilipp@dmgov.org](mailto:apprilipp@dmgov.org)

---

**From:** Dunn-Young, Frank A.  
**Sent:** Tuesday, February 13, 2018 9:30 AM  
**To:** Prilipp, Adam P. <[APPrilipp@dmgov.org](mailto:APPrilipp@dmgov.org)>  
**Subject:** Century Acres & Ironman prelim plat

Hey A-Bomb,

You had no comments on both of these right? I'm at home finishing the reviews but don't have your hard copy but I'm pretty sure you had nothin.

Both my kids are sick...Ekiwah puked on his way home from school and Kaikala had a splattacular all of the floor last night...Wood so that was good. Just thought I would give you a glimpse of what you'r in for! :}

Frank



**PERMIT AND DEVELOPMENT CENTER  
SUBDIVISION PLAT REVIEW TRANSMITTAL**

602 ROBERT D. RAY DRIVE, DES MOINES, IOWA 50309  
PHONE (515) 283-4743 \*FAX (515) 283-4270,  
E-MAIL: [FADUNN-YOUNG@DMGOV.ORG](mailto:FADUNN-YOUNG@DMGOV.ORG)

**TO:**

- FRANK DUNN-YOUNG, PDC PLANNING (PHONE 283-4743 - FAX 283-4270)
- ADAM PRILIPP, PDC ENGINEERING
- JORDAN HUTCHENS, PDC ENGINEERING
- PATRICK PHELAN, FIRE DEPARTMENT
- TERRY BERK, PDC BUILDING
- STEPHEN BIANCHETTA, TRAFFIC ENGINEERING
- RYAN MOFFATT, ECONOMIC DEVELOPMENT
- TOM FISHER, CITY LEGAL
- ERIK LUNDY, CD PLANNING STAFF
- JEFFERY KUSTER, CDM I.T. -GIS STAFF
- DAVE LOCKARD, POLICE DEPARTMENT
- RICHARD BROWN, PARKS DEPARTMENT
- JONATHAN GANO, PUBLIC WORKS DEPARTMENT
- DAVID JAHN, PUBLIC WORKS DEPARTMENT- MUNICIPAL ARBORIST
- BRYAN POLLPETER, DMWW
- CHAD ERNST, MEDIACOM
- HUGH STEPEHNS, MIDAMERICAN ENERGY
- STEVE PARKER / ANGIE KISLING / LUKE HAYWORTH, CENTURY LINK
- LINDSEY BAUGHMAN, WARREN COUNTY PLANNING & ZONING
- DAN PRITCHARD, STORM WATER
- JORDAN SCUPIEN, POLK COUNTY AUDITOR'S OFFICE
- PAT BODDY, POLK COUNTY CONSERVATION COMMISSION
- STEPHANIE BRANDT, US POST OFFICE ADDRESS MANAGMENT

**FROM:** FRANK A DUNN-YOUNG-PERMIT & DEVELOPMENT CENTER

**DATE:** FEBRUARY 1<sup>ST</sup>, 2018

**RE:** PRELIMINARY PLAT - CENTURY ACRES PRELIMINARY PLAT 1

Attached is a plat of survey that was submitted to the Permit and Development Center on February 1<sup>st</sup>, 2018. Please review this document as a  1<sup>st</sup> Submittal or a  resubmittal and return your findings and recommendations to PDC Senior City Planner, Frank Dunn-Young, on or before noon of February 13<sup>th</sup>, 2018. If you have questions related to this submittal, you may contact Frank Dunn-Young at (515) 283-4743 or via e-mail, [fadunnyoung@dmgov.org](mailto:fadunnyoung@dmgov.org). In the event we do not receive comments from you within the noted deadline, this office will assume your department has no objections or comments to the proposed project.

CC: PLAT FILE # 13-18-1.30      PRE-APP: 1/30/18      1<sup>ST</sup> SUBMITTAL

ENGINEERING REVIEWER:

*Prilipp*

*No Comments*

*- APP 2/13/18*

January 31, 2018

City of Des Moines  
Attn: Jillian Sommer  
602 Robert Ray Drive  
Des Moines, IA 50309

RE: Century Acres

Dear Jillian,

On behalf of my client, I am requesting that this Preliminary Plat be reviewed and approved per Iowa Code section 354.9, for the 2-mile reviewing authority. We are requesting that the Final Plat review be waived by the City of Des Moines, as it is a County Plat that will be processed thru the County Planning and Zoning and Board of supervisors for Final Plat recording.

Sincerely,



Wally Pelds, PE & PLS

sub fee \$ 520  
notice \$ 16 prelim  
Century Acres / Plat 1



21

**PERMIT AND DEVELOPMENT CENTER  
SUBDIVISION PLAT REVIEW TRANSMITTAL**

602 ROBERT D. RAY DRIVE, DES MOINES, IOWA 50309  
PHONE (515) 283-4743 \*FAX (515) 283-4270,  
E-MAIL: [FADUNN-YOUNG@DMGOV.ORG](mailto:FADUNN-YOUNG@DMGOV.ORG)

- TO:**
- FRANK DUNN-YOUNG, PDC PLANNING (PHONE 283-4743 - FAX 283-4270)
  - ADAM PRILIPP, PDC ENGINEERING
  - JORDAN HUTCHENS, PDC ENGINEERING
  - PATRICK PHELAN, FIRE DEPARTMENT
  - TERRY BERK, PDC BUILDING
  - STEPHEN BIANCHETTA, TRAFFIC ENGINEERING
  - RYAN MOFFATT, ECONOMIC DEVELOPMENT
  - TOM FISHER, CITY LEGAL
  - ERIK LUNDY, CD PLANNING STAFF
  - JEFFERY KUSTER, CDM I.T. -GIS STAFF
  - DAVE LOCKARD, POLICE DEPARTMENT
  - RICHARD BROWN, PARKS DEPARTMENT
  - JONATHAN GANO, PUBLIC WORKS DEPARTMENT
  - DAVID JAHN, PUBLIC WORKS DEPARTMENT- MUNICIPAL ARBORIST
  - BRYAN POLLPETER, DMWW
  - CHAD ERNST, MEDIACOM
  - HUGH STEPEHNS, MIDAMERICAN ENERGY
  - STEVE PARKER / ANGIE KISLING / LUKE HAYWORTH, CENTURY LINK
  - LINDSEY BAUGHMAN, WARREN COUNTY PLANNING & ZONING
  - DAN PRITCHARD, STORM WATER
  - JORDAN SCUPIEN, POLK COUNTY AUDITOR'S OFFICE
  - PAT BODDY, POLK COUNTY CONSERVATION COMMISSION
  - STEPHANIE BRANDT, US POST OFFICE ADDRESS MANAGMENT

**FROM:** FRANK A DUNN-YOUNG-PERMIT & DEVELOPMENT CENTER

**DATE:** FEBRUARY 1<sup>ST</sup>, 2018

**RE:** PRELIMINARY PLAT - CENTURY ACRES PRELIMINARY PLAT 1

---

Attached is a plat of survey that was submitted to the Permit and Development Center on February 1<sup>st</sup>, 2018. Please review this document as a  1<sup>st</sup> Submittal or a  resubmittal and return your findings and recommendations to PDC Senior City Planner, Frank Dunn-Young, on or before noon of February 13<sup>th</sup>, 2018. If you have questions related to this submittal, you may contact Frank Dunn-Young at (515) 283-4743 or via e-mail, [fadunnyoung@dmgov.org](mailto:fadunnyoung@dmgov.org). In the event we do not receive comments from you within the noted deadline, this office will assume your department has no objections or comments to the proposed project.

**CC: PLAT FILE #** 13-18-1.30      **PRE-APP:** 1/30/18      **1<sup>ST</sup> SUBMITTAL**

**ENGINEERING REVIEWER:**