



Roll Call Number

Agenda Item Number

420

Date May 7, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF PRELIMINARY PLAT "LINC" FOR PROPERTY LOCATED AT 210 AND 310 SOUTHWEST 11TH STREET

WHEREAS, on April 19, 2018, the City of Des Moines Plan and Zoning Commission voted 9-0-1 to APPROVE a request from Hubbell Development Services (developer), represented by Kris Saddoris (officer), for preliminary plat "Linc" for property located at 210 and 310 Southwest 11th Street, to allow subdivision of the property for two development parcels and two parcels to be dedicated for public street right-of-way, subject to the conditions of (1) compliance with all administrative review comments of the City's Permit and Development Center; (2) all necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy may be issued and must be fully constructed before a Final Certificate of Occupancy may be issued; and (3) the plat name shall be revised to "Gray's Station Plat 1"; and

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

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

Glenna K. Frank, Assistant City Attorney

(13-2018-1.33)

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

MOTION CARRIED APPROVED

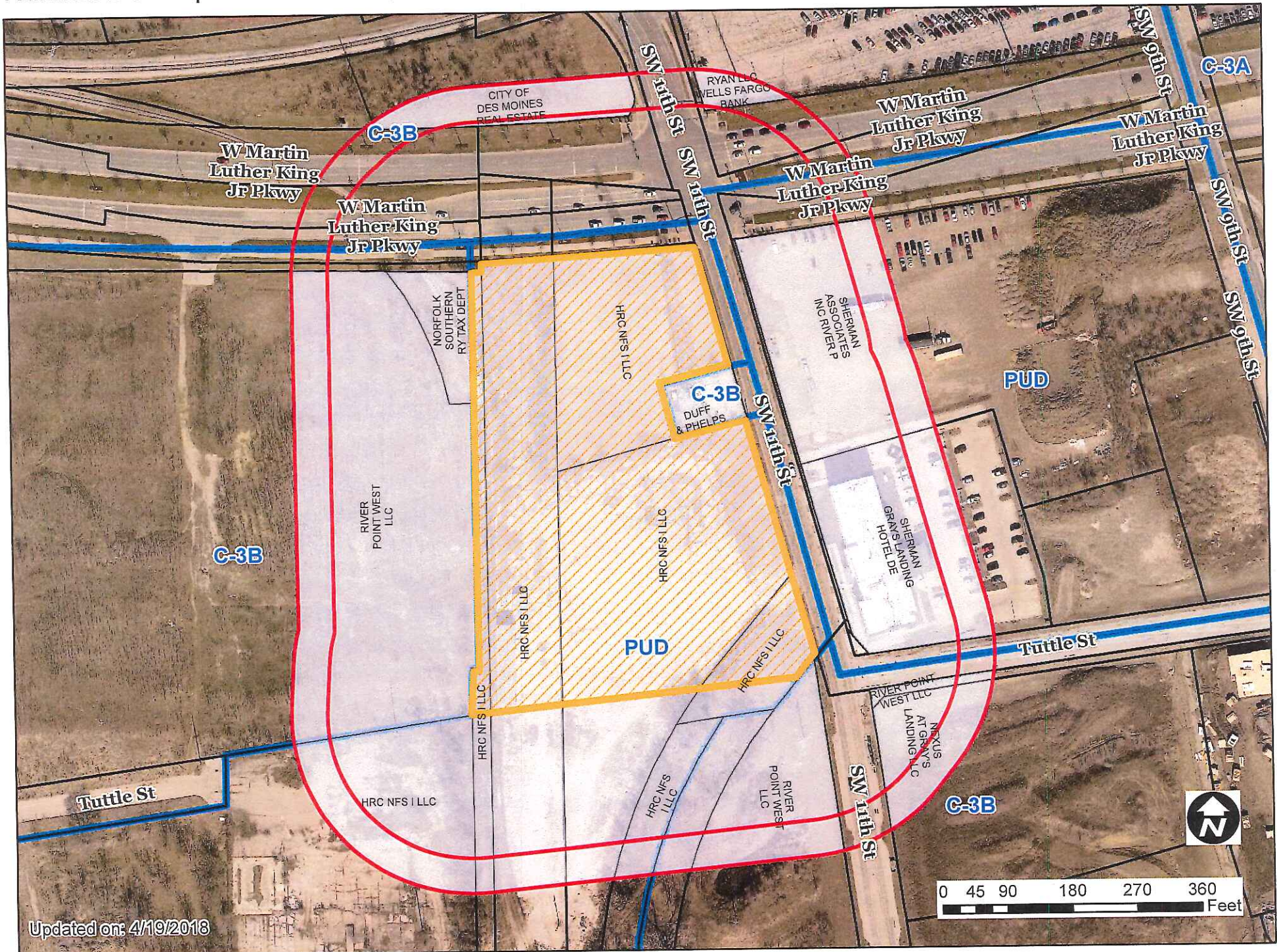
Mayor

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



Updated on: 4/19/2018

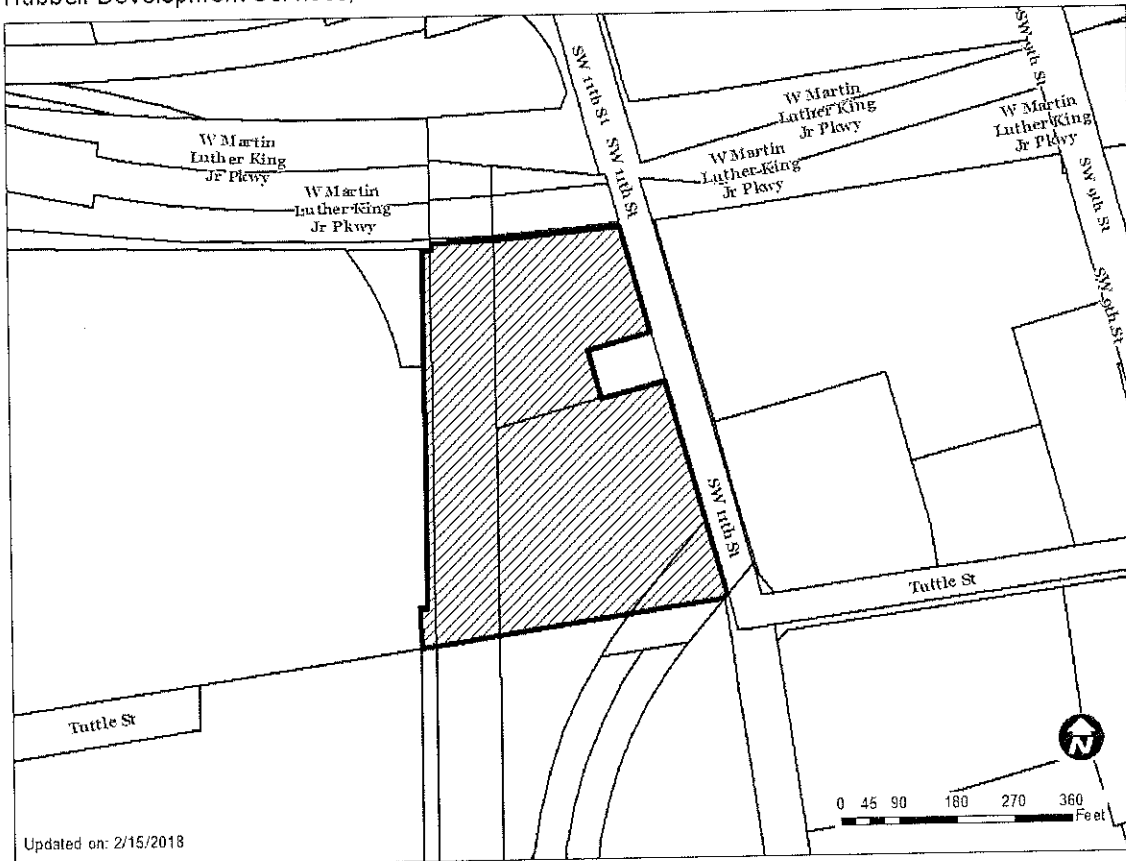
422

42C

|  |  |              |                                       |              |
|--|--|--------------|---------------------------------------|--------------|
| Hubbell Development Services (developer) represented by Kris Saddoris (officer) for property located at 210 Southwest 11th Street and 310 Southwest 11th Street. |  | File #       |                                       |              |
|  |  | 13-2018-1.33 |                                       |              |
| Description of Action  | Review and approval of a major Preliminary Plat "Linc" on property, to allow the property to be subdivided for two development parcels and two parcels to be dedicated for public street Right-Of-Way. |              |                                       |              |
| PlanDSM Future Land Use  | Current: Downtown Mixed Use.<br>Proposed: N/A.   |              |                                       |              |
| Mobilizing Tomorrow Transportation Plan  | No planned improvements.   |              |                                       |              |
| Current Zoning District  | "PUD" Planned Unit Development, "GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District 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            |                                       |              |
| Outside Area (200 feet)  |  |              |                                       |              |
| Plan and Zoning Commission Action  | Approval   | X            | Required 6/7 Vote of the City Council |              |
|  | Denial   |              | Yes                                   | No           |
|  |  |              |                                       | X            |

Hubbell Development Services, 210 and 310 Southwest 11th Street

13-2018-1.33



1 inch = 176 feet

Date May 7, 2018

Agenda Item 42C

Roll Call # \_\_\_\_\_

May 4, 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 April 19, 2018, the following action was taken regarding a request from Hubbell Development Services (developer) represented by Kris Saddoris (officer) for review and approval of a major Preliminary Plat "Linc" on property located at 210 Southwest 11<sup>th</sup> Street and 310 Southwest 11<sup>th</sup> Street, to allow the property to be subdivided for two development parcels and two parcels to be dedicated for public street Right-Of-Way.

**COMMISSION ACTION:**

After public hearing, the members voted 9-0-1 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. All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a Final C.O. may be issued.

3. The plat name shall be revised to "Gray's Station Plat 1."

(13-2018-1.33)

### 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. All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a Final C.O. may be issued.
3. The plat name shall be revised to "Gray's Station Plat 1."

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

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The Gray's Station PUD Conceptual Plan and associated rezoning was approved by the City Council in 2017. The PUD allows 83.73 acres of former industrial land to be converted into a residential and mixed use development. The northeast and southwest portions of the site would contain mixed-use development. A large-scale storm water basin area is proposed along the southern perimeter of the development that would include a wetland park component. The core of the development would allow for a mix of detached, semi-attached and rowhouse single-family dwellings as well as small multi-family buildings. Multi-story, multiple-family residential buildings are proposed along the north and south perimeters of the street network.

The PUD Conceptual Plan sets a minimum density for the development and basic design parameters. The exact makeup of the development would be determined by the PUD Development Plan of each phase. A total of three phases are identified on the Conceptual Plan that would have a combined total of at least 1,100 dwelling units. This equates to 13 dwelling units per gross acre (83.73 acres) or 28 dwelling units per net acre (39.2 acres).

The submitted Preliminary Plat represents a portion of the phase one area. The associated PUD Development Plan (aka, site plan and building elevations) were reviewed by the Commission on February 15, 2018 and conditionally approved by the City Council on March 8, 2018. The proposed Plat is consistent with the PUD Development Plan.

2. **Size of Site:** 5.36 acres (233,695 square feet).

3. **Existing Zoning (site):** "PUD" Planned Unit Development, "D-O" Downtown Overlay District, "GGP" Gambling Games Prohibition District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Vacant land.
5. **Adjacent Land Use and Zoning:**
  - East** - "C-3B" & "PUD"; Uses are a cell tower, a hotel, and vacant land within the Gray's Landing Office I PUD.
  - West** - "C-3B"; Use is vacant land.
  - North** - "C-3B"; Use is the Martin Luther King, Jr. Parkway corridor.
  - South** - "PUD" & C-3B"; Uses are vacant industrial property.
6. **General Neighborhood/Area Land Uses:** The subject site is located in the southwest portion of the downtown. The surrounding area consists of vacant land, commercial uses, multiple-family residential uses, light industrial uses, the Raccoon River and Gray's Lake.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Des Moines Neighborhood. All neighborhood associations were notified of the April 5, 2018 meeting by mailing of the Preliminary Agenda on March 19, 2018. Additionally, separate notifications of the hearing for this specific item were mailed on March 26, 2018 (10 days prior to the April 5, 2018 hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the subject property. A Final Agenda for the April 5, 2017 meeting was mailed to all the recognized neighborhood associations on March 30, 2018. A Final Agenda for the April 19, 2018 meeting was mailed on April 13, 2018. The Downtown Des Moines Neighborhood Association mailings were sent to Tony Filippini, 1719 Grand Avenue #210, Des Moines, IA 50309.
8. **Relevant Zoning History:** On July 24, 2017, the City Council conditionally approved the Gray's Station PUD Conceptual Plan and the first reading of the rezoning ordinance by Roll Call Number 17-1295. On August 2, 2017, the City Council approved the second reading of the rezoning ordinance by Roll Call Number 17-1307. On August 14, 2017, the City Council approved the final reading of the rezoning by Roll Call Number 17-1407, thereby approved Ordinance Number 15,600.

The rezoning and PUD Conceptual Plan were reviewed by the Plan and Zoning Commission on July 6, 2017 and July 20, 2017.
9. **PlanDSM Land Use Plan Designation:** The subject site is designated as "Downtown Mixed Use" on the Future Land Use Map. The balance of the Gray's Station PUD is designated a mix of "Downtown Mixed Use" and "Neighborhood Mixed Use" on the Future Land Use Map.
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 Features:** The PUD Conceptual Plan includes the following language:

*"This site is subject to the Tree Removal and Mitigation Ordinance of the City Code. Hubbell Realty Company is entering into a development agreement with the City of Des Moines that outlines a custom approach to tree removal and mitigation for the Gray's Station Planned Unit Development. No tree survey or canopy are method information was submitted for review; this information will be provided with the final development plan."*

A tree survey for the entire PUD has been provided and each PUD Development Plan must demonstrate that it complies with the overall mitigation plan. This requirement was accounted for in the Commission's review of the Development Plan on February 15, 2018.

2. **Grading & Storm Water Management:** 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 proposed stormwater management facilities for this project are depending on the proposed basin facility that is proposed with the Gray's Station Phase I Preliminary Plat.

## SUMMARY OF DISCUSSION

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

## COMMISSION ACTION:

Dory Briles made a motion 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. All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a Final C.O. may be issued.
3. The plat name shall be revised to "Gray's Station Plat 1."

Motion passed 9-0-1 (Greg Wattier abstained)

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

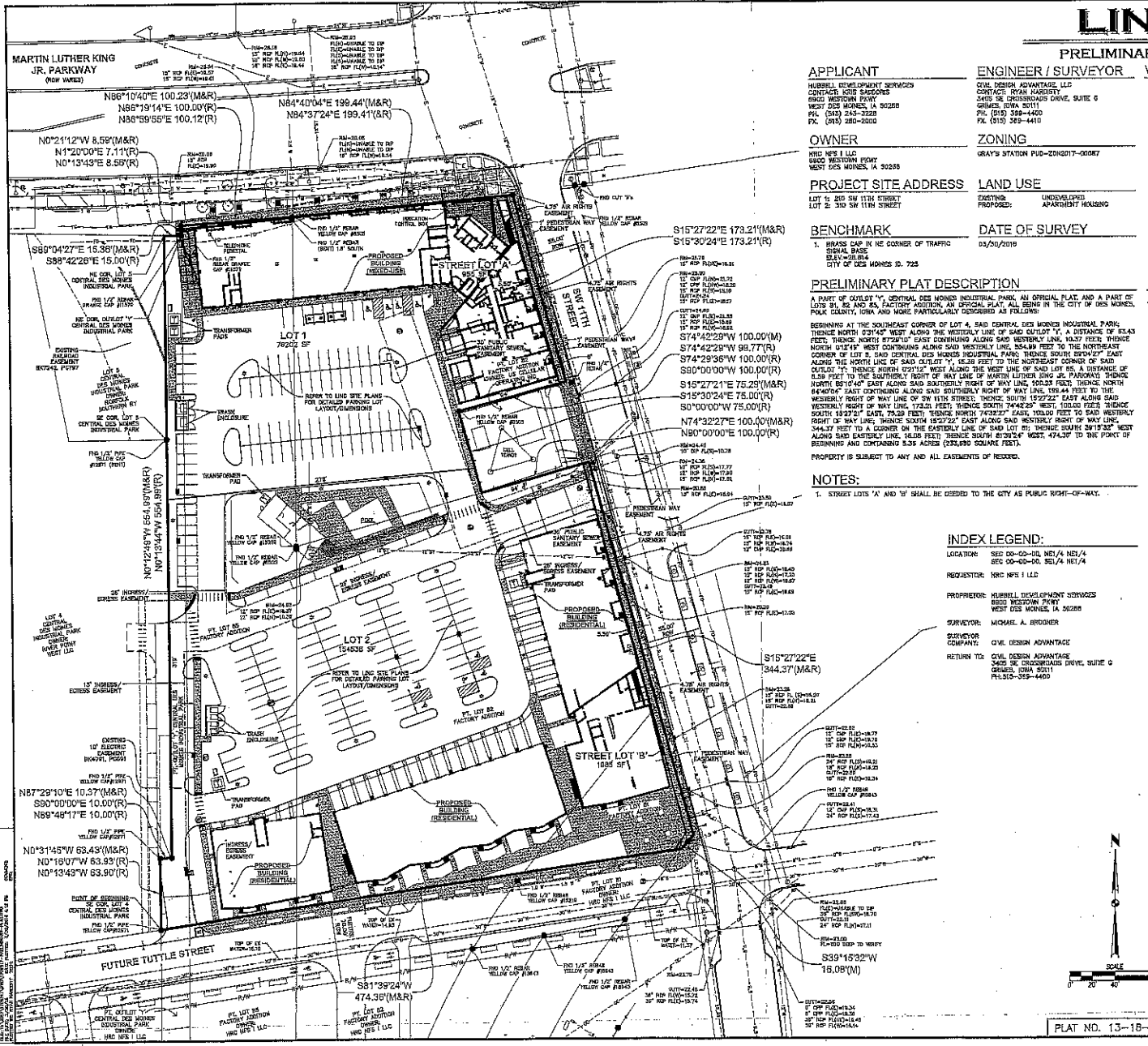
MGL:tjh  
Attachments



700

# LINC

## PRELIMINARY PLAT



**APPLICANT**  
HUBBELL DEVELOPMENT SERVICES  
CONTACT: KYLE SACCHOS  
3405 S.E. CROSSROADS DRIVE, SUITE G  
WEST DES MOINES, IA 50328  
PH: (515) 283-2000  
FX: (515) 283-2000

**ENGINEER / SURVEYOR**  
VICINITY MAP  
CONTACT: RYAN HANIGAN  
3405 S.E. CROSSROADS DRIVE, SUITE G  
WEST DES MOINES, IA 50328  
PH: (515) 283-4400  
FX: (515) 283-4410

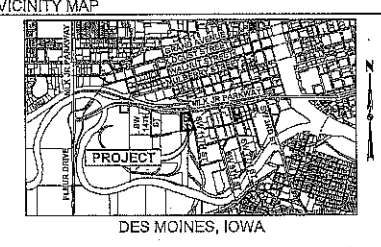
**OWNER**  
VHC WEST I LLC  
3405 WESTERN FRONT  
WEST DES MOINES, IA 50328

**PROJECT SITE ADDRESS**  
LOT 1: 310 SW 11TH STREET  
LOT 2: 310 SW 11TH STREET

**LAND USE**  
EXISTING: UNDEVELOPED  
PROPOSED: ADVANCED HOUSING

**BENCHMARK**  
1. BRASS CAP IN CORNER OF TRAFFIC SIGNAL BASE  
NAD 83  
CITY OF DES MOINES 10, 723

**DATE OF SURVEY**  
03/30/2019



**PRELIMINARY PLAT DESCRIPTION**  
A PART OF OUTLOT 'Y', CENTRAL DES MOINES INDUSTRIAL PARK, AN OFFICIAL PLAT, AND A PART OF LOTS 31, 32 AND 33, FACTORY ADDITION, AN OFFICIAL PLAT, ALL BEING IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE NORTH 03°14' WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 'Y', A DISTANCE OF 85.43 FEET; THENCE NORTH 87°20'10" EAST CONTINUING ALONG SAID WESTERLY LINE, 102.7 FEET; THENCE NORTH 01°14' WEST CONTINUING ALONG SAID WESTERLY LINE, 85.43 FEET TO THE NORTHEAST CORNER OF LOT 3, SAID CENTRAL DES MOINES INDUSTRIAL PARK; THENCE SOUTH 88°20'22" EAST ALONG THE NORTH LINE OF SAID OUTLOT 'Y', 15.58 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 'Y'; THENCE NORTH 02°11'22" WEST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 2.58 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Y'; THENCE SOUTH 88°10'40" EAST ALONG SAID SOUTHWEST CORNER OF SAID LOT 3, 100.23 FEET; THENCE NORTH 84°00'40" EAST CONTINUING ALONG SAID SOUTHWEST CORNER OF SAID LOT 3, 100.23 FEET TO THE WESTERLY RIGHT OF WAY LINE, 173.23 FEET; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 173.23 FEET; THENCE SOUTH 74°42'20" WEST, 100.00 FEET; THENCE SOUTH 15°27'22" EAST, 75.00 FEET; THENCE NORTH 74°00'00" EAST, 100.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 15°27'22" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 100.00 FEET TO A CORNER ON THE EASTERLY LINE OF SAID LOT 3; THENCE SOUTH 01°18' WEST ALONG SAID EASTERLY LINE, 14.00 FEET; THENCE SOUTH 83°32'4" WEST, 474.30' TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES (223,690 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**NOTES:**  
1. STREET LOTS 'X' AND 'Y' SHALL BE DECEDED TO THE CITY AS PUBLIC RIGHT-OF-WAY.

**GENERAL LEGEND**

| PROPOSED FEATURES            | EXISTING FEATURES         |
|------------------------------|---------------------------|
| TYPE 28-303 STORM INTAKE     | WATER VALVE BOX           |
| TYPE 28-303 STORM INTAKE     | FIRE HYDRANT              |
| TYPE 28-303 STORM INTAKE     | WATER CURB STOP           |
| TYPE 28-303 STORM INTAKE     | NULL                      |
| TYPE 28-313 STORM INTAKE     | STORM SEWER MANHOLE       |
| TYPE 28-313 STORM INTAKE     | STORM SEWER SHIELD INTAKE |
| TYPE 28-303 STORM MANHOLE    | FLARED END SECTION        |
| TYPE 28-303 STORM MANHOLE    | DECIDUOUS TREE            |
| TYPE 28-303 SANITARY MANHOLE | CONCRETE TREE             |
| STORM/SANITARY CLEANOUT      | DECIDUOUS SHRUB           |
| WATER VALVE                  | CONCRETE POWER POLE       |
| FIRE HYDRANT ASSEMBLY        | DAY INCHER                |
| SEW                          | STREET LIGHT              |
| DISCREET WARNING PANEL       | POWER POLE W/ TRANSFORMER |
| STORM SEWER                  | SANITARY SEWER WITH SIZE  |
| STORM SERVICE                | ELECTRIC BOX              |
| STORM SERVICE                | ELECTRIC TRANSFORMER      |
| WATERMAIN WITH SIZE          | ELECTRIC MANHOLE OR VAULT |
| WATER SERVICE                | WATER BOX                 |
| MANHOLE (FULL DEPTH)         | ELECTRIC JUNCTION BOX     |
| SILT FENCE                   | TELEPHONE MANHOLE/VAULT   |
|                              | TELEPHONE BOX             |
|                              | GAS VALVE BOX             |
|                              | CABLE TV ANTI-JAM BOX     |
|                              | CABLE TV MANHOLE/VAULT    |
|                              | MAIL BOX                  |
|                              | BROADCAST                 |
|                              | SOIL BORING               |
|                              | UNDERGROUND TV CABLE      |
|                              | GAS MAIN                  |
|                              | FOUR OPTIC                |
|                              | UNDERGROUND TELEPHONE     |
|                              | OVERHEAD ELECTRIC         |
|                              | UNDERGROUND ELECTRIC      |
|                              | FIELD TILE                |
|                              | SANITARY SEWER W/ SIZE    |
|                              | STORM SEWER W/ SIZE       |
|                              | WATER MAIN W/ SIZE        |

**SURVEY**

SECTION CORNER  
1/2" BEARS YELLOW CAP 15380  
(UNLESS OTHERWISE NOTED)

ROD MARKER  
8" OR 1" GALV.  
PLATED DISTANCE  
WARRANTED BEARING & DISTANCE  
RECORDED AS  
DEED DISTANCE  
CALCULATED DISTANCE  
CURVE AND CENTER  
MINIMUM 100 YEAR FLOOD  
PROTECTION ELEVATION  
CONTINUOUS  
SECTION LINE  
1/4 SECTION LINE  
EASEMENT LINE  
LOT LINE  
PLAT BOUNDARY

**INDEX LEGEND:**

LOCATION: SEC 00-00-00, NE1/4, NE1/4  
SEC 00-00-00, SE1/4, NE1/4

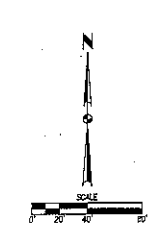
REGISTERED: HRS NE3 I LLD

PROPRIETOR: HUBBELL DEVELOPMENT SERVICES  
3405 WESTERN FRONT  
WEST DES MOINES, IA 50328

SURVEYOR: MICHAEL A. BRIDGER

SUCCESSOR COMPANY: CIVIL DESIGN ADVANTAGE  
3405 S.E. CROSSROADS DRIVE, SUITE G  
DES MOINES, IOWA 50328  
PHONE: 515-283-4400

RETURN TO: CIVIL DESIGN ADVANTAGE  
3405 S.E. CROSSROADS DRIVE, SUITE G  
DES MOINES, IOWA 50328  
PHONE: 515-283-4400



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 03/30/2019

THIS SHEET

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT I AM A duly LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 03/30/2019

THIS SHEET

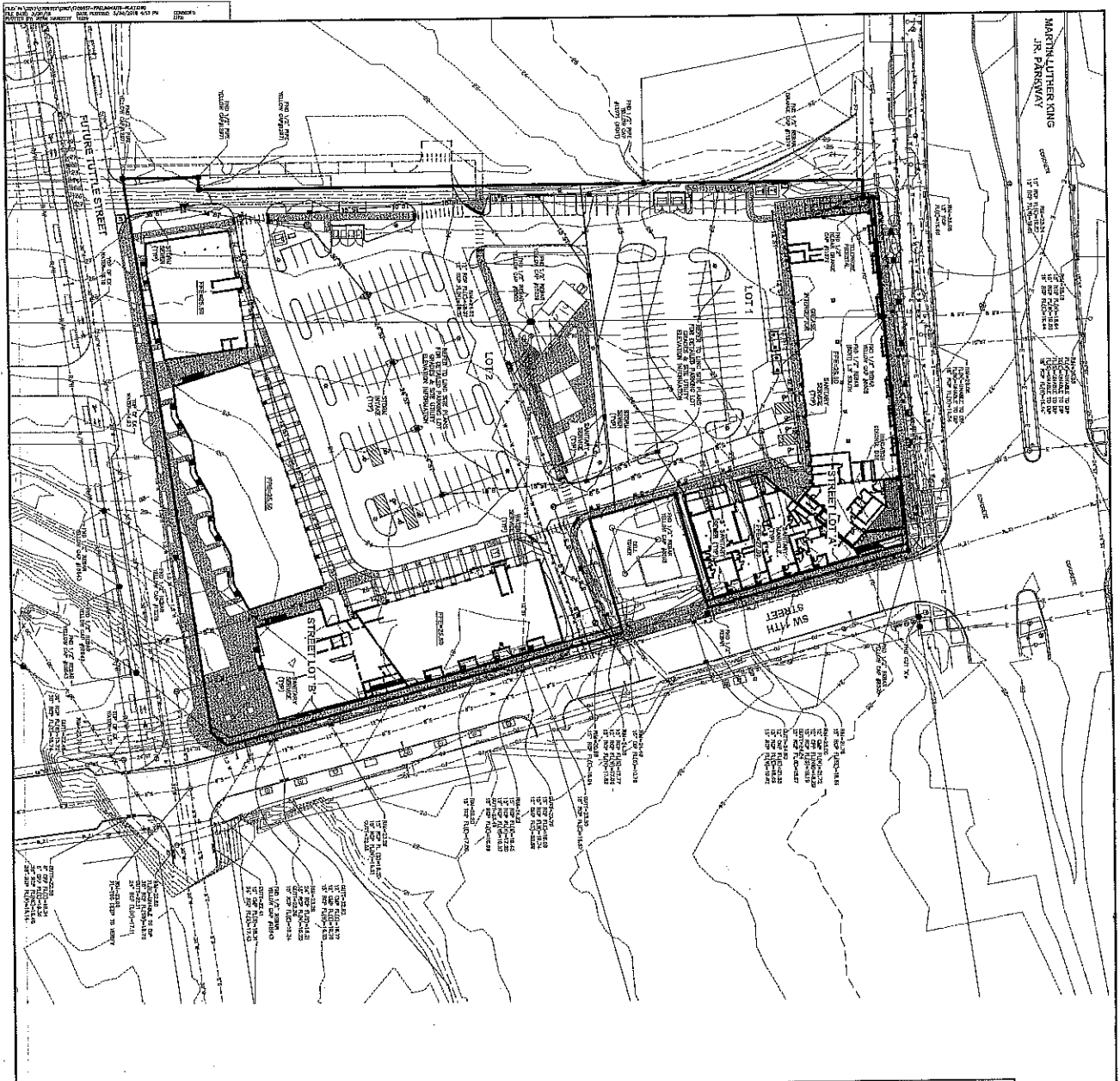
**LINC**  
PRELIMINARY PLAT

3405 S.E. CROSSROADS DRIVE, SUITE G  
DES MOINES, IOWA  
PHONE: (515) 283-4400 FAX: (515) 283-4410

TECH: ENGINEER/RAH

PLAT NO. 13-18-133

1/2  
1709.617



# LINC

## PRELIMINARY PLAT

**GLAY'S STATION - TREE MITIGATION CALCULATIONS**

PHASE 1  
March 7, 2018

Total Tree Mitigation Required (per 2020/2021 schedule) = 387 Trees Total

Residual Tree Mitigation Credit Calculation:  
 Required (from schedule) = 433 Trees  
 Remaining (from 2017 schedule) = 45 Trees

| Area #      | Area % | 180 Year | Projected | Difference |
|-------------|--------|----------|-----------|------------|
| LINC        | 6.6    | 5,106    | 26        | 5,080      |
| PLAT        | 11.9   | 9,206    | 27        | 9,179      |
| Future Plat | 4.3    | 3,288    | 24        | 3,264      |
| TOTAL       | 12.8   | 17,600   | 77        | 17,523     |

Total Trees Required in future phases = 310

\* Future phase requirements to remain here for safety of calculation, but the actual amounting from mitigation equipment is to be determined upon project completion of future phases.

