



Date October 8, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF PRELIMINARY PLAT "SHERMAN FLATS PLAT 1" FOR PROPERTY LOCATED AT 610 16TH STREET, 1613 HIGH STREET AND 1619 HIGH STREET

WHEREAS, on September 20, 2018, the City of Des Moines Plan and Zoning Commission voted 13-0 to APPROVE a request from Christensen Development 1, LLC (owner), represented by Jake Christensen (officer), for a Preliminary Plat "Sherman Flats Plat 1" for property located at 610 16th Street, 1613 High Street and 1619 High Street, to allow subdivision into six lots for single-family residential dwellings, subject to the conditions of (1) compliance with all administrative review comments of the City's Permit and Development Center, and (2) compliance with Zoning Board of Adjustment Docket No. ZON2018-00130; 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

(13-2019-1.09)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

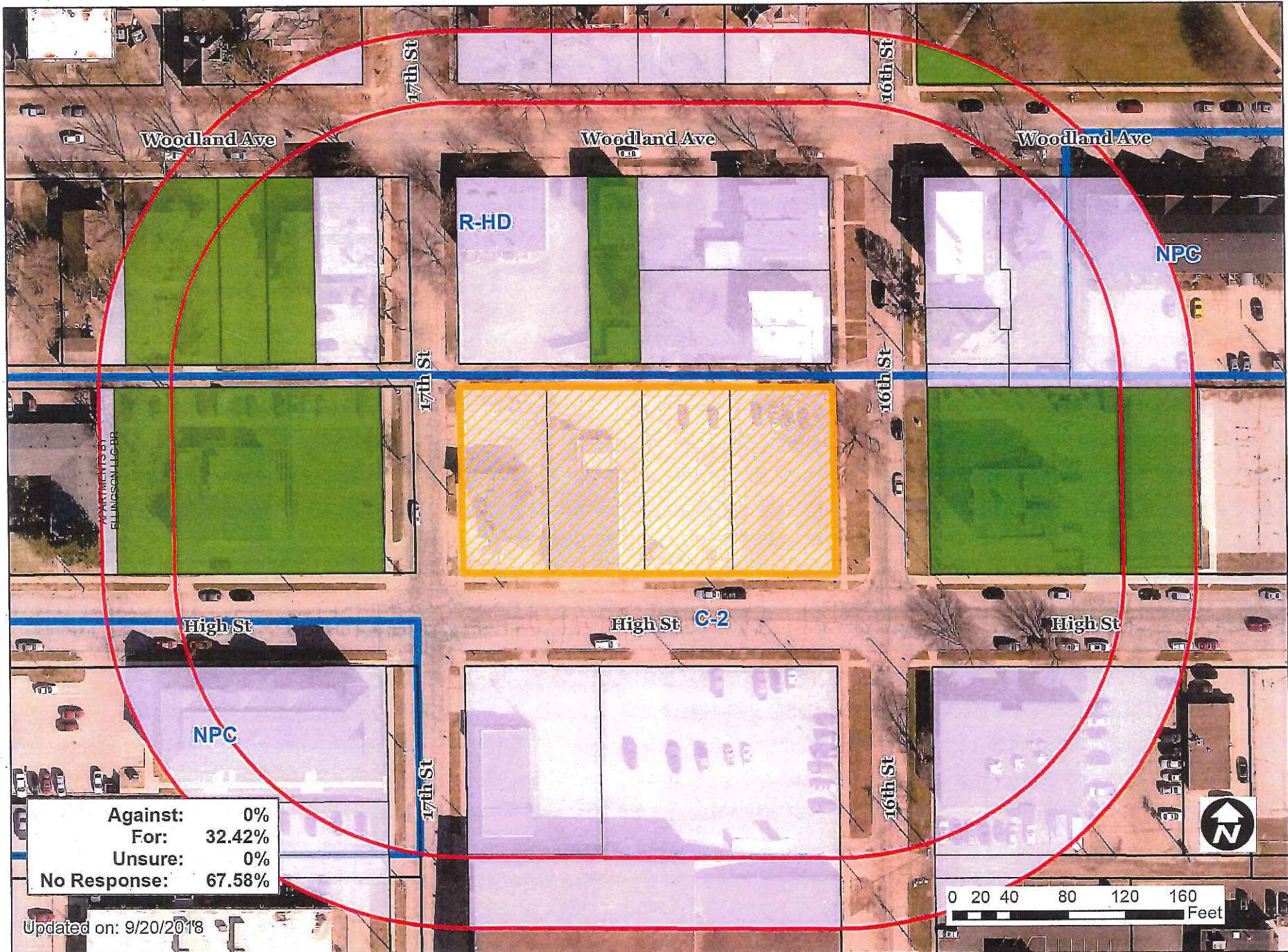
Mayor

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



Against:	0%
For:	32.42%
Unsure:	0%
No Response:	67.58%

Updated on: 9/20/2018

12

1 inch = 89 feet

Date October 8, 2018
 Agenda Item 12
 Roll Call # _____

October 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 September 20, 2018, the following action was taken regarding a request from Christensen Development 1, LLC (owner) represented by Jake Christensen (officer) for review and approval of a Preliminary Plat "Sherman Flats Plat 1" on property located at 610 16th Street, 1613 High Street and 1619 High Street, to allow subdivision into six (6) lots for single-family residential dwellings.

COMMISSION ACTION:

After public hearing, the members voted 13-0 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 resubmitted Preliminary Plat, subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. Compliance with Zoning Board of Adjustment Docket No. ZON2018-00130.

(13-2019-1.09)

Written Responses

8 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 City's Permit and Development Center.
2. Compliance with Zoning Board of Adjustment Docket No. ZON2018-00130.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject Preliminary Plat would allow the subdivision of the four existing parcels into 6 parcels for single-family residential dwellings.
2. **Size of Site:** 34,056 square feet (0.782 acres)
3. **Existing Zoning (site):** "C-2" General Retail and Highway Oriented Commercial District, "GGP" Gambling Games Prohibition, "D-O" Downtown Overlay District, and "FSO" Freestanding Signs Overlay District.
4. **Existing Land Use (site):** Single-family dwelling, warehouse, and parking lot.
5. **Adjacent Land Use and Zoning:**
North – "R-HD"; Uses are single-family dwellings, multiple-family dwellings, and restaurant tavern.
South – "C-2"; Uses are an auto showroom sales building and parking lot.
East – "C-2"; Uses are office and multiple-family dwellings.
West – "C-2" and "NPC"; Uses are office and multiple-family dwelling.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the north side of High Street between 16th Street and 17th Street. The area consists of neighborhood commercial uses, office uses, multiple-family residential uses, and single-family dwellings.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Sherman Hill neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on August 31, 2018. Additionally, separate notifications of the hearing for this specific item were mailed on September 10, 2018 (at least 10 days prior to the scheduled hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on September 14, 2018.

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 Sherman Hill Neighborhood Association notices were mailed to David Schlarman, 1503 Center Street, Des Moines, IA 50314.

8. Relevant Zoning History: On July 25, 2018, by Docket No. ZON2018-00130, the Zoning Board of Adjustment granted the appeals for an Exception to the design guidelines that requires the main part of a single-family dwelling to have a minimum roof pitch of 3:12 and a roof overhang around the entire perimeter, an Exception of up to 12.5 feet less than the minimum required 25-foot front yard setback along High Street, a Variance of up to 21.5 feet less than the minimum required 25-foot front yard setback along both 16th Street and 17th Street, as required for the dwellings, garages, and solid fences over 3 feet in height, an Exception of 1.5 feet less than the minimum 5-foot side yard setback required for a single-family dwelling, and an Exception of 3 feet less than the minimum 10 feet of total side yard setback required for a single-family dwelling, to allow reconfiguration of four (4) existing parcels as six (6) lots, each measuring 43 feet wide by 132 feet deep (5,676 square feet) for development of single-family dwellings. The relief was approved subject to the following conditions:

1. Construction of any dwelling or garage shall be in substantial compliance with the submitted building designs, site sketch and identified building materials to the satisfaction of the Planning Administrator.
2. Full dimension brick shall be used where brick is specified as a building material on the submitted design information.
3. Corner units shall have an entry presence to the side streets in addition to High Street to the satisfaction of the Planning Administrator. This may consist of a second set of steps to a front porch, a corner entrance or other comparable technique.
4. Each dwelling unit shall have an attached or detached garage in the rear yard with a paved driveway as illustrated by the submitted design information to the satisfaction of the Planning Administrator.
5. Any building or site improvement constructed shall be in compliance with all applicable Site Plan policies.
6. Any buildings constructed shall be in compliance with all applicable Building and Fire Codes, with issuance of all necessary permits by the Permit and Development Center.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: Downtown Mixed Use.

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. **Site Plan and Elevations:** Staff notes that the existing site plan and elevations do not show entrance features on both the front and side streets of the east and west corner units. Compliance with the July 25, 2018 Zoning Board of Adjustment Decision and Order requires "corner units [to] have an entry presence to the side streets in addition to High Street to the satisfaction of the Planning Administrator. This may consist of a second set of steps to a front porch, a corner entrance or other comparable technique."
2. **Natural Site Features:** Development of the site must be in compliance with the City's Tree Removal and Mitigation Ordinance (Section 42-550 of the City Code). The applicant is required to demonstrate compliance with the City's Tree Removal and Mitigation Ordinance requirements to the satisfaction of the City's Permit and Development Center.
3. **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.
4. **Parking:** Access to the proposed 6 lots would be from the alley north of the properties. The site plan indicates that the alley would be improved. Staff notes that all proposed single-family dwelling units are proposed to have 3 car garages accessed from the alley.
5. **Utilities:** There is a Des Moines Water Works public water main available in High Street and a feeder main in 17th Street. There is public sanitary sewer in High Street.

SUMMARY OF DISCUSSION

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

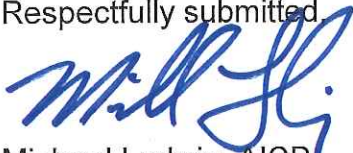
COMMISSION ACTION:

Mike Simonson made a motion for approval of the submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the City's Permit and Development Center.
2. Compliance with Zoning Board of Adjustment Docket No. ZON2018-00130.

Motion passed 13-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

Christensen Development 1, LLC (owner) represented by Jake Christensen (officer) for on property located at 610 16th Street, 1613 High Street and 1619 High Street.				File #	
				13-2019-1.09	
Description of Action	Review and approval of a Preliminary Plat "Sherman Flats Plat 1" to allow subdivision into six (6) lots for single-family residential dwellings.				
PlanDSM Future Land Use	Current: Downtown Mixed-Use and Sherman Hill Neighborhood Plan. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"C-2" General Retail and Highway-Oriented Commercial District, "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	8	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council		Yes
	Denial				No X

Christensen Dev. 1, LLC, Sherman Flats Plat 1, 610 16th St., 1613 High St., & 1619 High St. 13-2019-1.09



1 inch = 89 feet

21

Item 13-2019-1.09 Date 9/14/18

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

(Circle One) **RECEIVED**
COMMUNITY DEVELOPMENT
Print Name Ashley Scheick
Signature [Signature]
Address 1614 Woodland Ave
Des Moines IA 50309

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

Scared for the new development to occur
at the proposed site - a ^{will be an} definitely improvement
from the unfinished, usability looking
properties + parking, currently
located on the property.

Item 13-2019-1.09 Date 9-20-18

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

(Circle One) **RECEIVED**
COMMUNITY DEVELOPMENT
Print Name Steven G. Jacobs
Signature [Signature]
Address BU Advisers 1707 High St.
(property just west of subject)

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

I am in favor of the project, but
want to make sure a 4 way stop
is installed @ 17th + High. Given
how close the structures + trees are
to the street visibility w/b limited.

Item 13-2019-1.09

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

(Circle One) **RECEIVED**
COMMUNITY DEVELOPMENT
Print Name Mike Christensen
Signature [Signature]
Address 215 E 3rd St Ste 300

Date 9/17/18
SUBJECT PROJECT

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

Vertical lines for handwritten notes.

Item 13-2019-1.09 Date 9-15-18

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
Print Name Larry Watkins
Signature [Signature]
Address 1706 Woodland
SEP 17 2018

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

13-2019-1.09

RECEIVED

Item _____ Date COMMUNITY DEVELOPMENT

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

SEP 19 2018

(Circle One)

Print Name Trevor Williams
Signature [Signature]
Address 1716 Woodland AVE.
17th AND HIGH

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

THERE MUST BE STOP SIGN
Installed East and West Bound
to make A FOUR WAY STOP.
TOO MANY ACCIDENTS AS IT IS

21

Item 13-2019-1.09

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

Date 9/14/18

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Robert Warren
Signature [Signature]
Address 1501 Woodland Ave

SEP 19 2018

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

No objections to improving
an empty lot.
[Signature]

13-2019-1.09

Item

Date 9/17/18

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

(Circle One)

RECEIVED

Print Name Ryan Galloway

COMMUNITY DEVELOPMENT

Signature *Ryan Galloway*

SEP 20 2018

Address 611 16th St., DSM (Murillo Flats LLC)

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

I own the property across the street and lived in the building until recently, the area is in desperate need of a housing project like this as there are far too many empty parking lots on High St between 15th & 17th streets. This will be great for the neighborhood!

13-2019-1.09

Item _____

Date

9/14/18

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

(Circle One)

CHESNUT INVESTMENTS, LLC

Print Name

Edward Massman

Signature

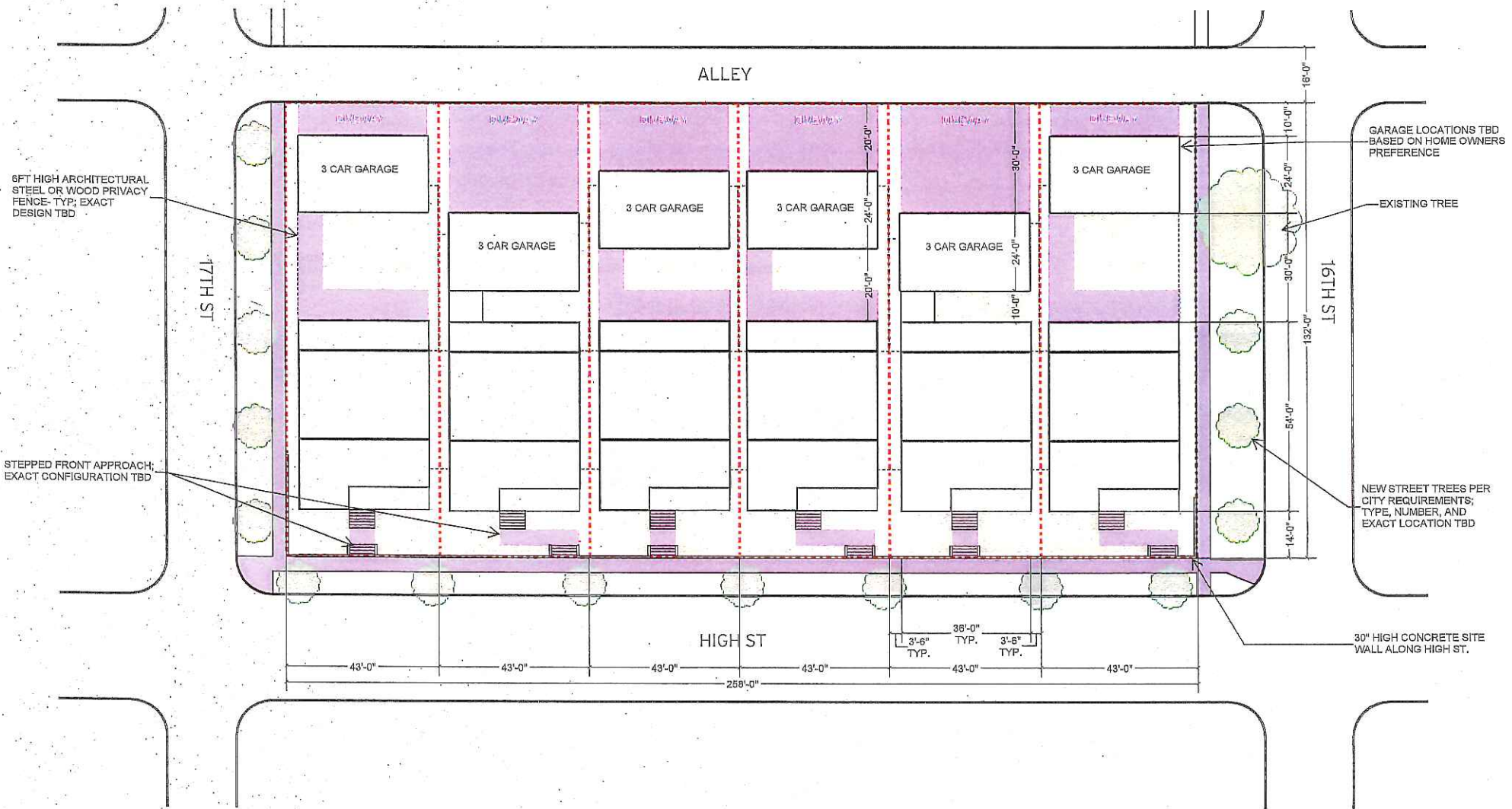
[Handwritten Signature]

Address

1525 HIGH STREET

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

NO OBJECTION SO LONG AS
THIS OWNER DOES NOT OBJECT
TO REDEVELOPING OUR PROPERTY AT
1525 HIGH STREET AS A BAR
IN THE FUTURE



NEUMANN MONSON ARCHITECTS

CHRISTENSEN HOMES
 17.114
 06.28.2018
 ZONING BOARD OF ADJUSTMENT

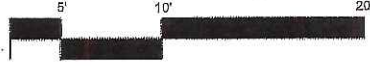
SITE PLAN



ITEM #1 12



- MATERIAL A - 1ST STORY PRIMARY FACADES: BRICK - RED OR DARK GRAY IN COLOR
- MATERIAL B - 2ND STORY PRIMARY FACADES: BRICK - RED OR DARK GRAY IN COLOR, METAL PANEL, CORTEN METAL PANEL, CHARRED WOOD SIDING
- MATERIAL C - FACADES BETWEEN HOUSES: HARDIE BOARD SIDING, METAL SIDING, WOOD SIDING
- MATERIAL D - DECK FRAMING: METAL
- GUARDRAIL MATERIAL: GLASS, METAL PLATE - SOLID OR PERFORATED, METAL BALUSTER RAILS
- FRONT STAIR MATERIAL: CONCRETE, WOOD, OR METAL
- PRIVACY FENCE MATERIAL: METAL OR WOOD
- GARAGE MATERIAL: BRICK - RED OR DARK GRAY IN COLOR, METAL PANEL, CORTEN METAL PANEL, CHARRED WOOD SIDING, HARDIE SIDING (NON PRIMARY FACADES)
- FOUNDATION/BASEMENT MATERIAL: CONCRETE



NEUMANN MONSON ARCHITECTS

EAST ELEVATION

CHRISTENSEN HOMES
 17.114
 06.20.2018
 ZONING BOARD OF ADJUSTMENT

12

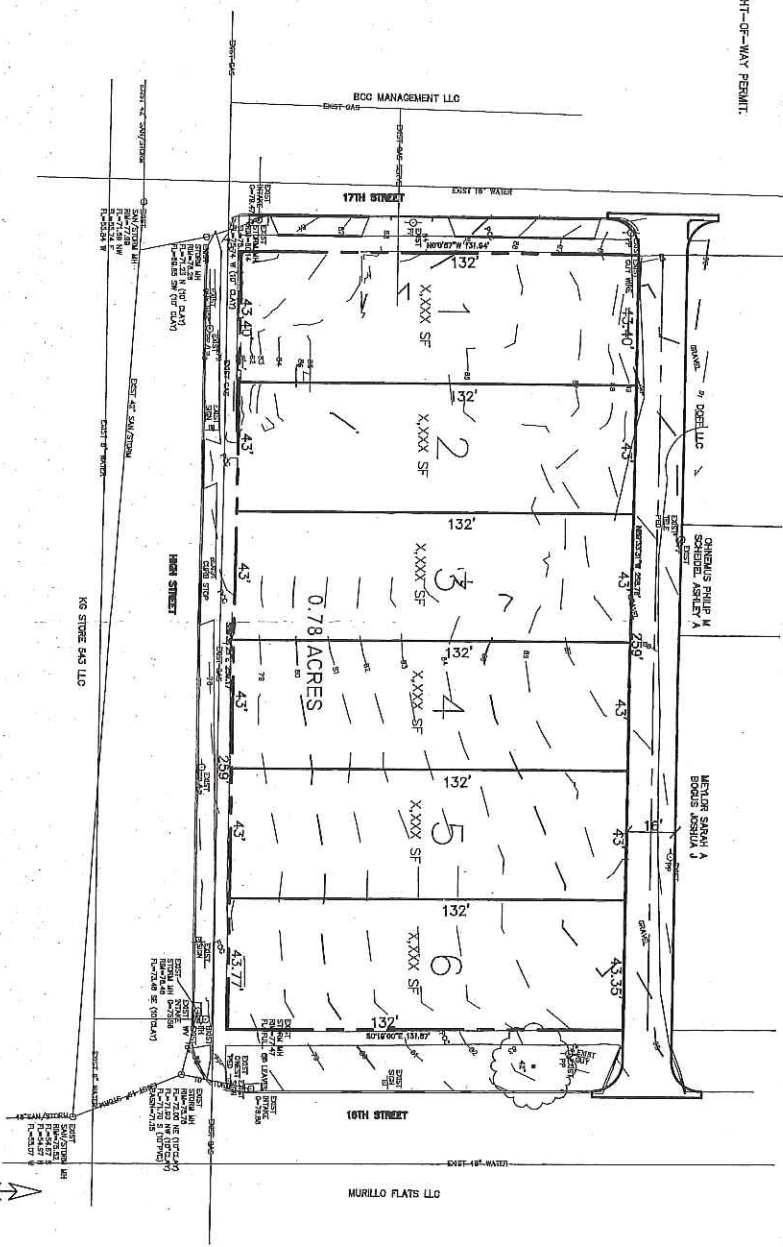
NOTES:
 LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES SHOWN ON THIS PLAN.

LEGAL DESCRIPTION:
 LOT 9 OF THE PURSLEY ESTATE, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, CONTAINING 34,120 SQUARE FEET

ZONING:
 C-2 (GENERAL RETAIL AND HIGHWAY ORIENTED COMMERCIAL DISTRICT)

NOTES:
 ALL WORK IN CITY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.
 0.78 ACRES

PREPARED FOR/OWNER:
 DEVELOPMENT 1 LLC
 215 PLEASANT ST
 DES MOINES, IA 50309-9807



ERG
 Engineering Resource Group, Inc.
 Engineers and Surveyors
 8415 GRAND AVENUE
 DES MOINES, IOWA 50312
 (515) 288-4888

1619 17TH STREET - PRELIMINARY PLAT

NO.	REVISION	DATE	BY	FOR	LOCATION	SCALE:	DESIGNED BY:	DRAWN BY:
						1" = 40'	DJS	TEB
						DWG: 18-014TOPD	CHECKED BY: DJS	DATE: 07/31/18
						FIELD BOOK:	SHEET 1 OF 1	FILE NO: 18-014

ITEM #1

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