



Date November 5, 2018

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "DZ INDUSTRIAL PLAT 1" ON PROPERTY LOCATED AT 764 NORTHEAST 47TH PLACE

WHEREAS, on October 18, 2018, the City of Des Moines Plan and Zoning Commission voted 8-0 for APPROVAL of a Preliminary Plat "DZ Industrial Plat 1" on property located at 764 Northeast 47th Place, 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 separate parcels for industrial development, subject to compliance with all administrative review comments by the City's Permit and Development Center; and

WHEREAS, the Plan and Zoning Commission and the Community Development Department recommend that the City waive its right to review the Final Plat "DZ Industrial Plat 1" 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 "DZ Industrial Plat 1".

MOVED by _____ to adopt.

FORM APPROVED:

Glenna K. Frank (handwritten signature)

Glenna K. Frank
Assistant City Attorney

(13-2019-1.14)

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



Date November 5, 2018
 Agenda Item 18
 Roll Call # _____

October 31, 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 October 18, 2018, the following action was taken regarding a request from DZ Investments, LLC (owner) represented by Derek Temple (officer) for review and approval of a Preliminary Plat "DZ Industrial Plat 1" on property located at 764 Northeast 47th Place, in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow property to be divided into two parcels for industrial development.

COMMISSION ACTION:

After public hearing, the members voted 8-0 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 "DZ Investments Plat 1", subject to compliance with all comments of the administrative review by the Permit and Development Center. The Commission further recommended that the City Council waive their review of any Final Subdivision Plat.

(13-2019-1.14)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested Preliminary Plat for "DZ Investments Plat 1", subject to compliance with all comments of the administrative review by the Permit and Development Center.

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 owner is seeking to subdivide the property into two separate parcels for industrial development. The property is within unincorporated Polk County.

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.

2. **Size of Site:** 1.96 acres (85,377 square feet).
3. **Existing Zoning (site):** "MU" Mixed Use District (Polk County).
4. **Existing Land Use (site):** The eastern portion of the property contains a newly constructed office and warehouse building, a paved driveway, and a paved parking lot. The western portion of the property is developed with an older warehouse building, but is otherwise undeveloped.
5. **Adjacent Land Use and Zoning:**
 - North** – "MU" Mixed Use District (Polk County), Use is vacant land.
 - South** – "MU" Mixed Use District (Polk County), Uses are single-family dwellings and warehousing.
 - East** – "MU" Mixed Use District (Polk County), Use is warehousing.
 - West** – "MU" Mixed Use District (Polk County), Uses are single-family dwellings and vacant land.
6. **General Neighborhood/Area Land Uses:** The subject property is located in the unincorporated area of Polk County in Saylor Township between Des Moines and Ankeny. The area consists of commercial uses, warehousing, office uses, and single-family dwellings.
7. **Applicable Recognized Neighborhood(s):** While the subject property is located in the unincorporated area of Polk County in Saylor Township, it is within 250 feet of the Highland Park Neighborhood Association within Des Moines. All recognized

neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on September 28, 2018. Additionally, notifications of the hearing for this specific item were mailed on October 5, 2018 (13 days prior to the hearing) 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 meeting was mailed to all recognized neighborhood associations on October 12, 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 Highland Park Neighborhood Association notices were mailed to Drew Kelso, 815 East Seneca Avenue, Des Moines, IA 50316.

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 Mixed Use.

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. Utilities:** Des Moines Water Works access is available via Northeast 47th Place. The plat indicates the proposed lots would utilize private sanitary sewer in the front yard setback. An existing Polk County regional detention basin is located to the north of the property.
- 2. Traffic/Street System:** Both parcels would have public street frontage along Northeast 47th Place. The proposed lot division would result in two new drive approaches from the roadway.
- 3. Drainage/Grading:** The subject property generally drains to the northern and southern portions of the property. An existing Polk County regional detention basin is located to the north of the property. There are easements for the basin at the north edge of the plat. With any future redevelopment, Polk County will have enforcement of drainage and

storm water management under site plan development standards within their adopted Ordinances and standards. The plat indicates connection to the Polk County public storm sewer to the northwest.

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 for approval of the requested Preliminary Plat for "DZ Investments Plat 1", subject to compliance with all comments of the administrative review by the Permit and Development Center.

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

Motion passed 8-0

Respectfully submitted



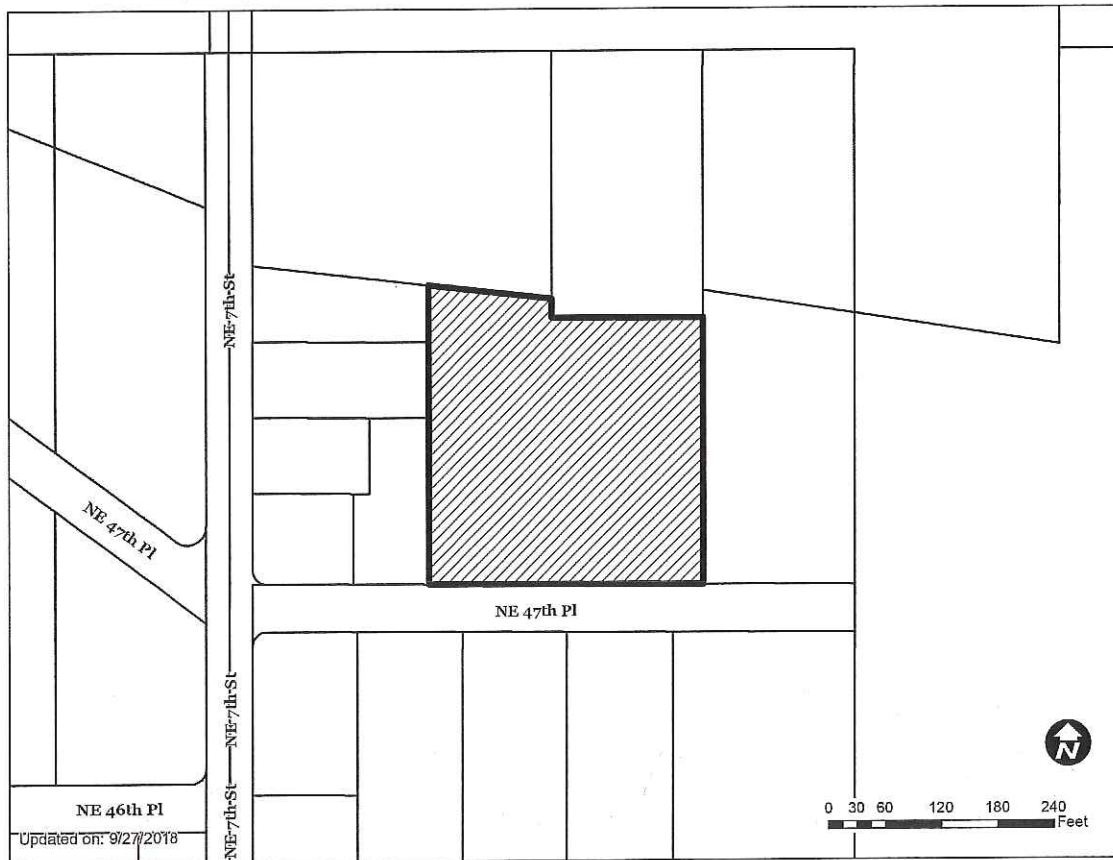
Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

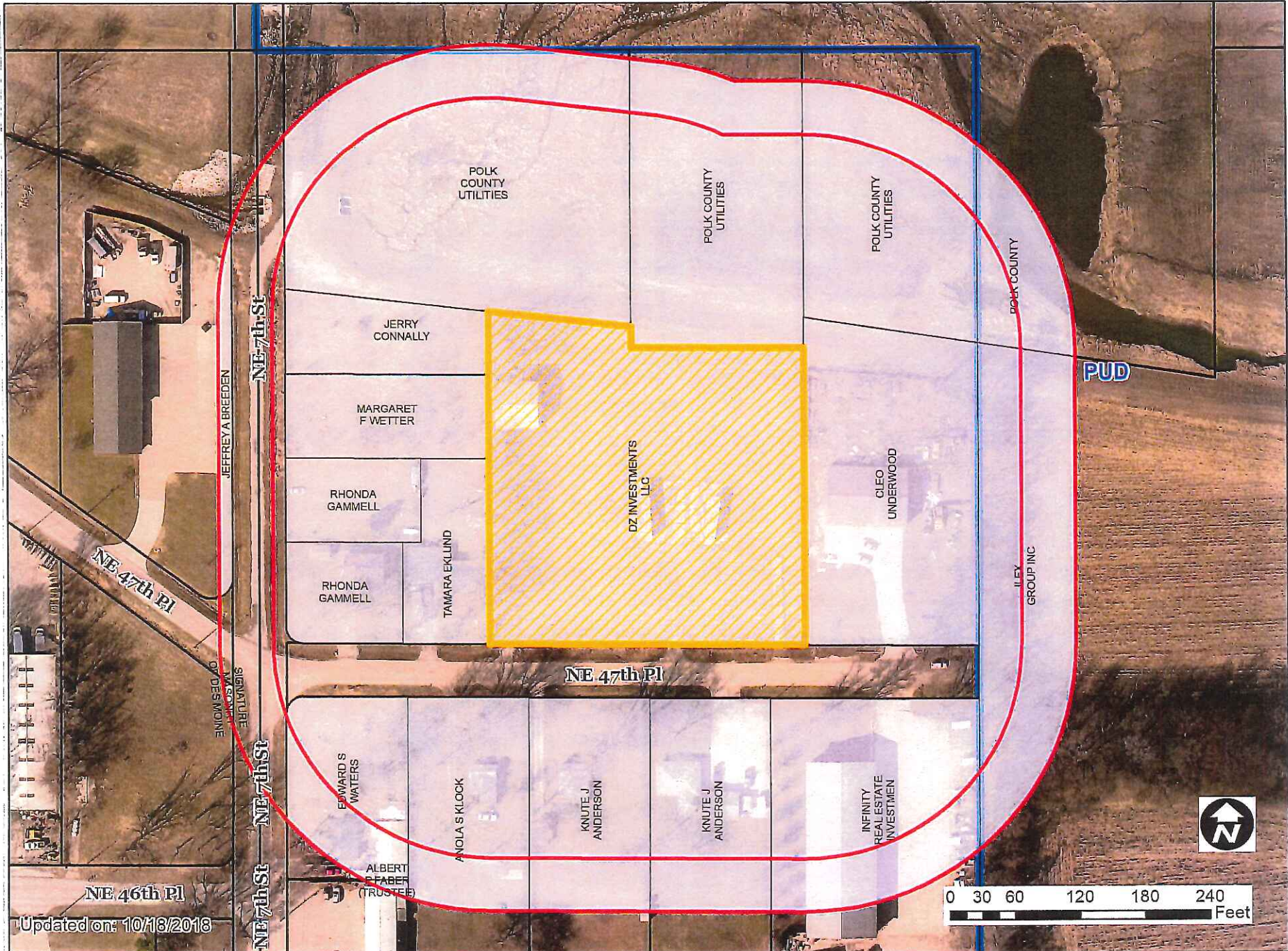
DZ Investments, LLC (owner) represented by Derek Temple (officer) on property located at 764 Northeast 47th Place, in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow property to be divided into two parcels for industrial development.				File # 13-2019-1.14	
Description of Action		Review and approval of a Preliminary Plat "DZ Industrial Plat 1" to allow property to be divided into two parcels for industrial development.			
PlanDSM Future Land Use		Current: N/A. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan		No planned improvements.			
Current Zoning District		"MU" Mixed Use District (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	
		Denial		Yes	
				No	X

DZ Investments, LLC, DZ Industrial Plat 1, 764 Northeast 47th Place

13-2019-1.14



1 inch = 119 feet



Updated on: 10/18/2018

1 inch = 119 feet

DZ INDUSTRIAL PLAT 1

PRELIMINARY PLAT - 2018

LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	—+—+—+—	—+—+—+—
Fence (Chain Link)	—+—+—+—	—+—+—+—
Fence (Wood)	—+—+—+—	—+—+—+—
Fence (SLU)	—+—+—+—	—+—+—+—
Tree Line	—+—+—+—	—+—+—+—
Tree Stump	—+—+—+—	—+—+—+—
Deciduous Tree or Shrub	—+—+—+—	—+—+—+—
Coniferous Tree or Shrub	—+—+—+—	—+—+—+—
Communication	—+—+—+—	—+—+—+—
Overhead Communication	—+—+—+—	—+—+—+—
Fiber Optic	—+—+—+—	—+—+—+—
Underground Electric	—+—+—+—	—+—+—+—
Overhead Electric	—+—+—+—	—+—+—+—
Gas Main with Size	—+—+—+—	—+—+—+—
High Pressure Gas Main with Size	—+—+—+—	—+—+—+—
Water Main with Size	—+—+—+—	—+—+—+—
Sanitary Sewer with Size	—+—+—+—	—+—+—+—
Duct Bank	—+—+—+—	—+—+—+—
Test Hole Location for SUE w/D	—+—+—+—	—+—+—+—

MAPPED UTILITIES

C1D1 - Century Link
 C2D1 - Iowa Network Services
 C1D2 - Consumers Energy
 G2D1 - Mid American Energy
 W1D1 - Des Moines Water Works
 CE - Mid American Energy Overhead Electric
 E1D1 - Mid American Energy Underground Electric

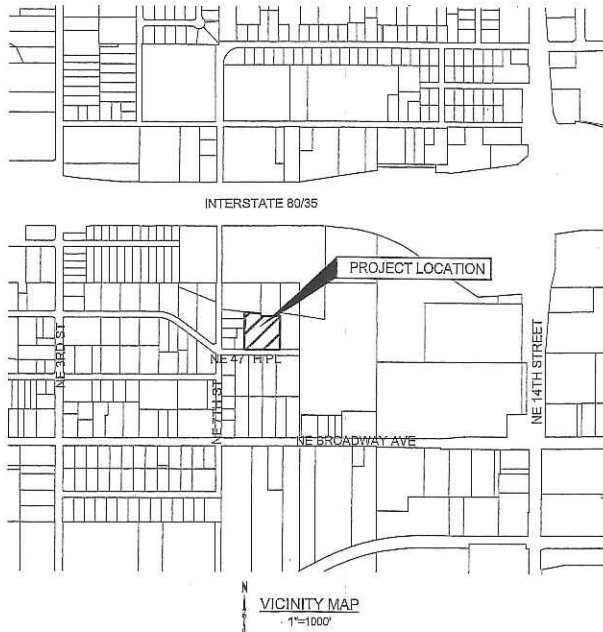
(*) Denotes the survey quality service level for utilities

Sanitary Manhole

Symbol	12" ST	18" ST
Storm Sewer with Size	—+—+—+—	—+—+—+—
Storm Manhole	—+—+—+—	—+—+—+—
Single Storm Sewer Intake	—+—+—+—	—+—+—+—
Double Storm Sewer Intake	—+—+—+—	—+—+—+—
Fire Hydrant	—+—+—+—	—+—+—+—
Fire Hydrant on Building	—+—+—+—	—+—+—+—
Water Main Valve	—+—+—+—	—+—+—+—
Water Service Valve	—+—+—+—	—+—+—+—
Well	—+—+—+—	—+—+—+—
Utility Pole	—+—+—+—	—+—+—+—
Cuy Anchor	—+—+—+—	—+—+—+—
Utility Pole with Light	—+—+—+—	—+—+—+—
Utility Pole with Transformer	—+—+—+—	—+—+—+—
Street Light	—+—+—+—	—+—+—+—
Yard Light	—+—+—+—	—+—+—+—
Electric Box	—+—+—+—	—+—+—+—
Electric Transformer	—+—+—+—	—+—+—+—
Communication Pedestal	—+—+—+—	—+—+—+—
Communication Manhole	—+—+—+—	—+—+—+—
Communication Handhole	—+—+—+—	—+—+—+—
Fiber Optic Manhole	—+—+—+—	—+—+—+—
Fiber Optic Handhole	—+—+—+—	—+—+—+—
Gas Valve	—+—+—+—	—+—+—+—
Gas Manhole	—+—+—+—	—+—+—+—
Gas Appurtenance	—+—+—+—	—+—+—+—
Fence Post or Guard Post	—+—+—+—	—+—+—+—
Underground Storage Tank	—+—+—+—	—+—+—+—
Above Ground Storage Tank	—+—+—+—	—+—+—+—
Sign	—+—+—+—	—+—+—+—
Satellite Dish	—+—+—+—	—+—+—+—
Mailbox	—+—+—+—	—+—+—+—
Soil Boring	—+—+—+—	—+—+—+—

Survey

Symbol	Found	Set
Section Corner	—+—+—+—	—+—+—+—
1/2" Rebar, 5/8"	—+—+—+—	—+—+—+—
(Unless Otherwise Noted)	—+—+—+—	—+—+—+—
SDW Marker	—+—+—+—	—+—+—+—
RDW Nail	—+—+—+—	—+—+—+—
Control Point	—+—+—+—	—+—+—+—
Bench Mark	—+—+—+—	—+—+—+—
Plotted Distances	—+—+—+—	—+—+—+—
Measured Searing & Distance	—+—+—+—	—+—+—+—
Recorded As	—+—+—+—	—+—+—+—
Dead Distance	—+—+—+—	—+—+—+—
Calculated Distance	—+—+—+—	—+—+—+—
Minimum Protection Elevation	—+—+—+—	—+—+—+—
Centerline	—+—+—+—	—+—+—+—
Section Line	—+—+—+—	—+—+—+—
1/4 Section Line	—+—+—+—	—+—+—+—
1/4 Section Line	—+—+—+—	—+—+—+—
Easement Line	—+—+—+—	—+—+—+—



NOTES

- IF THIS AREA IS ANNEXED BY THE CITY OF DES MOINES, THE OWNERS OF THE LOTS ARE HEREBY NOTIFIED THAT THEY WILL BE RESPONSIBLE FOR STREET LIGHT INSTALLATION AS PER MUNICIPAL STANDARDS.
- POLK COUNTY DOES NOT REQUIRE OR ISSUE PERMITS FOR SIDEWALKS AND DOES NOT ACCEPT THE LIABILITY AND/OR RESPONSIBILITY FOR CONSTRUCTION, PLACEMENT, REPAIR, OR MAINTENANCE THEREOF OF ANY STREET SIDEWALK INSTALLED IN THE PLAT BY ANY OWNER.
- SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE INDIVIDUAL LOT OWNER.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- IT SHALL BE THE DEVELOPERS RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AS REQUIRED FOR THIS PROJECT.
- ALL MANHOLE LOCATED IN POLK COUNTY ROAD RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- WATER SERVICE TO THE SUBDIVISION SHALL BE PROVIDED BY DES MOINES WATER WORKS WATER MAINS. ALL WATER INSTALLATION TO BE IN ACCORDANCE WITH WATER SERVICE RULES AND REGULATIONS.
- WASTEWATER TREATMENT WILL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT SYSTEMS.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- ON-SITE STORMWATER DETENTION WILL NOT BE REQUIRED ON LOTS 1 AND 2 IF STORMWATER IS CONVEYED DIRECTLY INTO THE POLK COUNTY DRAINAGE DISTRICT NO. 51 OUTLET DITCH.
- THE OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR MAINTAINING THE SHARED PRIVATE STORM SEWER LOCATED ALONG THE COMMON LOT LINE AND WITHIN THE POLK COUNTY DRAINAGE DISTRICT AND LEVEE EASEMENT ON THE ADJACENT NORTH POLK COUNTY PROPERTY.
- THE FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7 SECTION 4, "NATURAL RESOURCE PROTECTION WOODLANDS" OF THE POLK COUNTY ZONING CODE, WHICH PRESERVES WOODER AREAS OF THE PROPERTY.

POLK COUNTY DRAINAGE DISTRICT NO. 51 ORIGINAL ASSESSMENT APPORTIONMENT (MAIN DITCH)	
LOT 1	\$249.38
LOT 2	\$221.64

PROPERTY DESCRIPTION

SUBJECT TO DRAINAGE EASEMENT - LOTS 24 AND S 1/2 LOT 25 FRESHOLD, AN OFFICIAL PLAT RECORDED IN BOOK J PAGE 385 IN THE OFFICE OF THE POLK COUNTY RECORDER LOCATED IN SECTION 14 OF TOWNSHIP 78 NORTH RANGE 24 WEST OF THE 5TH P.M. (SAYLOR TOWNSHIP), POLK COUNTY, IOWA.

OWNER/DEVELOPER

DZ INVESTMENTS
2400 80TH ST, SUITE 24
URBANDALE, IA 50322
CONTACT: DEREK TEMPLE
PHONE: 515-272-3435

ENGINEER

SNYDER AND ASSOCIATES, INC.
2717 SNYDER BLVD
ANKENY, IOWA 50023
ERIC DANFON, P.E.
(515) 984-2020

ZONING CLASSIFICATION

MU - MIXED USE DISTRICT

FLOOD ZONE

COMMUNITY PANEL NUMBER 190901-01SD
ADOPTED JULY 13, 2009
ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

BULK REGULATIONS

YARD SETBACKS - FRONT 50'
SIDE 15'
REAR 15'

ADDRESSING

EXISTING ADDRESS: 764 NE 47TH PLACE
PROPOSED ADDRESSES:
LOT 1: 729 NE 47TH PLACE
LOT 2: 742 NE 47TH PLACE

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88 - GEOID12A)
MRTN DERIVED - US SURVEY FEET

BM1 ELEV=825.22
THE SOUTHEAST UPPER FLANGE BOLT OF THE HYDRANT ON THE SOUTH SIDE OF NE 47TH PLACE AT THE APPROXIMATE CENTER OF THE SITE.

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83/CONTIGPOUCH 2010,000 MRTN DERIVED - US SURVEY FEET

CP1 N=7505895.39 E=18529592.83
FOUND 5/8" REBAR, NORTHEAST CORNER OF SITE.

CP2 N=7508667.10 E=18529593.50
SET PK NAL 2" SOUTH OF NORTH EDGE OF NE 47TH PLACE AT THE SOUTHWEST CORNER OF THE PROPERTY.

CP3 N=7505687.82 E=18529300.03
SET PK NAL 2" SOUTH OF NORTH EDGE OF NE 47TH PLACE AT THE SOUTHWEST CORNER OF THE PROPERTY.

I hereby certify that this plat conforms to the requirements of the Iowa Code and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

ERIC D. DANFON, P.E. Date
License Number: 18594
My License Renewal Date is October 31, 2018
Sign or stamp covered by this seal:
SHEETS 1-2

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

ERIN D. GRIFFIN, P.E. Date
License Number: 19710
My License Renewal Date is December 31, 2018
Sign or stamp covered by this seal:
SHEETS 1-2

PLAT NO. 13-19-114
DATE: CITY OFFICIAL:

NO.	DATE	BY	REVISION
1	07/24/18	EDC	AS PER CITY COMMENTS
2	07/25/18	EDC	AS PER COUNTY COMMENTS
3	07/26/18	EDC	AS PER COUNTY COMMENTS
4	07/27/18	EDC	AS PER COUNTY COMMENTS

Drawn By: LBM
 Checked By: EDC
 Date: 09/07/17
 Scale: 1"=500'
 Project No.: 1770564
 Sheet 1 of 2

POLK COUNTY, IOWA

2717 SNYDER BLVD
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

DZ INDUSTRIAL PLAT 1
PRELIMINARY PLAT - 2018

SNYDER & ASSOCIATES, INC.

Project No.: 1770564
Sheet 1 of 2

SNYDER & ASSOCIATES

Project No.: 1770564
Sheet 1 of 2

