



Date September 9, 2019

RESOLUTION SETTING HEARING ON REQUEST FROM J LARSON HOMES, LLC TO AMEND PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF 3001 BLOCK OF EAST ARMY POST ROAD

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 15, 2019, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from J Larson Homes, LLC (owner), represented by John Larson (officer), to amend the “Three Lakes Estates Phase II” PUD Conceptual Plan for property located in the 3001 block of East Army Post Road (“Property”), to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached homes and 200 lots for single-family dwellings, subject to the following revisions to the Conceptual Plan:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) Revision to the note to require all public sidewalks to be 5-feet in width.
- 4) Revision of the fence allowance note to also allow up to a 6-foot tall solid wood fence in rear yards and along the frontages of East Army Post and East Pine Avenue for lots that have rear yards abutting those streets.
- 5) Revision to the notes on the Plan to provide the following requirements for single-family and single-family semi-detached dwellings:
 - A) No same single-family or single-family semi-detached house front elevations shall be built on adjacent lots.
 - B) The front façade of any single-family or single-family semi-detached house constructed must contain one of the following:
 - i. A front porch of not less than 60 square feet; or
 - ii. Stone or brick masonry siding covering at least 1/3 of the façade.
 - C) All windows and doors on any single-family or single-family semi-detached house shall have trim that is no less than 4 nominal inches in width.
 - D) The roof on any single-family or single-family semi-detached house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
 - E) On single-family lot sizes less than 65 feet in width the following minimum house sizes shall be constructed:
 - i. Any 1-story house shall be constructed with a minimum of 1,250 square feet of above-grade finished floor area.
 - ii. Any 1-½-story house shall be constructed with a minimum of 1,350 square feet of above-grade finished floor area.
 - iii. Any 2-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
 - F) On single-family lot sizes 65 feet in width or greater the following minimum house sizes shall be constructed:
 - i. Any 1-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area.
 - ii. Any 1-½-story house shall be constructed with a minimum of 1,600 square feet of above-grade finished floor area.
 - iii. Any 2-story house shall be constructed with a minimum of 1,800 square feet of above-grade finished floor area.



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- G) Exterior material for any single-family or single-family semi-detached house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
- H) For any single-family semi-detached dwellings, a brick or stone wainscot should extend along the full side façade on those units where the side faces a public street.
- I) Building elevations for the Conceptual Plan shall be required to be revised to demonstrate compliance with these provisions; and

WHEREAS, the Property is legally described as follows:

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 36, TOWNSHIP 78 NORTH, RANGE 24 WEST, AND ALSO IN THE NW 1/4 OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 23 WEST, OF THE 5 P.M. IN THE CITY OF DES MOINES, POLK COUNTY, STATE OF IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 36-78-24; THENCE NORTH 890 (DEGREES) 57' (MINUTES) 59" (SECONDS) WEST, 120.19 FEET ALONG SOUTH LINE OF SAID NE 1/4 OF SECTION 36-78-24 TO A POINT; THENCE NORTH 000 20' 34" W, 323.45 FEET TO A POINT; THENCE NORTH 890 54' 58" WEST, 558.41 FEET TO A POINT; THENCE NORTH 890 55' 24" WEST, 135.33 FEET TO A POINT; THENCE NORTH 000 00' 00" WEST 58.22 FEET TO A POINT; THENCE NORTH 120 34' 36" EAST, 122.51 FEET TO A POINT; THENCE NORTH 080 50' 20" EAST, 80.68 FEET TO A POINT; THENCE NORTH 000 02' 25" EAST, 80.63 FEET TO A POINT; THENCE NORTH 090 02' 09" WEST 80.61 FEET TO A POINT; THENCE NORTH 170 54' 13" WEST, 80.62 FEET TO A POINT; THENCE NORTH 260 47' 25" WEST, 71.06 FEET TO A POINT; THENCE SOUTH 650 35' 08" WEST, 36.46 FEET TO A POINT; THENCE NORTH 270 12' 55" WEST, 151.70 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 25.27 FEET, AND A CHORD BEARING OF NORTH 600 15' 31" EAST TO A POINT; THENCE NORTH 250 36' 34" WEST, 156.38 FEET TO A POINT; THENCE NORTH 450 53' L6" EAST, 197.02 FEET TO A POINT; THENCE NORTH 000 00' 00" WEST, 187.08 FEET TO A POINT; THENCE NORTH 090 44' 30" EAST, 153.80 FEET TO A POINT; THENCE NORTH 490 31' L3" EAST, 146.56 FEET TO A POINT; THENCE NORTH 400 28' 47" WEST, 163.00 FEET TO A POINT; THENCE NORTH 490 31' 13" EAST, 166.00 FEET TO A POINT; THENCE NORTH 400 28' 47" WEST, 174.59 FEET TO A POINT; THENCE NORTH 570 52' 27" EAST, 6.68 FEET TO A POINT; THENCE NORTH 450 57' 10" EAST, 156.24 FEET TO A POINT; THENCE SOUTH 000 L8' 04" EAST, 5.14 FEET TO A POINT; THENCE NORTH 650 33' 05" EAST, 711.36 FEET TO A POINT; THENCE SOUTH 890 34' 06" EAST, 27.35 FEET TO A POINT; THENCE SOUTH 860 31' 33" EAST, 375.99 FEET TO A POINT; THENCE NORTH 860 41' L7" EAST, 207.41 FEET TO A POINT; THENCE SOUTH 390 28' 19" EAST, 385.07 FEET TO A POINT; THENCE SOUTH 240 28' 19" EAST, 540.00 FEET TO A POINT; THENCE NORTH 700 28' 52" EAST, 192.83 FEET TO A POINT; THENCE SOUTH 000 00' 42" EAST, 1794.04 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 31-78-23; THENCE NORTH 880 16' 39" WEST, 1218.04 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, AND CONTAINING 101.941 ACRES MORE OR LESS.

Date September 9, 2019

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed PUD Conceptual Plan amendment is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on September 23, 2019, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposals in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT.

FORM APPROVED:



Glenna K. Frank, Assistant City Attorney

(ZON2019-00133)

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

MOTION CARRIED

APPROVED

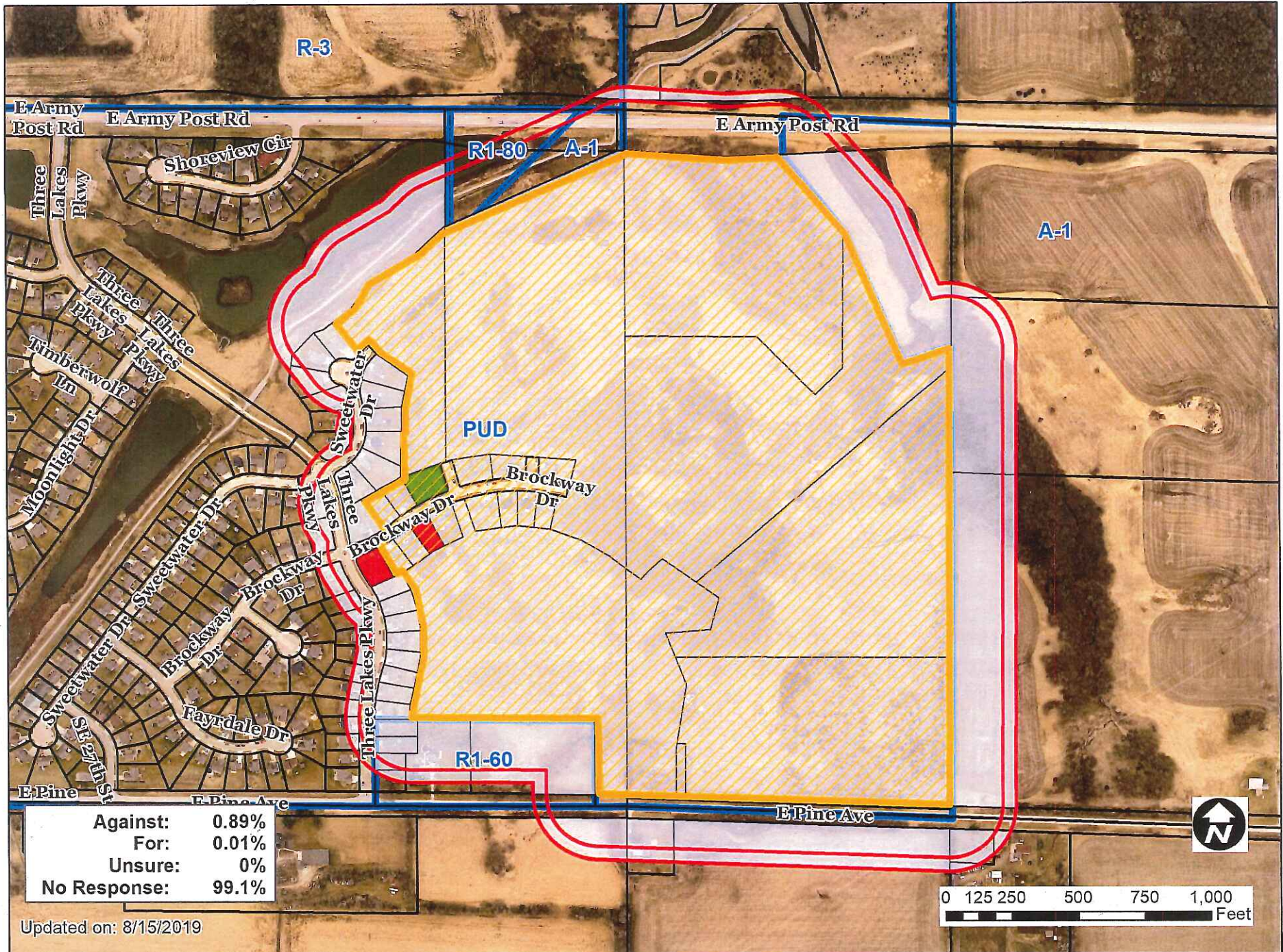
Mayor

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



33

Date September 9, 2019

Agenda Item 33

Roll Call # _____

September 3, 2019

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their August 15, 2019 meeting, the following action was taken regarding a request from J Larson Homes, LLC (owner) represented by John Larson (officer) for a First Amendment to the "Three Lakes Estates Phase II" PUD Conceptual Plan for property in the Vicinity of 3001 block of East Army Post Road, to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached dwellings and 200 lots for single-family dwellings.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	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
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the submitted PUD Conceptual Plan amendment subject to the following revisions:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) Revision to the note to require all public sidewalks to be 5-feet in width.
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 - I) Building elevations for the Conceptual Plan shall be required to be revised to demonstrate compliance with these provisions.

(ZON2019-00133)

Written Responses

1 in Favor

3 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted PUD Conceptual Plan amendment subject to the following revisions:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 3) Revision to the note to require all public sidewalks to be 5-feet in width.
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STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The developer is seeking to resume development of "Three Lakes Estates Phase II". Due to market conditions they are looking to revise the row townhomes, proposed in the approved PUD Conceptual Plan in the northern portion of the area, to a cluster of 80 single-family semi-detached homes accessing directly onto a slightly revised street configuration. This replaces 97 proposed row and single-family semi-detached townhomes in the approved PUD Conceptual Plan.

Additionally, the single-family detached lots in the PUD are proposed to be grouped into 65 feet wide and greater, for 143 lots in the central portion of the PUD and 57 lots in the southeastern area that would be between 45 feet and 55 feet wide.

The existing row townhome area at the southwestern portion would remain as initially proposed and is currently under development with approved public infrastructure and street improvements.

A significant difference in the proposed PUD Conceptual Plan versus the approved Plan is that only one public street connection to East Army Post Road would be provided, with single-family lots now proposed to back onto the existing regional drainage basin at the northeast portion of the development. The approved plan proposed two street connections. There would still be two proposed street connections to the east and two street connections to the south to East Pine Avenue. The proposed Plan also further defines a greenbelt area along the drainage way into that basin. There would be six (6) single-family lots platted in the Phase I portion of Three Lakes Estates that are within the property owned by the developer.

2. **Size of Site:** 101.94 acres.
3. **Existing Zoning (site):** Three Lakes Estates Phase II "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** There are 14 single-family dwellings along a dead end segment of Brockway Drive that have been platted as Part of Three Lakes Estates Plat 6 built in accordance with the existing PUD Conceptual Plan and Preliminary Plat. There were also public sanitary sewer and water mains extended into the property of the end of Sweetwater Drive in accordance with public improvement plans based on the approved Preliminary Plat as well. Since these have not been inspected and accepted by the City, the developer would have to complete that process in order to make use of these facilities.

Construction of a row townhome cluster in the southwest part of the PUD area is also underway for 85 row and single-family semi-detached townhomes. Public improvement plans for streets and infrastructure were approved under the existing approved Preliminary Plat.

5. Adjacent Land Use and Zoning:

North – Pearl Lake “PUD”, “A-1”, “R1-80” & R-3”, Use is undeveloped agricultural land.

South - “A-1” & “R1-60”, Uses include single-family residential and undeveloped agricultural land.

East - “A-1”, Use is undeveloped agricultural land.

West – Three Lakes Estates “PUD”, Uses are single-family dwellings.

6. **General Neighborhood/Area Land Uses:** The subject property is located east of the built-out single-family subdivision along the East Army Post Road corridor (a former state highway). It is surrounded on the other three sides with undeveloped agricultural land.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Easter Lake Area Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on July 26, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on July 26, 2019 (20 days prior to the hearing) and on August 5, 2019 (10 days prior to the scheduled hearing) to the Easter Lake Area Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the PUD boundary. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on August 9, 2019.

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 on the date of the mailing. The Easter Lake Area Neighborhood Association mailings were sent to Jim Bollard, 4007 Southeast 26th Street, Des Moines, IA 50320.

The applicant held their neighborhood meeting on August 7, 2019. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. **Relevant Zoning History:** The Three Lakes Estates Phase II zoning to “PUD” was originally approved by the City Council on May 7, 2001 by Ordinance No. 13,950. There was a subsequent requested PUD Conceptual Plan amendment known as “The Palms” that was reviewed by the Plan and Zoning Commission on April 3, 2008 to revise townhome design and configuration. This amendment was withdrawn before City Council approval.

9. **PlanDSM Land Use Plan Designation:** Low Density Residential, Low-Medium Density Residential, and Parks and Open Space.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the

criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and "PUD" Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended "PUD" Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Features:** The PUD area has been rough-graded throughout. However, there are still some timbered areas that remain around the basins, drainageways and fence lines. Tree Protection and Mitigation provisions would be required with any future platting review. Any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
- 2. Utilities:** The proposed utility extensions to serve development would be reviewed with a revised Preliminary Plat to be approved by the Plan and Zoning Commission.
- 3. "PUD" Conceptual Plan:** The proposed amendment to the "PUD" Conceptual Plan would remain consistent with the existing PlanDSM future land use designations. The proposed single-family semi-detached (labeled as twin homes) at 5.3 units per acre would be within the Low-Medium Designated area, that provides for up to 12 units per acre. The rest of the development would be for single-family lots at proposed densities of 4.5 units per acre for the 45-foot to 55-foot wide lots and 3.0 units per acre for the 65-foot and greater width lots. The Parks and Open Space designated area is being reserved as a common greenbelt/drainageway.

The amendment would still propose a mix of unit types: row townhomes, single-family semi-detached homes, and single-family homes on medium and narrow lots. The narrower lots are proposed at the southeastern portion of the property providing a good transition of equivalent lots sizes between the existing Three Lakes Estates development. Staff believes that to support the variation in lot sizes, proportionate house sizes should be proposed as well. The submitted amendment sets house size minimums the same as the approved PUD Conceptual Plan at 1,200 square feet with required two-car garages and basements. However, no differentiation is made for the larger lot size area. Staff believes that since the 2001 approval of the PUD Conceptual Plan many practices have changed given review of many other residential developments throughout the City along with the more recent adoption of PlanDSM. In light of those changes over time staff believes that minimum house standards should be as follows:

- A) No same single-family or single-family semi-detached house front elevations shall be built on adjacent lots.
- B) The front façade of any single-family or single-family semi-detached house constructed must contain one of the following:
 - i. A front porch of not less than 60 square feet; or
 - ii. Stone or brick masonry siding covering at least 1/3 of the façade.
- C) All windows and doors on any single-family or single-family semi-detached house shall have trim that is no less than 4 nominal inches in width.
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- G) Exterior material for any single-family or single-family semi-detached house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
- H) With regard to the single-family semi-detached dwellings proposed brick or stone wainscot should extend along the full side façade on those units where the side faces a public street.

The final approved building elevations for the Conceptual Plan would be required to be revised to comply with these provisions.

These standards would be similar to requirements of the developer on recent rezoning on the northeast side of the City along East 56th Street and a single-family semi-detached development along Lower Beaver Avenue (Woodlawn PUD) on the north side of the City.

- 4. Permit & Development Center Comments:** Any modified lot configuration must be in accordance with an amended Preliminary Plat as approved by the Plan and Zoning Commission. Public sidewalks provided shall all be 5 feet in width. The proposed PUD Conceptual Plan only provides for 4-foot tall black chainlink fences. It is recommended that the Conceptual Plan allow up to a 6-foot tall solid wood fence in rear yards and along the frontages of East Army Post and East Pine Avenue for lots that have rear yards abutting those streets.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendations.

Greg Wattier asked what the applicant will be doing for fencing?

Erik Lundy stated its only allowing for 4-foot chain link with black coating. Typically, if a PUD is silent to fencing allowance they can have the option of a privacy fence rather than the chain link fence with the same requirements as standards single-family residential districts.

Greg Wattier asked if staff would be open to various fence types and heights?

Erik Lundy stated the proposed Condition would allow anything up to 6 feet within the side or rear yard. The proposed chain link fence would only be 4 feet.

Greg Wattier asked why there are square foot minimum requirements in the conditions?

Erik Lundy stated staff would like to have compatibility with the established neighborhood to the west of this development.

Glenna Frank stated it's not out of the Commission's practice to have approved minimum square footages within a PUD as they have been doing it this way for a decade or more.

Ed Arp Representing J Larson Homes stated they had a very good neighborhood meeting with everyone coming out happy after he compared the current PUD to the proposed PUD. Ed presented the current and proposed PUD to the commission via the overhead camera. Regarding the fencing, they would like to have what the ordinance allows, it's nice to have some flexibility.

CHAIRPERSON OPENED THE PUBLIC HEARING

Jim Bollard 4007 SE 26th Street stated this part of the city will support a bigger house and we shouldn't be selling ourselves short on minimum square footage requirements.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:


Greg Wattier made a motion for approval of the submitted PUD Conceptual Plan amendment subject to the following revisions:

- 1) Compliance with all administrative comments for final Mylar submittal.
- 2) Addition of a note on the Plan that any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
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 - I) Building elevations for the Conceptual Plan shall be required to be revised to demonstrate compliance with these provisions.

Motion Carried: 10-0

Respectfully submitted,

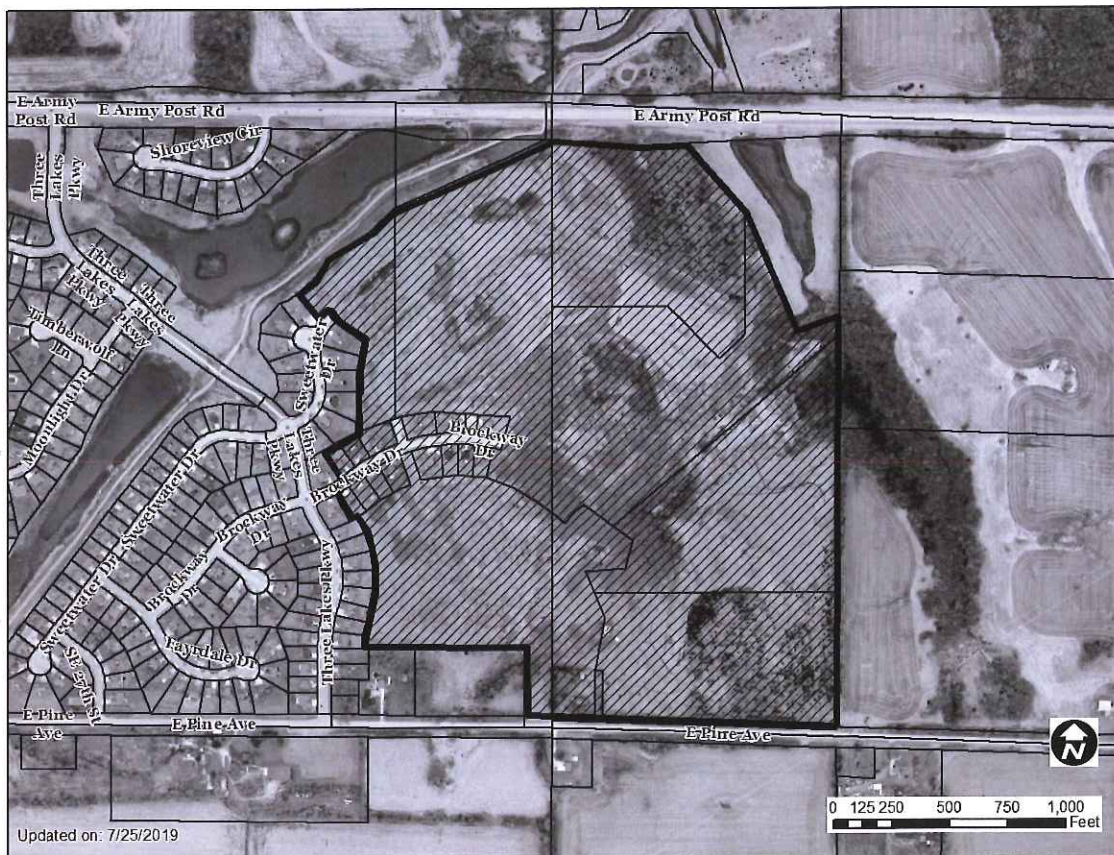

Erik Lundy, AICP
Senior City Planner

EML:tjh

J Larson Homes, LLC (owner) represented by John Larson (officer) for property in the Vicinity of 3001 block of East Army Post Road.		File #		
		ZON2019-00133		
Description of Action	A First Amendment to the "Three Lakes Estates Phase II" PUD Conceptual Plan, to allow reconfiguration of the proposed public street layout for development of 80 lots for single-family semi-detached dwellings and 200 lots for single-family dwellings.			
PlanDSM Future Land Use	Current: Low Density Residential, Low-Medium Density Residential, and Parks and Open Space. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Three Lakes Estates Phase II "PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	1	3		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No X

J Larson Homes, LLC, Vicinity of 2600 East Army Post Road

ZON2019-00133



Updated on: 7/25/2019

1 inch = 483 feet

Item ZON2019-00133 Date 8/10/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Alban Crook

Signature Alban Crook

AUG 13 2019

Address 2832 Brockway Dr

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

- Larger area for storm water collection
- Street layout is improved
- Quality and design of townhome/multifamily units are improvements

Item ZON2019-00133 Date 8/8/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Khadga Thapa

Signature Khadga Thapa

AUG 13 2019

Address 2827 Brockway Dr

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

- 1) Beautiful natural vegetation is carelessly damaged.
- 2) Land is raised so the flood comes to our basement
- 3) Calm peaceful and small neighbourhood doesn't want extension.
- 4) Habitat of 1000 of animals is damaged.
- 5) The neighbourhood become unnecessarily crowded there by increasing may be crime level in future.

Item ZON2019-00133

Date 8/8/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Aubrey Eyr

Signature Aubrey Eyr

AUG 13 2019

Address 712 Three Lakes Plough

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

I use the walk way every day and now
a road will be very unsafe to walk
by every morning. Also dont understand
why 280 houses is necessary in our
Small "farm" community

ZON2019-00133

Item _____

Date

8/9/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

AUG 13 2019

Print Name

Taylor Brus

Signature

Taylor Brus

Address

28017 Brockway Drive

Des Moines, IA,
50320

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

I am not in favor of this because
I do not want multi-family home in the
neighborhood. We bought our home here
specifically because it was single family
only.

P.U.D. CONCEPT PLAN

THREE LAKES ESTATES II

DES MOINES, IOWA

J LARSON HOMES LLC 10604 NW 75TH PL JOHNSTON, IA 50131

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa, 50322
 515.276.4884, Fax: 515.276.7084, mail@cec.com

CEC

DATE	BY	REVISION	COMMENTS

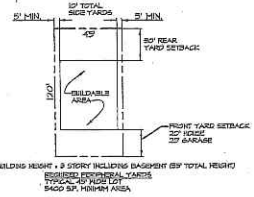
THREE LAKES ESTATES II
 DES MOINES, IOWA
 COVER

SHEET

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PUD PLAN (NORTH)
3	PUD PLAN (SOUTH)

OWNER/DEVELOPER
 J LARSON HOMES LLC
 10604 NW 75TH PL
 JOHNSTON, IA 50131

MINIMUM LOT DIMENSIONS



ZONING
 EXISTING: AUP/J.D.
 PROPOSED: P.U.D.

LAND USE
 EXISTING: LOW DENSITY RESIDENTIAL
 PROPOSED: LOW-MEDIUM DENSITY RESIDENTIAL

BENCHMARK

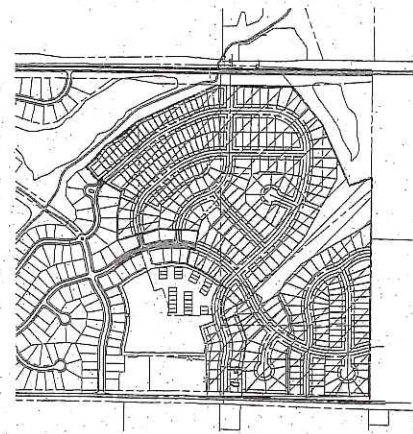
- N. 1/4 CORNER SEC. 36-34-76 ELEV. 45.52
- 1/4 BENCHMARK AT REINFORCED CONCRETE BOX AT CENTER OF HIGHWAY SOUTH SIDE OF ARMY POST ROAD. ELEV. 64.43
- CITY OF DES MOINES ARMY POST ROAD AND INDIANOLA AVE. SOUTHWEST CORNER, RAIL ROAD SPIKE IN CONCRETE HEADNALL. ELEV. 129.14

SIGNAGE

MONUMENT SIGNS AND ASSOCIATED ENTRANCE FEATURES SUCH AS FENCE AND LANDSCAPING SHALL BE ALLOWED AT EACH ENTRANCE. OVERALL SIGN DIMENSIONS SHALL NOT EXCEED 16 FEET IN LENGTH OR 6 FEET IN HEIGHT.

MESSAGE AREA OF THE SIGN SHALL NOT EXCEED 10-INCHES IN HEIGHT AND 10 FEET IN LENGTH. ALLOWABLE SIGN MATERIALS INCLUDE BRICK, STONE, METAL, WOOD AND MAY BE EXTERNALLY OR INTERNALLY ILLUMINATED.

TOURNEMENT PARCELS SHALL BE ALLOWED ONE MONUMENT SIGN AT EACH ENTRANCE AND DIRECTIONAL SIGNAGE WITHIN THE DEVELOPMENT.



APPROVAL

Original Plan Approved by Commission

Date _____

Roll Call No. _____

Ordinance No. _____

PUD Zoning Approved by Council

Date _____

Roll Call No. _____

Ordinance No. _____

GENERAL NOTES

- Minimum lot areas shall be 45' x 120' deep. Garage setbacks shall be 25' minimum. House setbacks (including porches) shall be 20' minimum.
- Each dwelling unit shall have a private garage, whether attached or detached. Detached garages shall be allowed within 3' of side and rear lot lines. Driveways for detached garages shall be allowed to abut side lot lines.
- Minimum cooling floor areas shall be 1200 square feet of interior living space.
- Garage doors shall be an embossed panel design.
- Existing green space areas found outside of the PUD boundary, such as detention basins, recreation trails, landscaping and ponds shall be installed and maintained by the City of Des Moines.
- A Homeowners Association will be created to maintain entrance features (signs and landscaping) landscaping within roundabouts and cul-de-sacs, and the detention pond and water quality features in outlet '2'.
- Brick or stone is encouraged on house fronts.
- Allowable house colors include earth tones and soft pastels. White is an approved color.
- Siding products are encouraged to be maintenance free.
- Townhouse parcels shall have a minimum perimeter setback of 25'.
- Townhouse parcels shall submit a planting plan which incorporates a variety of deciduous and evergreen types and sizes acceptable to the City of Des Moines Planning Director.
- Storm water shall be controlled by existing or proposed regional detention facilities. The existing lakes are owned and maintained by the City of Des Moines. The proposed facilities located in outlet '2' will be owned and maintained by Three Lakes Estates II Homeowners Association.
- All street right-of-way shall be a minimum of 50' feet in width.
- Townhouse parcels may have common open space areas maintained by an association.
- Mature trees over 12-inches in dia. at breast height will be saved within conservation easements and to the extent possible to accommodate grading, utility and street construction.
- Install one street tree per lot per lot frontage. Street trees shall be chosen from the City of Des Moines recommended street tree list and shall count toward tree mitigation.
- Four (4) five foot wide concrete sidewalks shall be constructed one foot inside the right-of-way on both sides of public streets.
- Sanitary service will be provided from an existing sanitary sewer in this development.
- The hydrants shall be located and installed per Des Moines Water Works standards for water construction.
- Three Lakes Estates includes a hierarchy of street widths 26', 21' and 8' wide.
- Building materials and roof design for out buildings shall match the principle building materials.
- Townhouse units shall have like siding and shuttles.
- See chapter 2A-7, paragraph C3 in the Des Moines Zoning Ordinance for size regulations on detached garages and accessory buildings.
- Common ground in the south townhouse parcel will be owned and maintained by a Homeowner's Association.
- Storm water drainage will be directed to the existing city owned/maintained storm water detention ponds within the development. 4 to the HDA owned/maintained facility to be constructed in outlet '2'.
- Public water main to the development is provided at Pine Avenue.
- Sanitary sewer service to this development is a trunk sewer along the major drainage way west of this PUD.
- Lot 21-22 shall be 25' wide.
- Transformers, junction boxes, air conditioners or other such items may not be located in required setback areas.
- Only a tall black old chain link fence is allowed in this development. No wood fences are allowed. On double frontage lots, rear yard fences shall be installed 23' off E Pine Avenue.
- Corner lots at street intersections with East Pine Avenue shall be 80 feet wide.
- Detached single family homes shall have basements.
- This concept plan is general and sitelocated shown for certain lot widths (i.e. 65' wide lots) will be governed by the notes on the concept plan, not the actual lots layout since they are not individually dimensioned.



VICINITY SKETCH



LEGAL DESCRIPTION

PARCEL 'B' OF THE PLAT OF SURVEY RECORDED IN BOOK 8020AT PAGE 499 BEING A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA.

AND,

PARCEL 'M' OF THE PLAT OF SURVEY RECORDED IN BOOK 9766 AT PAGE 460 BEING A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA.

AND,

PARCEL 'N' OF THE PLAT OF SURVEY RECORDED IN BOOK 10364 AT PAGE 879 BEING A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA.

AND,

THE SOUTH 250 FEET OF THE WEST 220 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA (EXCEPT THE SOUTH 35 FEET THEREOF FOR HIGHWAY).

AND,

A PARCEL OF LAND IN THE WEST HALF (1/2) OF THE NORTHWEST FRACTIONAL QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST QUARTER IN 1/4 CORNER OF SAID SECTION 31; THENCE 100'21"1/4 IN 57.14 FEET ALONG THE WEST LINE OF SAID NW 1/4 TO THE SOUTHWEST CORNER OF PARCEL 'M' OF THE PLAT OF SURVEY RECORDED IN BOOK 10364 AT PAGE 879; THENCE N80°00'00"E, 1220.45 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'N'; SAID POINT LYING ON THE EAST LINE OF SAID 1/2 OF THE NW 1/4; THENCE S00°00'30"E, 608.51 FEET ALONG SAID EAST LINE OF THE SOUTH LINE OF SAID NW 1/4; THENCE N80°15'32"E, 1218.15 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 250 FEET OF THE WEST 220 FEET OF SAID 1/2 OF THE NW 1/4; CONTAINING 15.26 ACRES; 1.03 ACRES SUBJECT TO ROAD EASEMENT.

AND,

OUTLOTS 'R' AND 'S' ALL IN THREE LAKES ESTATES PLAT 6, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

EXCEPT THREE LAKES ESTATES PLAT 7, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA. ALL CONTAINING 80.039 ACRES MORE OR LESS.

CERTIFICATION

STATE OF IOWA
 EDWARD H. ARP
 LANDSCAPE ARCHITECT
 No. 260

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

BY: _____ DATE: _____
 REGISTERED LANDSCAPE ARCHITECT



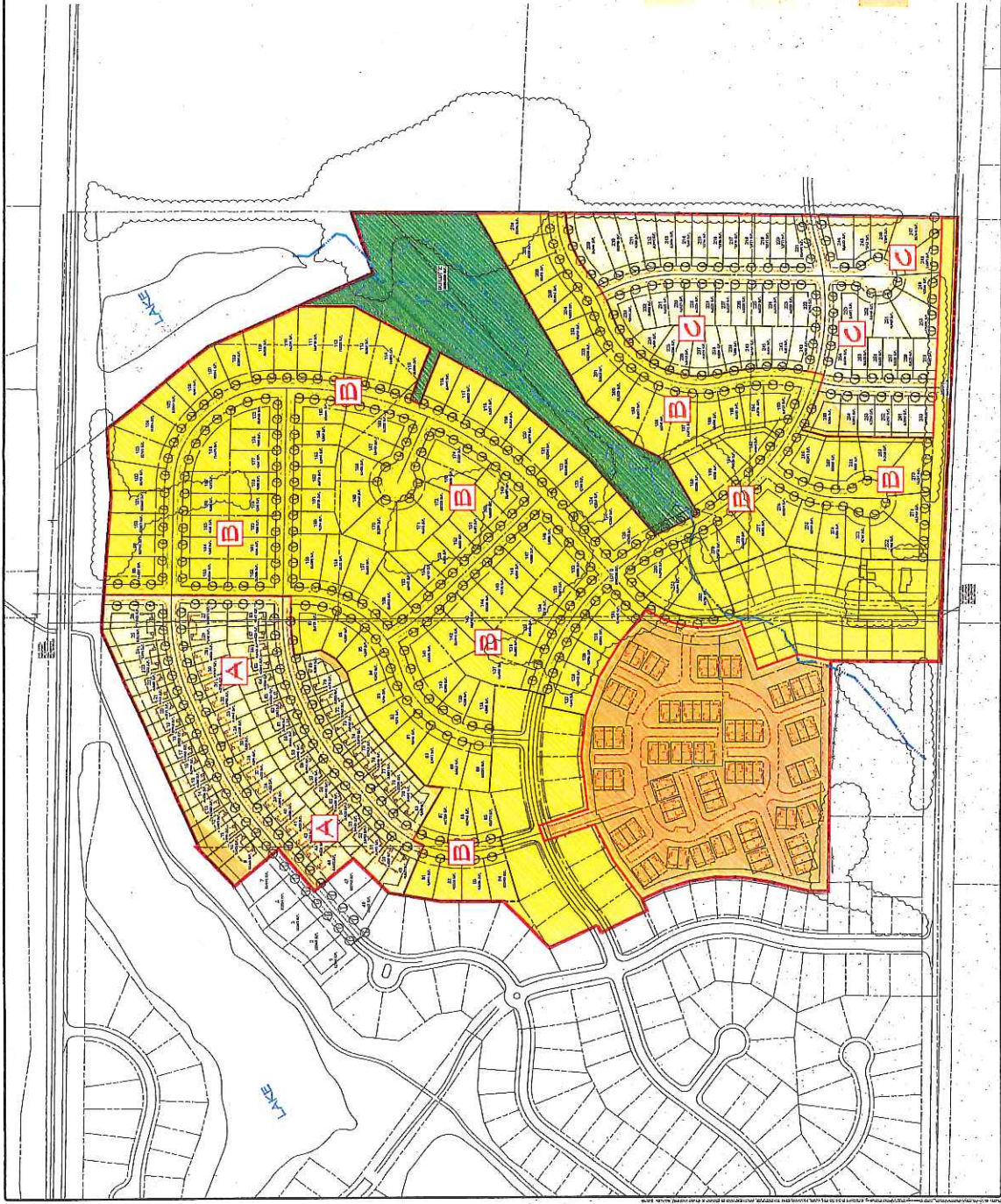
PROPOSED PUD

Civil Engineering Consultants, Inc.
 2402 84th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4844 Fax: 515.276.7084 email: cec@cec.com



DATE	REVISIONS	COMMENTS
11/11/11	1	ISSUE FOR PERMIT
11/11/11	2	REVISED PER CITY COMMENTS
11/11/11	3	REVISED PER CITY COMMENTS
11/11/11	4	REVISED PER CITY COMMENTS
11/11/11	5	REVISED PER CITY COMMENTS
11/11/11	6	REVISED PER CITY COMMENTS

- A** TWIN HOMES
45' LOTS
DENSITY: 80 UNITS / 8.50 AC = 9.3 UNITS/AC
- B** 65'-175'
LOTS
DENSITY: 110 UNITS / 4.74 AC = 23.2 UNITS/AC
- C** 45'-55'
LOTS
DENSITY: 57 UNITS / 12.98 AC = 4.4 UNITS/AC



1. All lot dimensions are based on the centerline of the street.