



Date September 9, 2019

**RESOLUTION HOLDING HEARING ON REQUEST FROM HUBBELL REALTY COMPANY
TO AMEND PUD CONCEPTUAL PLAN FOR PROPERTY
LOCATED AT 4500 BLOCK OF HUBBELL AVENUE**

WHEREAS, on August 19, 2019, by Roll Call No. 19-1315, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on July 18, 2019, its members voted 13-1 in support of a motion to recommend **APPROVAL** of a request from Hubbell Realty Company (developer), represented by Joe Pietruszinski (officer), to amend the Baker PUD Conceptual Plan for property located in the 4500 block of Hubbell Avenue ("Property"), to allow 19.98 acres of agricultural land to be developed for a detached single-family residential subdivision at a density of 4.2 units per acre, subject to the requirement that Hubbell Realty Company negotiate with City Community Development Department staff on proposed revisions to the PUD Conceptual Plan; and

WHEREAS, the proposed revisions negotiated between City staff and Hubbell Realty Company include:

- a) No same house architectural elevation shall be built on adjacent lots.
- b) Any house shall have a minimum two-car attached garage.
- c) The front façade of any house shall 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 facade.
- d) All windows and doors shall have trim that is no less than 4 nominal inches in width.
- e) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- f) Any 1-story house with or without a full basement shall be constructed with a minimum of 1,200 square feet.
- g) Any 2-story house with a full basement shall be constructed with a minimum of 1,350 square feet of above-grade finished floor area. Any 2-story house without a full basement shall be constructed with a minimum of 1,530 square feet of above-grade finished floor area.
- h) Exterior material for any house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
- i) Any chain link fence shall have black vinyl cladding; and

WHEREAS, on August 19, 2019, by Roll Call No. 19-1315, it was duly resolved by the City Council that the application of Hubbell Realty Company for review and approval of the proposed amendment to the Baker PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on September 9, 2019, at 5:00 p.m. in the City Council Chambers at City Hall; and

WHEREAS, due notice of said hearing was published, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved Baker PUD Conceptual Plan; and



Date September 9, 2019

WHEREAS, in accordance with said notice, those interested in said proposed amendment to the approved Baker PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

- 1. Upon due consideration of the facts and any statements of interested persons and arguments of counsel, any and all objections to the proposed amendment to the Baker PUD Conceptual Plan for the Property, located in the 4500 block of Hubbell Avenue and legally described as follows, are hereby overruled, and the hearing is closed:

AN IRREGULARLY SHAPED PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE. 1/4) OF SECTION 21, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH 00°24'05" WEST (BEARING ESTABLISHED IN THE PLAT OF BROWNSTONE ESTATES) ALONG THE WEST LINE OF NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 1122.82 FEET TO THE SOUTHWEST CORNER OF OUTLOT "X" IN BROWNSTONE ESTATES, AN OFFICIAL PLAT, POLK COUNTY, IOWA AND TO THE POINT OF BEGINNING; THENCE NORTH 70°57'01" EAST ALONG THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES AND ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BROWNSTONE ESTATES, A DISTANCE OF 2804.37 FEET TO THE WEST RIGHT OF WAY LINE OF NE. 46TH STREET, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 00°09'26" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NE. 46TH STREET, A DISTANCE OF 603.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF F.M. HUBBELL AVENUE, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 55°26'35" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 261.74 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE AND ALONG A 5765.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY A DISTANCE OF 1011.34 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 50°08'14" WEST AND A CHORD LENGTH OF 1010.05 FEET; THENCE SOUTH 45°02'42" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID F.M. HUBBELL AVENUE, A DISTANCE OF 62.63 FEET TO THE NORTHEAST CORNER OF PARCEL "D" OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21 AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 89°40'34" WEST ALONG THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 280.81 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF LOT 1 IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8361 AT PAGE 967 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE SOUTH 88°56'37" WEST ALONG THE NORTH LINE OF SAID PARCEL "A" AND ALONG THE NORTH LINE OF PARCEL "C" OF LOT 1 IN CAPITOL HEIGHT REPLAT, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA AS SHOWN IN BOOK 8727 AT PAGE 975 IN THE OFFICE OF THE POLK COUNTY RECORDER AND ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF E. 42ND STREET AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 1336.97 FEET



Roll Call Number

Agenda Item Number

69

Date September 9, 2019

TO THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21; THENCE NORTH 00°18'10" EAST ALONG THE WEST LINE OF THE NE. 1/4 OF SAID SECTION 21, A DISTANCE OF 554.06 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 49.67 ACRES MORE OR LESS.

AND,

WARRANTY DEED: BOOK 11622, PAGE 522-523

LOTS 5, 6 AND 7; LOT 13 AND THAT PART OF LOT 1 DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST 500 FEET, THENCE SOUTH TO BOUNDARY LINE OF LOT 1, THENCE IN A SOUTHWESTERLY AND WESTERLY DIRECTION ALONG THE BOUNDARY LINE OF LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH TO THE POINT OF BEGINNING; AND THAT PART OF LOT 12 DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 12, 133.33 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE 151.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 12; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 12, 186.6 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, AND TO THE POINT OF BEGINNING; ALL IN CAPITOL HEIGHTS REPLAT, AN OFFICIAL REPLAT IN POLK COUNTY, IOWA. SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

2. The proposed amendment to the Baker PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to the revisions to the Plan as set forth above.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2019-00084)

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

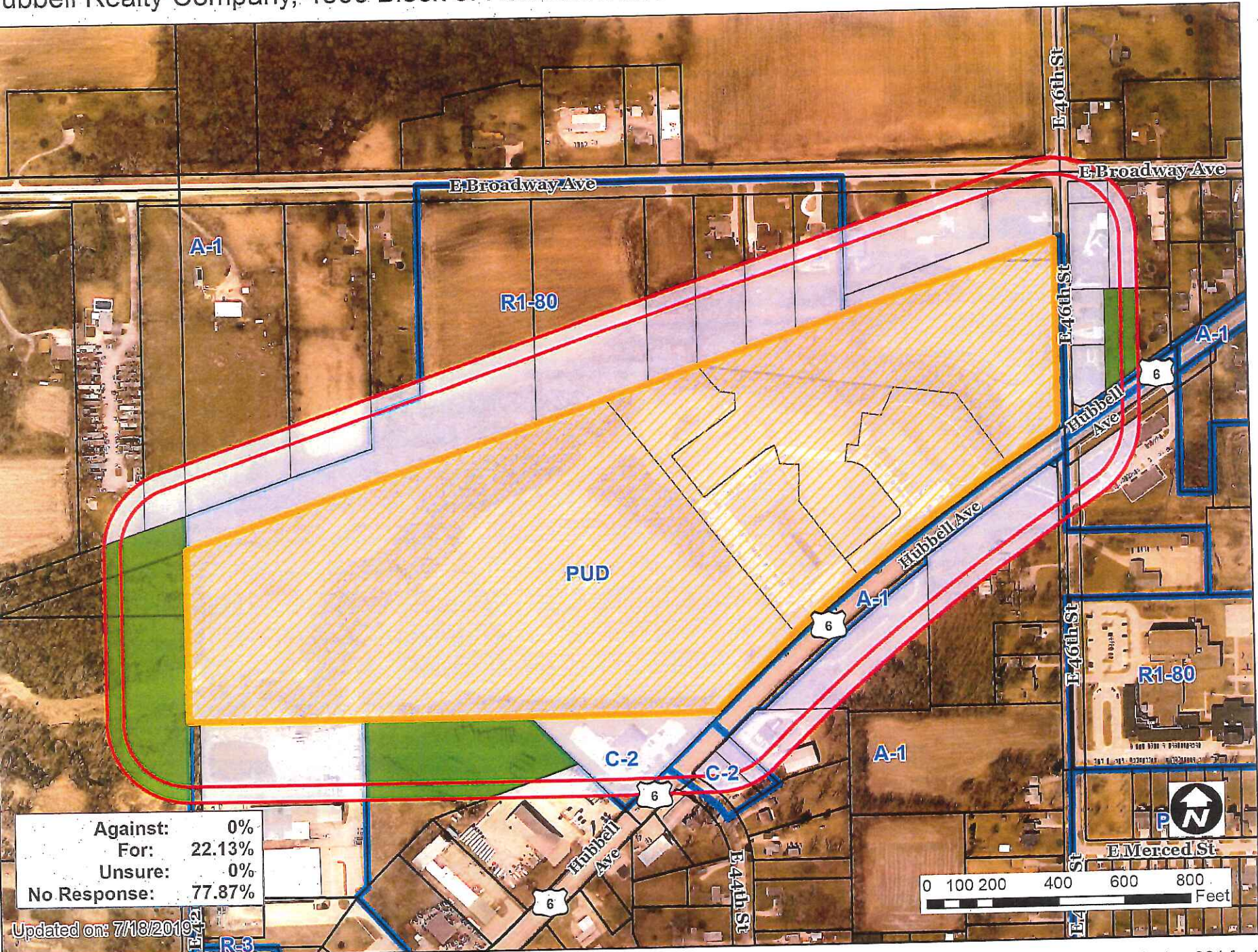
CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ City Clerk

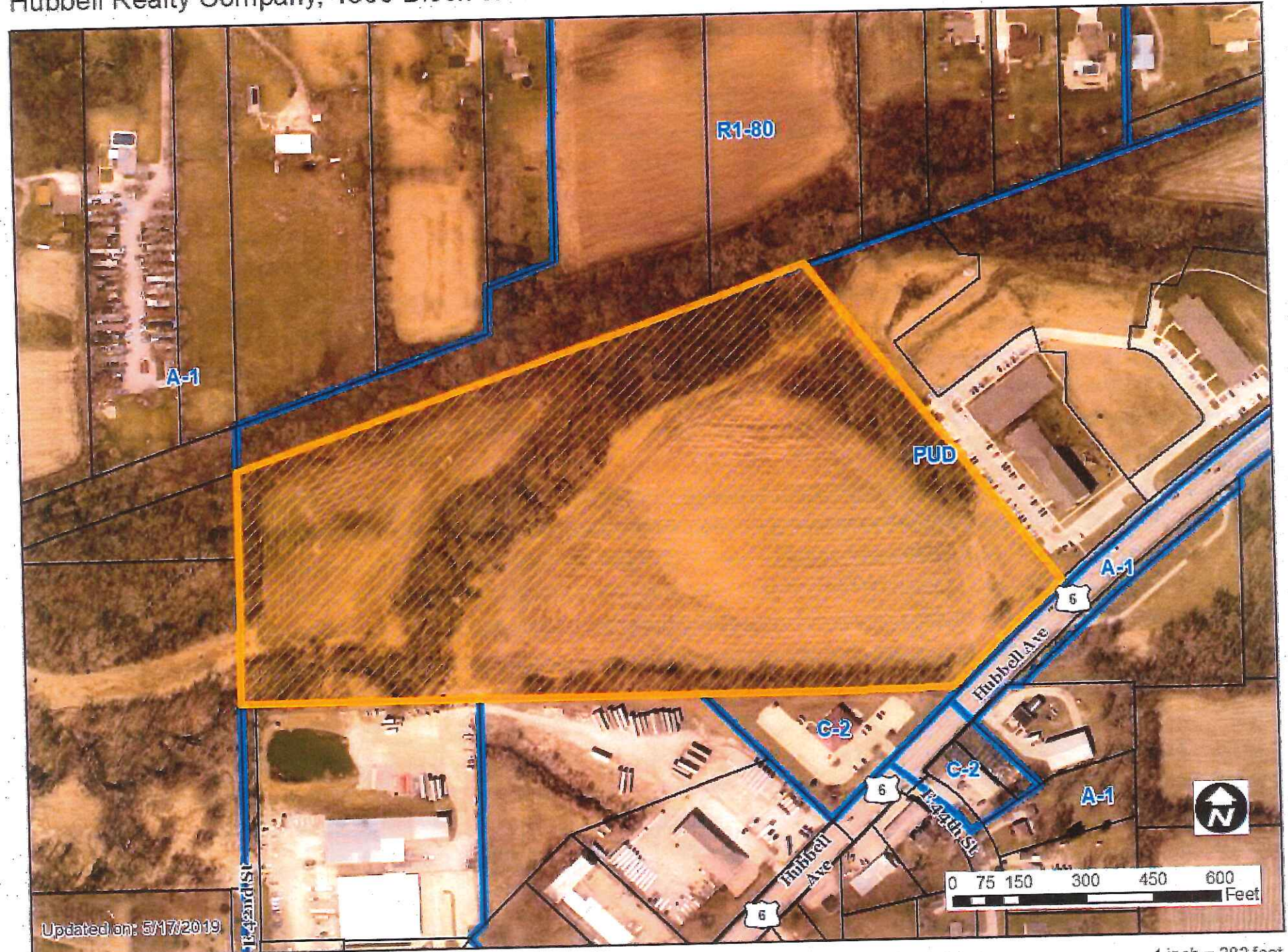


Against:	0%
For:	22.13%
Unsure:	0%
No Response:	77.87%

Updated on: 7/13/2019

69

1 inch = 384 feet



Updated on: 5/17/2019

1 inch = 283 feet

69



Date September 9, 2019
 Agenda Item 69
 Roll Call # _____

July 30, 2019

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their July 18, 2019 meeting, the following action was taken regarding a request from Hubbell Realty Company (developer) represented by Joe Pietruszinski (officer) for review and approval of a 7th Amendment to the Baker PUD Conceptual Plan to allow development of 19.98 acres of agricultural land for a single-family residential subdivision at a density of 4.2 units per acre on property in the 4500 block of Hubbell Avenue (U.S Highway 6). The subject property is owned by Baker Real Estate, LP.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-1-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	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			
Emily Webb	X			

APPROVAL of Part A) the proposed PUD Conceptual Plan be found **not** in conformance with the PlanDSM Future Land Use Map designation of Business Park, Part B)
APPROVAL of the proposed amendment to the PlanDSM Creating Our Tomorrow to

revise existing Future Land Use designation from Business Park to Low Density Residential AND Part C) **APPROVAL** of the proposed PUD Conceptual Plan Amendment while negotiations with City staff on the parameter of design standards continue until the August 5th, 2019 City Council Meeting.

(21-2019-4.04) & (ZON2019-00084)

Written Responses

8 in Favor

0 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed PUD Conceptual Plan be found not in conformance with the PlanDSM Future Land Use Map designation of Business Park.

Part B) Staff recommends denial of the proposed amendment to the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Business Park to Low Density Residential.

Part C) Staff recommends denial of the proposed PUD Conceptual Plan Amendment.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The applicant proposes to develop the property for detached single-family dwellings. The dwellings would be required to have a minimum two-car garage. One-story dwellings would require a minimum 1,100 square feet of finished floor area, exclusive of the attached garage or finished basement. One-and-one-half story dwellings would require a minimum of 1,200 square feet of finished floor area, exclusive of the attached garage or finished basement. Two-story dwellings would require a minimum of 1,300 square feet of finished floor area, exclusive of the attached garage or finished basement. Split-level and split-foyer dwellings would require a minimum of 1,200 square feet of finished floor area, exclusive of the attached garage or finished basement.
- 2. Size of Site:** The area of the proposed development is 19.98 acres. The area of the entire Baker "PUD" District is approximately 60 acres.
- 3. Existing Zoning (site):** Baker "PUD" Planned Unit Development.
- 4. Existing Land Use (site):** Multiple-family residential dwellings, office, mechanical shop, warehouse and agricultural land.
- 5. Adjacent Land Use and Zoning:**

North – "R1-80" & "A-1", Uses are single-family dwellings and agricultural land.

South – Limited "R-3" and "A-1", Uses are multiple-family dwellings and vacant land.

East – “C-2” & “A-1”, Uses are single-family dwellings, office, warehouse, repair shop, outside storage, vehicle display lot, vacant retail garden center, vacant repair shop, and vacant land.

West – “A-1”, Use is vacant timbered land.

6. **General Neighborhood/Area Land Uses:** The subject property is located north and west of the Hubbell Avenue (U.S. Highway 6) corridor.
7. **Applicable Recognized Neighborhood(s):** The subject property is not in a recognized neighborhood but is within 250 feet of the Sheridan Gardens Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on June 28, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on May 17, 2019 (20 days prior to the original public hearing) and on May 24, 2019 (13 days prior to the original public hearing due to Memorial Day holiday) to the Sheridan Gardens Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within the PUD and within 250 of the PUD boundary. A final agenda was mailed on July 12, 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. The Sheridan Gardens Neighborhood notices were mailed to Kurt Lee, 3507 East 39th Court, Des Moines, IA 50317.

The applicant is required to hold a neighborhood meeting as part of the PUD Conceptual Plan amendment process. A meeting was held on June 4, 2019. The applicant can provide a summary of the neighborhood meeting comments at the Plan and Zoning Commission hearing upon request.

8. **Relevant Zoning History:** The subject property was rezoned by the City Council from “A-1” District to “PUD” District on October 27, 1997. The most recent amendment (6th) to the PUD Conceptual Plan was approved by the City Council on April 11, 2011 to allow multiple-family residential dwellings and single-family semi-detached dwellings on the eastern portion of the property, leaving the remaining property for future light industrial requiring a further PUD Conceptual Plan amendment.
9. **PlanDSM Future Land Use Plan Designation:** The subject property for the amendment is designated as Business Park. The eastern portion of the PUD is designated as Medium Density Residential.
10. **Applicable Regulations:** The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, reviews all proposals to amend PUD Conceptual Plans or regulations within the City of Des Moines in accordance with Section 134-700 of the City Code. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in Section 414.3 of the Iowa Code.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features/Landscaping:** While the property is currently mostly tilled agricultural land, there are dense timbered areas to the northeast and northwest of the proposed amendment area. There is fence line timbered area on the southern edge of

the amendment area. The PUD Conceptual Plan indicates that any tree removals resulting from the proposed development would require compliance with mitigation per the City's Ordinance.

The proposed landscaping requires that an overstory tree would be planted within the front and rear yards of the proposed single-family lots. Staff recommends that there be an additional street tree added to the PUD Conceptual Plan per lot placed within the area between the street curb and the front property line, with corner lots providing one on each street frontage.

Staff further recommends that conservation easement areas be indicated on the PUD Conceptual Plan to be provided on any Plat for the protection of timbered areas that are not disturbed by the development.

2. **Drainage/Grading:** There is a tributary to Four Mile Creek running through the northern portion of the subject amendment area, generally from northeast to southwest. There are existing easements along the drainage way to protect stream bank stabilization improvements that have been put in place. The City will need to ensure access through any development to maintain these areas over time. The PUD Conceptual Plan amendment should indicate that any platting of the property will provide necessary public access to maintain the stream stabilization areas.
3. **Traffic/Street System:** A Traffic Impact Study was not required prior to the proposed PUD Conceptual Plan amendment pursuant to City policy and proposed number of dwelling units. The proposed street layout indicates a single street entrance with a loop network. There are "knuckles" proposed at the northeast and southwest corners.

Traffic Engineering staff have made comment discouraging this configuration as it reduces on-street parking due to the compact arrangement of driveways. It is further commented by Engineering Staff that the proposed horizontal curve radius on the large western street curve proposed should be increased to meet a 200-foot radius based on a design speed of 25 m.p.h.

To maintain necessary emergency access, a secondary 20-foot wide two-way drive connection to the apartment complex to the east is proposed. This would provide necessary secondary access to the multiple-family development to the east when fully built out. The access in the currently approved PUD Conceptual Plan is shown closer to Hubbell Avenue. The proposed layout makes the connection further north.

4. **Urban Design:** The submitted plan provides examples of front facades of homes that would be proposed. Exterior siding, roof and window materials are not labeled. The proposed design material requirements indicate approval by the developer and refer to enforcement through restrictive covenants. This is a similar approach approved for the Summersfield PUD by the developer approximately a quarter mile to the east to include the same proposed unit areas. Summersfield proposed a minimum 55-foot wide lots and minimum 7,150-square foot lot areas. Additionally, there is the requirement for two-vehicle attached garages and standards for decks. However, the detached single-family residential portions of the Summersfield PUD are not located along Hubbell Avenue. Rather, the Summerfield PUD has rowhouses along Hubbell Avenue.

The subject property is located on an existing transit corridor (Hubbell Avenue) but outside of any designated neighborhood, community or regional nodes. Therefore, at a minimum, the PlanDSM Comprehensive Plan encourages low/medium density residential use of the site including attached single-family residential (i.e. rowhouses) and small multi-family residential uses (i.e. 4-plex, 8-plex or 12-plex configurations). While multi-family residential tax abatement is not currently available at this location, rowhouse configurations with up to 8 units per structure are currently eligible for single-family residential tax abatement.

- 5. PlanDSM Creating Our Tomorrow:** The subject property is currently designated as "Business Park" on the Future Land Use Map based upon uses identified on the existing PUD Concept Plan. PlanDSM notes that this classification "accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties."

The Future Land Use Map would require amendment to the "Low Density Residential" classification to allow for the proposed detached single-family residential development. PlanDSM defines this classification as "areas developed with primarily single-family and two-family residential units with up to 6 dwelling units per net acre."

Staff appreciates the developer's proposal to develop at a higher density with an increased number of detached single-family home-ownership units on smaller lots than a typical "R1-60" District would allow. However, the subject property is located on an existing transit corridor but outside of any designated neighborhood, community or regional nodes. At a minimum the PlanDSM Comprehensive Plan would encourage low/medium density residential use of the site including attached single-family residential (i.e. rowhouses) and small multi-family residential (i.e. 4-plex, 8-plex or 12-plex configurations). While multi-family residential tax abatement is not currently available at this location, rowhouse configurations with up to 8 units per structure are currently eligible for single-family residential tax abatement.

Staff has met with the applicant to express the need to provide a mix of housing types and densities with the development in order to meet the objectives of PlanDSM to align middle housing types in close proximity to transit corridors. The applicant has indicated their intention to proceed through the process with a single-family detached product subdivision. Staff cannot support this direction based on PlanDSM. Staff believes that the Future Land Use Map designation for the property should be amended to support a mix of densities and middle housing types or be kept as Business Park.

SUMMARY OF DISCUSSION

Jason Van Essen presented staff report and recommendation.

Mike Simonson asked for a time when the apartment complex and other properties further South were built?

Jason Van Essen stated he wasn't sure but will follow up that information.

Joe Pietruszinski, 6900 Westown Parkway, WDM, representing Hubbell Realty, presented a slide show to the commission asked for the Commission's approval to build single-family detached residential on the property.

CHAIRPERSON OPENED THE PUBLIC HEARING

Greg Baker, 2709 E. 29th Street stated he is here in support of Hubbell Realty and in hopes you give them a fair consideration.

Jason Van Essen stated the apartment complex was built 5 years ago, which is the most recent development.

Mike Ludwig stated the apartments in the area were built when the City offered citywide multi-family tax abatement. The City currently only offers single-family tax abatement. This includes up to 8-unit row house configurations which is considered low-medium density. Staff did not suggest that the entire development consist of 8 unit row-houses. However, staff does believe that greater density is needed along the transit corridor than single-family detached residential affords.

John "Jack" Hilmes asked what kind of compromise was rejected by the developer

Mike Ludwig stated the developer did not propose any alternatives. Staff suggested they do detached single-family on the north portion of the property and an attached product on the southern and eastern part of the property with approximately a 50/50 mix between single-family detached residential and attached residential forms.

CHAIRPERSON CLOSED THE PUBLIC HEARING

David Courard-Hauri stated he would move staff recommendation. He is sympathetic for what Hubbell is trying to do but lower density housing could harm transit corridors. This decision should be made by City Council and not the Plan and Zoning Commission. Therefore, he is going to move the staff recommendation.

Mike Simonson stated he will not support the motion. We just discussed single family homes and affordability. Here is an opportunity and we are saying it isn't good enough.

Will Page stated he drives this corridor regularly and would support the comments from Mike Simonson.

Jacqueline Easley stated she would support comments from Mike Simonson.

Mike Simonson asked if this motion fails, would we entertain another motion?

Glenna Frank stated yes and since there is no conditions listed on the staff recommendation, they might want to consider a continuance.

David Courard-Hauri stated he believes they don't have all the information to know if single family is right for this area and that's why he thinks it should be up to City Council.

Motion failed 1-13-0 (Jacqueline Easley, Greg Jones, Dory Briles, Will Page, John "Jack" Hilmes, Mike Simonson, Emily Webb, Greg Wattier, Carolyn Jenison, Steve Wallace, Lisa Howard, Francis Boggus and Rocky Sposato opposed)

Greg Wattier stated he encourages more single-family homes in Des Moines. He would like Hubbell and the City to keep working together on this PUD. Is it possible to approve parts A and B of the staff recommendation?

Jason Van Essen stated he did not recommend that the P&Z vote on a portion of it and leave the other portion in limbo. He believed the whole item should be continued so we can come back and vote on it all at once.

Joe Pietruszinski asked that the commission recommend approval for Council so Hubbell can move forward with the project, while working with staff on the parameters of architectural guidelines. This proposal is the same thing we are doing in Summers Field, which has been a highly successful development.

Mike Simonson asked what details haven't been worked out in the conceptual plan that could be worked out in the future.

Jason Van Essen stated for conceptual plans we like to have parameters around design standards and lot development standards.

Joe Pietruszinski stated he is confused because they have followed the PUD process. The design concept regulations have been submitted and when we get into the preliminary plat, we will be back in front of the commission with those details.

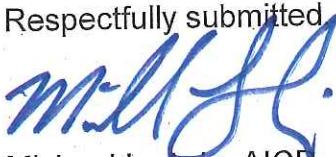
Glenna Frank stated the purpose of a PUD is different than a regular rezoning. The purpose is to negotiate the parameters and conditions associated with the development.

COMMISSION ACTION:

Mike Simonson made a motion for **APPROVAL** of Part A) the proposed PUD Conceptual Plan be found **not** in conformance with the PlanDSM Future Land Use Map designation of Business Park, Part B) **APPROVAL** of the proposed amendment to the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Business Park to Low Density Residential AND Part C) **APPROVAL** of the proposed PUD Conceptual Plan Amendment while negotiations with City staff on the parameter of design standards continue until the August 5th, 2019 City Council Meeting.

Motion Carried: 13-1-0 (David Courard-Hauri opposed)

Respectfully submitted



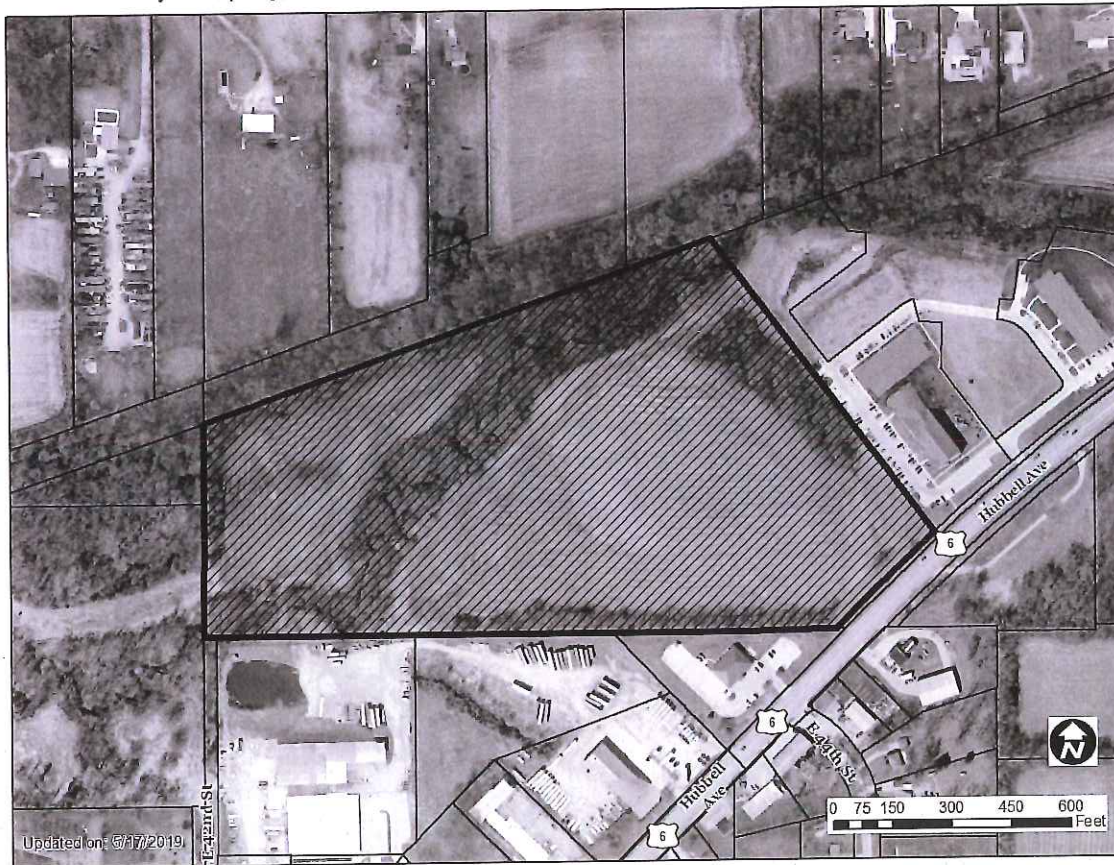
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

Hubbell Realty Company (developer) represented by Joe Pietruszinski (officer) for the following on property in the 4500 block of Hubbell Avenue (U.S Highway 6). The subject property is owned by Baker Real Estate, LP.				File #	
				21-2019-4.04	
Description of Action	Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Business Park to Low Density Residential.				
PlanDSM Future Land Use	Current: Business Park. Proposed: Low Density Residential.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Baker "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)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council		Yes
	Denial				No X

Hubbell Realty Company, 4500 Block of Hubbell Avenue

21-2019-4.04

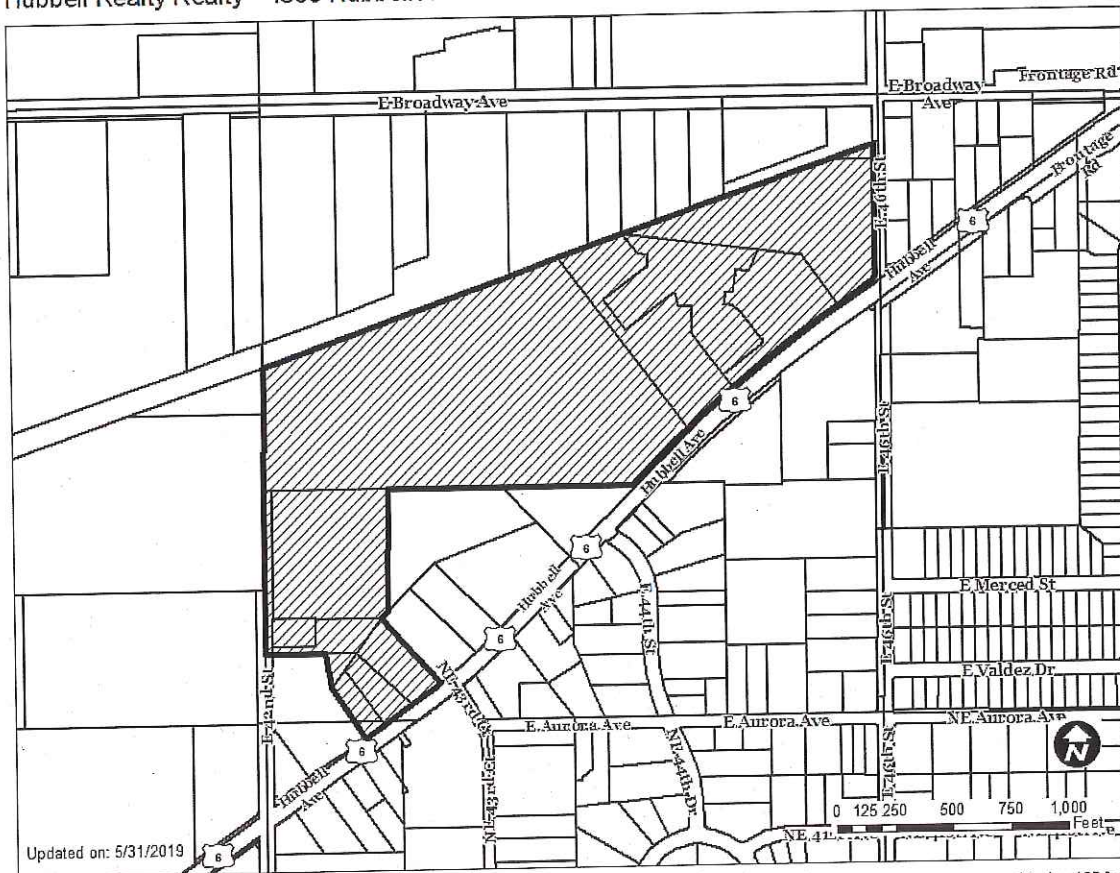


1 inch = 283 feet

Hubbell Realty Company (developer) represented by Joe Pietruszinski (officer) for the following on property in the 4500 block of Hubbell Avenue (U.S Highway 6). The subject property is owned by Baker Real Estate, LP.		File # ZON2019-00084		
Description of Action	Review and approval of a 7th Amendment to the Baker PUD Conceptual Plan to allow development of 19.98 acres of agricultural land for a single-family residential subdivision at a density of 4.2 units per acre.			
PlanDSM Future Land Use	Current: Business Park. Proposed: Low Density Residential.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Baker "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)	8	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Hubbell Realty Realty - 4500 Hubbell Avenue

ZON 2019 - 00084



1 inch = 485 feet

Item ZON2019-00084

Date 7/23/19

SUBJECT PROPERTY

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

(Circle One)

Print Name BJ Baker III

Baker Creek Sr. Living LLC

Signature [Signature]

Address 1600 SE Corporate Woods Dr.

Anthony, PA 50051

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

RECEIVED
COMMUNITY DEVELOPMENT
MAY 31 2019

Item ZON2019-00084

Date 5/23/19

SUBJECT PROPERTY

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

(Circle One)

Print Name BJ Baker III

Baker Creek Senior Living LLC

Signature [Signature]

Address 1600 SE Corporate Woods Dr.

Anthony, PA 50051

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

RECEIVED
COMMUNITY DEVELOPMENT
MAY 31 2019

Item ZON2019-00084

Date 5/23/19

SUBJECT PROPERTY OWNER

Baker Real Estate

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

(Circle One)

Print Name Greg Baker

Signature [Signature]

Address 1600 SE Corp Woods Dr

RECEIVED
COMMUNITY DEVELOPMENT

MAY 30 2019

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

Item ZON2019-00084

Date 5-24-19

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

OUTSIDE 250 FT.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

Stephanie Yang and Chai

Signature

Stephanie Yang Chai Yang

Address

2310 E 24th St Des Moines

MAY 06 2019

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

TA 5087

Item ZON2019-00084

Date 5/24/19

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

OUTSIDE ~~MAP~~ 250 FT.

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name

REX STEVE LIMITED CO.

STEPHEN H. WILLIAMS

Signature

Stephen H. Williams

Address

4330 Hubbell Ave

MAY 30 2019

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

Item ZON2019-00084

Date 5/23/19

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

(Circle One)

BTD Reulstete

Print Name

BT Reulstete

Signature

Address

1405 SE Cornock Woods Drive
Des Moines, IA 50319

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

RECEIVED
COMMUNITY DEVELOPMENT
MAY 31 2019

Item ZON2019-00084

Date 5/23/19 69

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

(Circle One)

B+B Real Estate

Print Name

BT Barber III

Signature

[Signature]

Address

1100 SE Camp Woods Drive

Anthony, IA 50021

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

RECEIVED
COMMUNITY DEVELOPMENT

JUN 03 2019

Item ZON2019-00084

Date 6-5-19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

JUN 10 2019

Print Name

Sandra Calvert

Signature

[Signature]

Address

4630 Hubbell Ave

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

I prefer single family homes with property tax paying families in this area over businesses that may involve semi truck traffic or apartments (especially low income) which we already have plenty of.