



Date September 14, 2020

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION ON REVIEW AND APPROVAL OF A REQUEST FROM RLBR HOLDINGS, LLLC (OWNER), REPRESENTED BY ROBERT BIERMA (OFFICER) FOR AMENDMENT TO A MAJOR PRELIMINARY PLAT "MCKINLEY ACRES" ON PROPERTIES LOCATED AT 3359 AND 3365 MCKINLEY AVENUE

WHEREAS, on August 20, 2020, the City of Des Moines Plan and Zoning Commission voted 12-0 for APPROVAL of an Amendment to a major Preliminary Plat "McKinley Acres", submitted by RLBR Holdings, LLLC, (owner), represented by Robert Bierma (Officer), to remove the restriction requiring one drive approach access per two lots fronting McKinley Avenue to allow a separate access for each property at 3359 and 3365 McKinley Avenue, subject to the following conditions:

- 1. Compliance with all administrative requirements of the City's Permit and Development.

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:

Judy K Parks-Kruse

Judy K. Parks-Kruse, Assistant City Attorney

(13-2021-1.07)

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

MOTION CARRIED APPROVED

CERTIFICATE

I, P. Kay Cmelik, 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



Date September 14, 2020
 Agenda Item 28
 Roll Call # _____

September 8, 2020

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their August 20, 2020 meeting, the following action was taken regarding a request from RLBR Holdings, LLC (Owner) represented by Robert Bierma (officer) for review and approval of an amendment to a major Preliminary Plat "McKinley Acres" on properties located at 3359 and 3365 McKinley Avenue, to remove the restriction requiring one drive approach access per two lots fronting McKinley Avenue to allow a separate access for each property at 3359 and 3365 McKinley Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	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 proposed amendment to the Preliminary Plat, subject to compliance with all administrative review requirements of the City's Permit and Development Center.
 (13-2021-1.07)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed amendment to the Preliminary Plat, subject to compliance with all administrative review requirements of the City's Permit and Development Center.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the approved Preliminary Plat would remove the requirement that Lots 1 & 2 (3359 and 3365 McKinley Avenue) must have a shared driveway from McKinley Avenue.
2. **Size of Site:** Approximately 2.42 acres.
3. **Existing Zoning (site):** "N1a" Neighborhood District.
4. **Existing Land Use (site):** One household dwelling with undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North** – "N1a", Uses are undeveloped land and one household residential.
 - South** – "N1a", Uses are McKinley Avenue and one household residential.
 - East** – "N3a", Uses are McKinley Avenue and one household residential.
 - West** – "P2", Uses are McKinley Avenue and the Des Moines International Airport.
6. **General Neighborhood/Area Land Uses:** The subject property is located north of the Des Moines International Airport in an area that primarily consists of low-density residential development.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in Southwestern Hills Neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on July 31, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on August 10, 2020 to the neighborhood association and 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 Commission meeting was mailed to the neighborhood associations on August 14, 2020.

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 Southwestern Hills Neighborhood Association mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321.
8. **Relevant Zoning History:** On August 24, 2016, the Zoning Board of Adjustment approved an Exception of 10 feet less than the minimum 80 feet of lot width required

for a one household dwelling (for three parcels with 70 feet of frontage) and an Exception of 60 feet less than the minimum required 80 feet of lot width for a one household dwelling, where such lot meets the lot width at the building line (for one flag lot with 20 feet of frontage), subject to the following conditions:

1. Construction of any dwelling shall be in general compliance with building design and elevations as reviewed and approved by the Planning Administrator.
2. The architectural details of each dwelling shall vary from the other dwellings to provide an individualized appearance.
3. Provision of a full basement under each dwelling
4. Provision of a two-car or larger garage. A paved driveway shall be provided for vehicular access to the garage.
5. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, cement fiber board or other composite materials generally equal in quality to cement fiber board as approved by the Planning Administrator.
6. Any dwelling shall be constructed with a front porch of not less than 60 square feet or at least 1/3 of the front façade shall be clad with stone or brick masonry.
7. Any dwelling constructed shall have window and door trim on all facades that is a minimum of 4-inches wide.
8. The roof on any house constructed shall be of architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Any dwelling or accessory structure shall be constructed in compliance with all applicable building codes with issuance of all necessary permits by the Permit and Development Center.
10. Any modified lot configuration shall be in accordance with a Plat approved by the Permit and Development Center and recorded with Polk County.

On July 26, 2017, a follow-up appeal was approved by the Board of Adjustment for additional relief based on the proposed model home for Exception of 10 feet less than the calculated minimum 40 feet of front yard setback required for a one household dwelling, Exception of 3 feet less than the minimum 10 feet of side yard setback required on one side for a one household dwelling, and Exception of 6 feet less than the minimum 20 feet of total side yard setbacks required for a one household dwelling, subject to the following conditions:

1. A Final Plat shall be approved by the City Council and recorded with Polk County in accordance with relief granted by the Board on August 24, 2016 by Docket ZON2015-00142.

2. Construction of any dwelling shall be in general compliance with building design and elevations as reviewed and approved by the Planning Administrator.
3. The architectural details of each dwelling shall vary from the other dwellings to provide an individualized appearance.
4. Provision of a full basement under each dwelling
5. Provision of a two-car or larger garage. A paved driveway shall be provided for vehicular access to the garage.
6. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, cement fiber board or other composite materials generally equal in quality to cement fiber board as approved by the Planning Administrator.
7. Any dwelling shall be constructed with a front porch of not less than 60 square feet or at least 1/3 of the front façade shall be clad with stone or brick masonry.
8. Any dwelling constructed shall have window and door trim on all facades that is a minimum of 4-inches wide.
9. The roof on any house constructed shall be of architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
10. Any dwelling or accessory structure shall be constructed in compliance with all applicable building codes with issuance of all necessary permits by the Permit and Development Center.
11. Any modified lot configuration shall be in accordance with a Plat approved by the Permit and Development Center and recorded with Polk County.

This relief was exercised by the approval of construction of a demonstration one household dwelling unit on August 2, 2017.

On January 19, 2017, the Plan & Zoning Commission approved a Preliminary Plat (13-2017-1.17) to allow subdivision of the property into four (4) lots. However, because a Final Plat was not submitted for approval within the maximum time frame, this Preliminary Plat expired.

On July 18, 2019, the Plan & Zoning Commission approved proposed Preliminary Plat subject compliance with all administrative review requirements of the Permit and Development Center, including limiting the four lots to only two shared drive approach accesses from McKinley Avenue.

The applicant is now requesting to eliminate the requirement that 3359 and 3365 McKinley Avenue must have a shared driveway from McKinley Avenue.

9. **PlanDSM Land Use Plan Designation:** Low-Density Residential is defined as “areas developed with primarily single-family and two-family residential units with up to 6

dwelling units per net acre.” The density of the proposed lot configuration complies with the “Low Density Residential” designation.

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. Traffic/Street System: The approved Preliminary Plat requires Lots 1 & 2 and Lots 3 & 4 share common drive approaches. At the time of the approval, the developer agreed to this condition based upon comments from the City's Traffic & Transportation Division. The City's intent was, and still is, to limit drive approaches along the City's arterial road. However, given the existing development pattern along McKinley Avenue, the City's Traffic & Transportation Division has indicated that they do not object to the elimination of the condition for Lots 1 & 2, as it would result in an increase of just one additional drive approach along McKinley Avenue.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. None requested to speak.

COMMISSION ACTION:

Emily Webb made a motion for approval of the proposed amendment to the Preliminary Plat, subject to compliance with all administrative review requirements of the City's Permit and Development Center.

Motion passed: 12-0

Respectfully submitted,



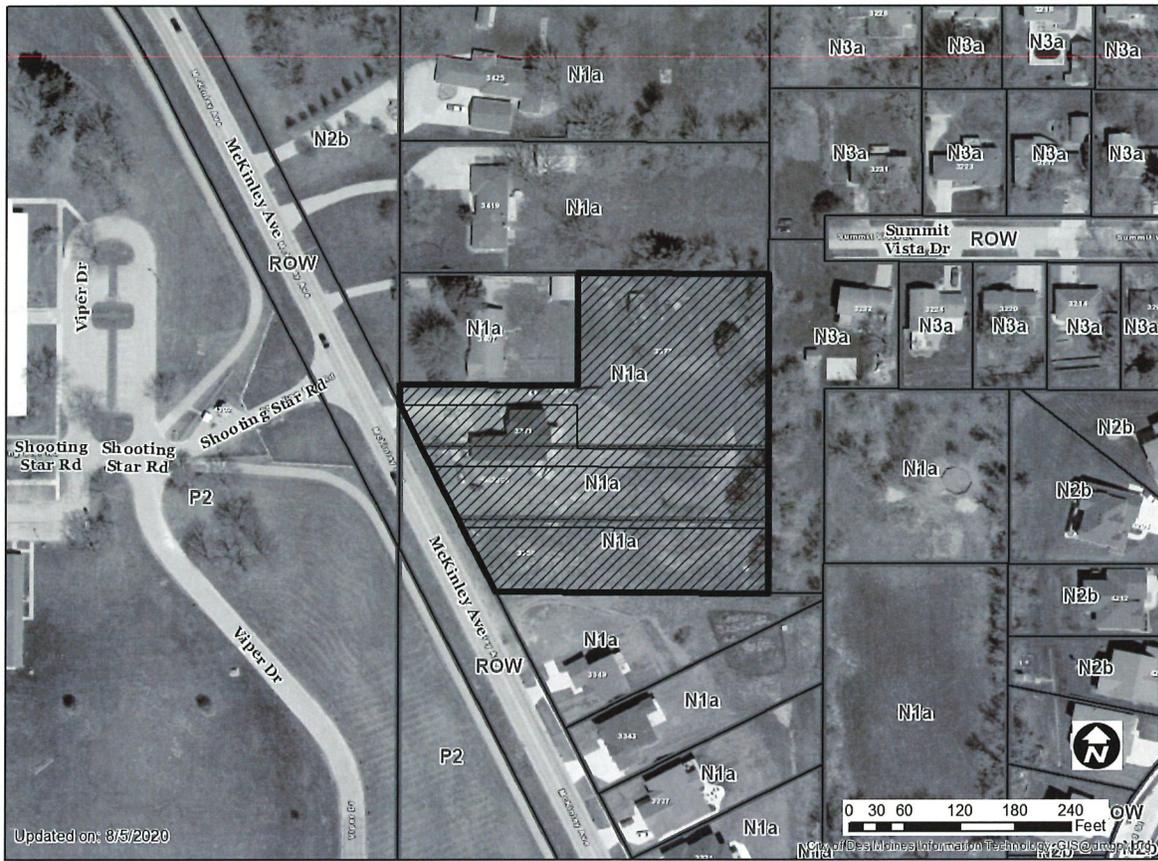
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

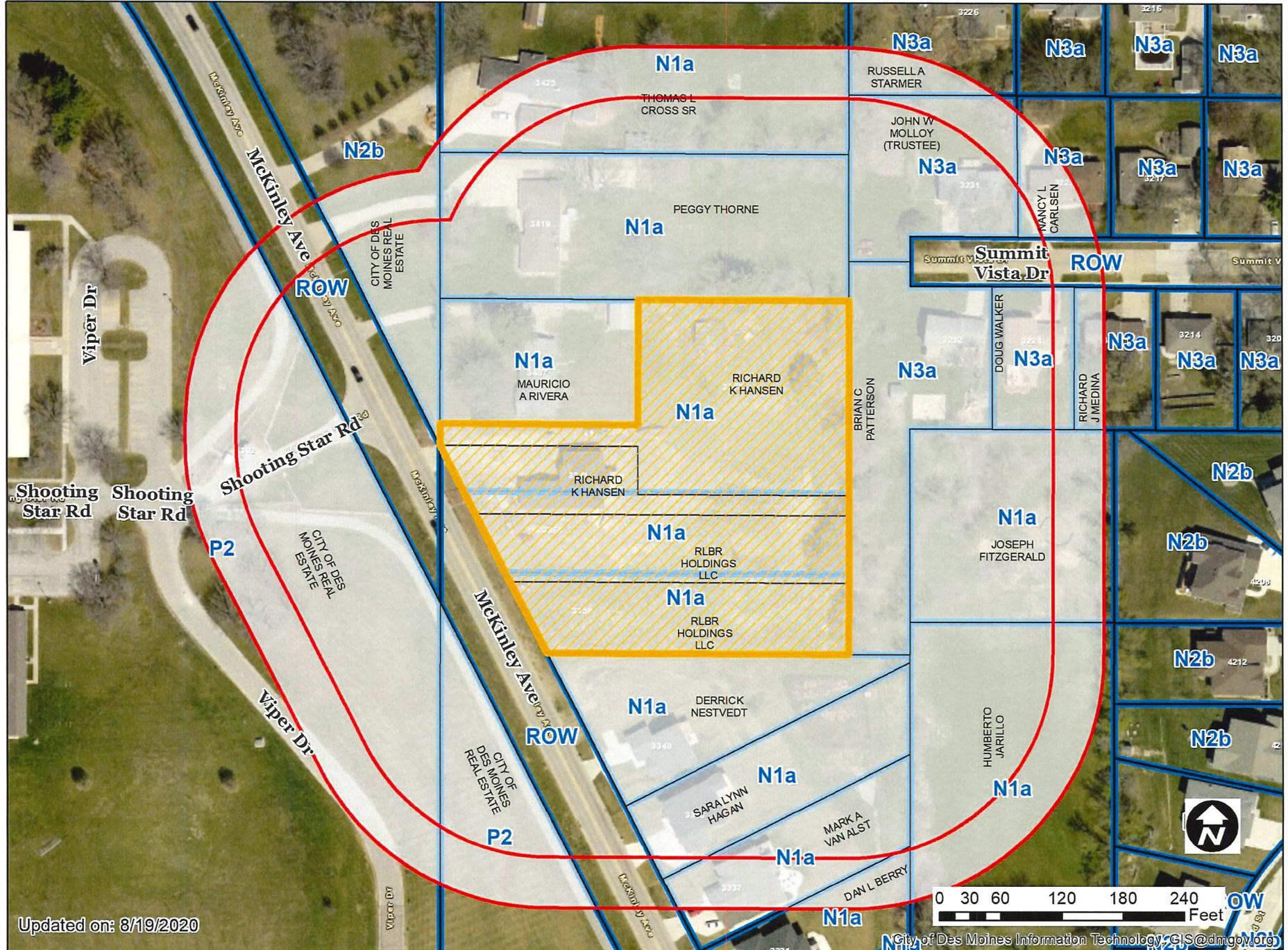
Request from RLBR Holdings, LLC (Owner) represented by Robert Bierma (officer) for properties located at 3359 and 3365 McKinley Avenue.				File #	
				13-2021-1.07	
Description of Action	Review and approval of an amendment to a major Preliminary Plat "McKinley Acres" to remove the restriction requiring one drive approach access per two lots fronting McKinley Avenue to allow a separate access for each property at 3359 and 3365 McKinley Avenue.				
PlanDSM Future Land Use	Current: Low Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"N1a" Neighborhood 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

RLBR Holdings, LLC, 3359 and 3365 McKinley Avenue

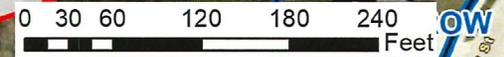
13-2021-1.07



1 inch = 125 feet



Updated on: 8/19/2020



City of Des Moines Information Technology, GIS@dmgo.org

1 inch = 125 feet

Handwritten initials or signature.

MCKINLEY ACRES PRELIMINARY PLAT

PROPERTY DESCRIPTION:

PARCELS C OF LOT 11, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2009, RECORDED IN BOOK 484, PAGE 885 OF THE POLK COUNTY RECORDS OFFICE, EXCEPT THAT PART DECEDED TO THE CITY OF DES MOINES CIVIA BY COURT OFFICE DEED FILED IN BOOK 833A, PAGE 48 AND BY QUIT CLAIM DEED FILED IN BOOK 833A, PAGE 59 OF THE POLK COUNTY RECORDS OFFICE AND ALSO EXCEPT PARCEL D OF LOT 11, SERENDIPITY PLAT 4 AS RELECTED IN A PLAT OF SURVEY FILED SEPT. 7, 2008 IN BOOK 11937, PAGE 85 OF THE POLK COUNTY RECORDS OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

AND

PARCELS OF LOT 11, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2009, RECORDED IN BOOK 484, PAGE 885 OF THE POLK COUNTY RECORDS OFFICE, EXCEPT THAT PART DECEDED TO THE CITY OF DES MOINES CIVIA BY COURT OFFICE DEED FILED IN BOOK 833A, PAGE 48 AND BY QUIT CLAIM DEED FILED IN BOOK 833A, PAGE 59 OF THE POLK COUNTY RECORDS OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

AND

PARCEL A OF LOT 11, SERENDIPITY PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AS SHOWN ON PLAT OF SURVEY FILED MAY 15, 2009, RECORDED IN BOOK 484, PAGE 885 OF THE POLK COUNTY RECORDS OFFICE, EXCEPT THAT PART DECEDED TO THE CITY OF DES MOINES CIVIA BY COURT OFFICE DEED FILED IN BOOK 833A, PAGE 48 AND BY QUIT CLAIM DEED FILED IN BOOK 833A, PAGE 59 OF THE POLK COUNTY RECORDS OFFICE.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

OWNER:

PARCEL A AND B
FLR. HOLDINGS LLC
31325 CHAMPAGNE ROAD
WAUKEGA, IL 60083

PARCEL C
ROBERT ELLIS
1088 WATROUS AVENUE
DES MOINES, IA 50315
(515) 255-7231

PREPARED FOR:

ROBERT ELLIS
1088 WATROUS AVENUE
DES MOINES, IA 50315
(515) 255-7231

ZONING:

M/A ONE FAMILY RESIDENTIAL DISTRICT
ZONING BOARD OF ADJUSTMENT DOCKET: ZON 2019-00142
FRONT YARD
REAR YARD
SIDE YARD

BENCHMARKS:

TBM 47
BURY BOLT ON HYDRANT LOCATED 20 FEET EAST OF BACK CURB OF MCKINLEY DRIVE AND 214 FEET SOUTH OF THE SOUTH WEST PROPERTY CORNER OF PROJECT.
ELEVATION: 444.71 N 503217.820 E 159582.320

TBM #1015:

TOP CENTER STORM SEWER MANHOLE LOCATED 20 FEET WEST OF THE SOUTH CONCRETE FLUME OF WEST SIDE AND 140 FEET NORTH-EAST OF SOUTH HYDRANT.
ELEVATION: 427.1 N 503217.820 E 159578.054

CONTROL POINTS:

CP #003
SIP PIPE WITH RED CAP LOCATED 8.5 FEET EAST OF THE EAST BACK CURB OF MCKINLEY AVE. AND 10.5 FEET SOUTHWEST OF THE SOUTH HYDRANT.
ELEVATION: 448.71 N 503217.820 E 159582.880

CP #001
SIP PIPE WITH RED CAP LOCATED 49.5 FEET NORTH OF THE SOUTH CONCRETE FLUME OF NORTHWEST CORNER AND 10.5 FEET WEST OF THE SOUTH HYDRANT.
ELEVATION: 429.55 N 503217.820 E 159578.270

MINIMUM PROTECTION ELEVATION NOTES:

- MINIMUM PROTECTION ELEVATIONS (MPE) ARE FOR REFERENCE ONLY. SURVEYOR'S CERTIFICATION DOES NOT COVER ANY ELEVATIONS SHOWN ON THIS PLAT. ALL LOTS, WITH OR WITHOUT MPES, SHALL BE REVIEWED FOR CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN AND GRADING PLAN.
- THE HOME BUILDER SHALL ENSURE ALL DRAINAGE SWALES ARE MAINTAINED AND/OR PROTECTED AS DESIGNED DURING HOME CONSTRUCTION AS INTENDED IN THE ORIGINAL DESIGN AND APPROVED BY THE CITY.
- HOME BUILDERS SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM HOUSES AND THAT ALL DRAINAGE SWALES AROUND HOUSE ARE SIZED TO CONVEY THE 100-YEAR STORM EVENT.
- LOTS WITH MPES NOTED WITH AN ASTERISK (*) DRAIN FROM REAR TO FRONT. HOME BUILDER SHALL BE RESPONSIBLE FOR THE CONVEYANCE OF ALL STORM WATER ACROSS SUBJECT LOT. DRAINAGE SHALL BE CONVEYED AROUND THE SIDES OF THE HOUSE AND TO THE STREET.
- MPES LISTED DO NOT ACCOUNT FOR DRAINAGE THROUGH SIDE YARDS INCLUDING THE OVERTOPPING OF STREET LIGHT FIXTURES. THE HOME BUILDER SHALL BE RESPONSIBLE FOR GRADING THE SIDE YARD TO ACCOUNT FOR THE VARYING DEPTH OF FLOW AND ENSURING FLOOD PROTECTION AND POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- MPES PROVIDED ARE BASED ON PROPOSED CONTOURS AND NOT ACTUAL AS-BUILT GRADES. HOME BUILDERS MUST ADJUST MPES ACCORDINGLY AND GRADE LOTS TO HAVE POSITIVE DRAINAGE TO PROPERTY LINES AND SIDE YARDS.
- LOTS LEFT LOW ON GRADING PLAN ARE INTENDED FOR BASEMENT DIRT TO BE USED AS FILL AROUND HOUSES TO ACHIEVE POSITIVE DRAINAGE AWAY FROM HOUSES.
- MPES LISTED DO NOT ACCOUNT FOR DEPTH OF SANITARY SERVICE. THE HOME BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SERVICES AND SET THE BASEMENT ELEVATION ACCORDINGLY.
- LOTS WITH MULTIPLE MPES ARE NOTED WITH THE DIRECTION THE MPE APPLIES IN BRACKETS. FOR EXAMPLE MPES TO THE NORTH SIDE OF THE LOT AND MPES TO THE SOUTH SIDE OF THE LOT.

LANDSCAPE NOTES:

- MINIMUM OF ONE STREET TREE WITHIN THE RIGHT OF WAY SHALL BE PROVIDED PER LOT
- MINIMUM OF ONE SHADE TREE SHALL BE PROVIDED PER LOT
- EACH HOME SHALL HAVE FOUNDATION PLANTINGS ALONG THE FRONT FACADE.

UTILITY NOTES:

THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND ARE APPROXIMATE LOCATIONS. THE EXACT LOCATION OF ALL UTILITIES MUST BE ASCERTAINED IN THE FIELD. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

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GENERAL NOTES:

- THE SANITARY SEWER SERVICES ARE PROVIDED TO EACH INDIVIDUAL LOT. DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN ANY AND ALL NECESSARY EASEMENTS TO INSTALL SAID SANITARY SEWER SERVICES.
- DEVELOPER SHALL ESTABLISH A HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ENTERING INTO A STORMWATER MANAGEMENT AND FACILITY MAINTENANCE AGREEMENT WITH THE CITY OF DES MOINES.
- EACH LOT OWNER SHALL SURFACE DRIVE ON FOUNDATION SLUAPS AS NECESSARY. SNOW OUTLET SHALL BE DESIGNED TO PREVENT EROSION AT OUTLET AND INCORPORATED TO ADJACENT PROPERTIES.
- EACH LOT OWNER SHALL INSTALL 2" WIDE SIDEWALKS ALONG MCKINLEY AVE AS PART OF HOME CONSTRUCTION.
- LOTS 3 & 4 SHALL HAVE SHARED ACCESS AND LOTS 1 & 2 SHALL HAVE INDIVIDUAL DRIVEWAYS.
- DUE TO THE PROXIMITY OF THE AIRPORT THIS PLAT IS LIKELY AFFECTED BY THE DES MOINES AIRPORT NOISE AND AVIATION EASMENTS.
- CONSTRUCTION OF ANY DWELLING SHALL BE IN GENERAL COMPLIANCE WITH BUILDING DESIGN AND ELEVATIONS AS REVIEWED AND APPROVED BY THE PLANNING ADMINISTRATOR.
- THE ARCHITECTURAL DETAILS OF EACH DWELLING SHALL VARY FROM THE OTHER DWELLINGS TO PROVIDE AN INDIVIDUALIZED APPEARANCE.
- A FULL BASEMENT UNDER EACH DWELLING IS REQUIRED.
- EACH HOUSE SHALL HAVE A TWO CAR OR LARGER GARAGE. A PAVED DRIVEWAY SHALL BE PROVIDED FOR VEHICULAR ACCESS TO THE GARAGE.
- EXTERIOR MATERIAL FOR ANY HOME CONSTRUCTED SHALL BE MASONRY (BRICK OR STONE), VINYL, OF NO LESS THAN 0.042 THICKNESS, CEDAR, CEMENT FIBER BOARD OR OTHER COMPOSITE MATERIALS GENERALLY EQUAL IN QUALITY TO CEDAR FIBER BOARD AS APPROVED BY THE PLANNING ADMINISTRATOR.
- ANY DWELLING SHALL BE CONSTRUCTED WITH A FRONT PORCH OF NOT LESS THAN 80 SQUARE FEET OR AT LEAST 1/3 OF THE FRONT FACADE SHALL BE CLAD WITH STONE OR BRICK MASONRY.
- ANY DWELLING CONSTRUCTED SHALL HAVE WINDOW AND DOOR TRIM ON ALL FACADES THAT IS A MINIMUM OF 4-INCHES WIDE.
- THE ROOF ON ANY HOUSE CONSTRUCTED SHALL BE OF ARCHITECTURAL PROFILE ASPHALT TYPE SHINGLES OR CEDAR SHAKES. STANDARD 3/8" SHINGLES ARE PROHIBITED.
- ANY DWELLING OR ACCESSORY STRUCTURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES WITH ISSUANCE OF ALL NECESSARY PERMITS BY THE PERMIT AND DEVELOPMENT CENTER.
- ANY MODIFIED LOT CONFIGURATION SHALL BE IN ACCORDANCE WITH A PLAT APPROVED BY THE PERMIT AND DEVELOPMENT CENTER AND RECORDED WITH POLK COUNTY.
- A MINIMUM OF ONE STREET TREE SHALL BE PROVIDED FOR EACH LOT.
- THE PROPERTY OWNER IS RESPONSIBLE FOR COORDINATING ANY STREET LIGHTING REMOVAL/REPLACEMENT NECESSARY WITH MID AMERICAN ENERGY. ANY RELOCATION OF STREET LIGHTING WILL REQUIRE A PLAN FOR THE NEW LAYOUT AND MAY REQUIRE THE LIGHTING LEVELS.
- DEVELOPER OR LOT OWNER MUST CONTACT CITY TRAFFIC AND TRANSPORTATION (683-4873) BEFORE IMPACTING ANY TRAFFIC SIGNS AND COORDINATE THE WORK NECESSARY.
- DEVELOPER OR CONTRACTOR SHALL OBTAIN A CURB CUT PERMIT FROM THE CITY OF DES MOINES PRIOR TO CUTTING CURB TO INSTALL CONSTRUCTION ENTRANCE DRIVE.
- LESS THAN 1 ACRE IS DEEMED TO BE DISTURBED TO BE DISTURBED WITH GRADING ACTIVITY AND FOUR HOMES BEING CONSTRUCTED. THEREFORE OBTAINING A GENERAL PERMIT #2 IS NOT REQUIRED.

ZBOA DECISION AND ORDER (ZON 2017-00105)

WHEREFORE, IT IS ORDERED THAT THE APPEALS FOR AN EXCEPTION OF 10 FEET LESS THAN THE CALCULATED MINIMUM 40 FEET OF FRONT YARD SETBACK REQUIRED FOR A SINGLE-FAMILY DWELLING, AN EXCEPTION OF 3 FEET LESS THAN THE MINIMUM 10 FEET OF REAR YARD SETBACK REQUIRED ON ONE SIDE FOR A SINGLE-FAMILY DWELLING, AND AN EXCEPTION OF FEET LESS THAN THE MINIMUM 20 FEET OF TOTAL SIDE YARD SETBACKS REQUIRED FOR A SINGLE-FAMILY DWELLING, TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DWELLING UP TO THREE STORES IN HEIGHT ON EACH OF FOUR (4) LOTS, WHERE THE SINGLE-FAMILY DWELLINGS COULD BE CONSTRUCTED WITH 20 FEET OF THE FRONT PROPERTY LINES ALONG MCKINLEY AVENUE AND WHERE THE DWELLINGS COULD BE WITHIN 7 FEET OF ANY SIDE PROPERTY LINE, WITH A MINIMUM OF 14' OF TOTAL SIDE YARD SETBACKS, ARE GRANTED, SUBJECT TO THE FOLLOWING CONDITIONS:

- A FINAL PLAT SHALL BE APPROVED BY THE CITY COUNCIL AND RECORDED WITH POLK COUNTY IN ACCORDANCE WITH RELIEF GRANTED BY THE BOARD ON AUGUST 24, 2016 BY DOCKET ZON201510042.
- CONSTRUCTION OF ANY DWELLING SHALL BE IN GENERAL COMPLIANCE WITH BUILDING DESIGN AND ELEVATIONS AS REVIEWED AND APPROVED BY THE PLANNING ADMINISTRATOR.
- THE ARCHITECTURAL DETAILS OF EACH DWELLING SHALL VARY FROM THE OTHER DWELLINGS TO PROVIDE AN INDIVIDUALIZED APPEARANCE.
- PROVISION OF A FULL BASEMENT UNDER EACH DWELLING.
- PROVISION OF A TWO-CAR OR LARGER GARAGE. A PAVED DRIVEWAY SHALL BE PROVIDED FOR VEHICULAR ACCESS TO THE GARAGE.
- EXTERIOR MATERIAL FOR ANY HOME CONSTRUCTED SHALL BE MASONRY (BRICK OR STONE), VINYL, OF NO LESS THAN 0.042 THICKNESS, CEDAR, CEMENT FIBER BOARD OR OTHER COMPOSITE MATERIALS GENERALLY EQUAL IN QUALITY TO CEMENT FIBER BOARD AS APPROVED BY THE PLANNING ADMINISTRATOR.
- ANY DWELLING SHALL BE CONSTRUCTED WITH A FRONT PORCH OF NOT LESS THAN 80 SQUARE FEET OR AT LEAST 1/3 OF THE FRONT FACADE SHALL BE CLAD WITH STONE OR BRICK MASONRY.
- ANY DWELLING CONSTRUCTED SHALL HAVE WINDOW AND DOOR TRIM ON ALL FACADES THAT IS A MINIMUM OF 4-INCHES WIDE.
- THE ROOF ON ANY HOUSE CONSTRUCTED SHALL BE OF ARCHITECTURAL PROFILE ASPHALT TYPE SHINGLES OR CEDAR SHAKES. STANDARD 3/8" SHINGLES ARE PROHIBITED.
- ANY DWELLING OR ACCESSORY STRUCTURE SHALL BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES WITH ISSUANCE OF ALL NECESSARY PERMITS BY THE PERMIT AND DEVELOPMENT CENTER.
- ANY MODIFIED LOT CONFIGURATION SHALL BE IN ACCORDANCE WITH A PLAT APPROVED BY THE PERMIT AND DEVELOPMENT CENTER AND RECORDED WITH POLK COUNTY.

PLANNING AND ZONING APPROVAL:

PLAN AND ZONING DATE: 7-18-2019

COMMISSION ACTION: DAVID COURARD-HARR MADE A MOTION FOR APPROVAL OF THE PROPOSED PRELIMINARY PLAT SUBJECT COURARD-HARR'S RESOLUTION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DEVELOPER ACTION: INCLUDING LIMITING THE FOUR LOTS TO ONLY TWO SHARED DRIVE APPROACH ACCESSES FROM MCKINLEY AVENUE. THE DATE: 1-14



SIGNED: DAVID B. BENTZ, PE, 17143
LICENSE RENEWAL DATE: DEC. 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL:

APPROVAL:

SITE PLAN

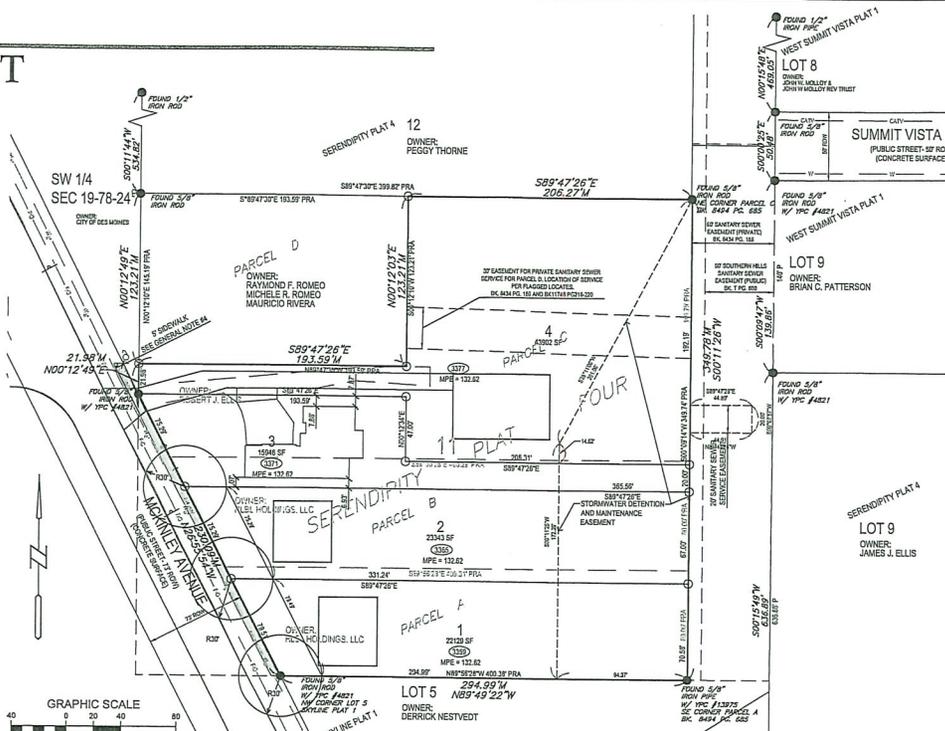
APPROVED APPROVED WITH CONDITIONS
SEE EXHIBIT 'A'

IN ACCORDANCE WITH SECTION 82-207 (c.), 2000 DES MOINES MUNICIPAL CODE, AS AMENDED, AND CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE PLANNING DIRECTOR.

DATE: _____ PLANNING DIRECTOR: _____



SIGNED: LARRY D. HYLER, L.S., 14775
LICENSE RENEWAL DATE: DEC. 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:



ABBREVIATIONS:

AD	AGES	PG	PAGE
ASPH	ASPHALT	PR	POINT OF BEGINNING
BOOK	BOOK	PCC	POINT OF COMMENCEMENT
CONC	CONCRETE	PL	PUBLIC UTILITY EASEMENT
DE	DECEDED DISTANCE	R/W	RIGHT OF WAY
DR	DISTING	RFC	RECYCLED PLASTIC CAP
ENCL	ENCLOSURE	SF	SQUARE FEET
FF	FINISHED FLOOR	SW	SWANTRY
FL	FLOW LINE	TYP	TYPICAL
FRAC	FRACTION	M	MEASURED DISTANCE
GP	GRANULAR PLASTIC CAP	N	NORTH
HP	MANHOLE	S	SOUTH
OPC	GRANULAR PLASTIC CAP	E	EAST
P	PLATTED DISTANCE	W	WEST

LEGEND:

—SAN	SANITARY SEWER	⊠	ELECTRIC VALVE
—ST	STORM SEWER	⊠	ELECTRIC RISER
—W	WATER LINE	⊠	POWER POLE
—GAS	GAS LINE	⊠	TRANSFORMER POLE
—UE	UNDERGROUND ELECTRIC	⊠	LIGHT POLE
—OE	OVERHEAD ELECTRIC	⊠	ELECTRIC JUNCTION BOX
—TELE	TELEPHONE LINE	⊠	ELECTRIC PANEL
—FIBER	FIBER OPTIC	⊠	TRANSFORMER
—CATV	CABLE TV	⊠	GROUND LIGHT
⊠	STORM MANHOLE	⊠	GUY WIRE
⊠	CURB INTAKE	⊠	ELECTRIC HANDHOLE
⊠	SURFACE INTAKE	⊠	GAS METER
⊠	FLARED END SECTION	⊠	GAS VALVE
⊠	SANITARY MANHOLE	⊠	AIR CONDITIONING UNIT
⊠	CLEANOUT	⊠	TELEPHONE RISER
⊠	FIRE HYDRANT	⊠	TELEPHONE VAULT
⊠	SPRINKLER	⊠	TRAFFIC SIGNAL MANHOLE
⊠	IRRIGATION CONTROL VALVE	⊠	FIBER OPTIC RISER
⊠	WATER MANHOLE	⊠	FIBER OPTIC FAULT
⊠	WELL	⊠	CABLE TV RISER
⊠	WATER VALVE	⊠	SDN
⊠	WATER SHUT OFF	⊠	IDENTIFIER NUMBER OF PARKING STALLS
⊠	YARD HYDRANT	⊠	PROPERTY CORNER - FOUND AS NOTED
⊠	ELECTRIC MANHOLE	⊠	PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID #1475
⊠	ELECTRIC METER	⊠	SECTION CORNER - FOUND AS NOTED
⊠	ADDRESS		

Bishop Engineering
"Training Your Successful Development"
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Civil Engineering & Land Surveying
Established 1959

**MCKINLEY ACRES
DES MOINES, IOWA**

PRELIMINARY PLAT

REFERENCE NUMBER: 03001-6

CREATED BY: _____

CHECKED BY: _____

REVISION DATE: 1st SUBMITTAL 8-13-19
2nd SUBMITTAL 8-16-19

PROJECT NUMBER: 150225

SHEET NUMBER: 1 OF 3