



Roll Call Number

Agenda Item Number

18

Date February 7, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM UNITED PROPERTIES INVESTMENT CO, LLC FOR REVIEW AND APPROVAL OF A MAJOR PRELIMINARY PLAT AMENDMENT TO "THE CREEK AT ECHO VALLEY PLAT 1" FOR PROPERTY IN THE VICINITY OF THE 2900 BLOCK OF ECHO VALLEY DRIVE

WHEREAS, on January 20, 2022, the City of Des Moines Plan and Zoning Commission voted 12-0 to **APPROVE** a request from United Properties Investment Co., LLC (owner), represented by Scott McMurray (officer), to review and approve a Major Preliminary Plat Amendment to "The Creek at Echo Valley Plat 1" for property in the vicinity of 2900 Echo Valley Drive ("Property") to allow the division of the property into one development lot with a proposed office building and two additional outlots, subject to the following:

1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf car path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course;
2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot "Y"; and
3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot "Y"; and
4. Compliance with all administrative review comments.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission

FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

(13-2021-7.189)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
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

January 26, 2022

Communication from the City Plan and Zoning Commission advising that at their January 20, 2022 meeting, the following action was taken regarding a request from United Properties Investment Co., LLC (owner), represented by Scott McMurray (officer), for review and approval of a major Preliminary Plat Amendment to “The Creek at Echo Valley Plat 1” for property in the vicinity of the 2900 Block of Echo Valley Drive, to allow the division of the property into one development lot with a proposed office building, and two additional outlots.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Absent</u>
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the proposed preliminary plat, subject to the following conditions:

1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf cart path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course. Sidewalk easements shall be provided.
2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot “Y”.

Ball Club _____

Address _____

Date _____

3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot “Y”.
4. Compliance with all administrative review comments. (13-2021-7.189)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed preliminary plat, subject to the following conditions:

1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf cart path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course. Sidewalk easements shall be provided.
2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot “Y”.
3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot “Y”.
4. Compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed preliminary plat would divide the site into one (1) developable lot, two outlots, and a dedicated street lot. The street would be known as Golf House Drive.
2. **Size of Site:** The proposed preliminary plant contains the entire PUD, which measures 22.03 acres.
3. **Existing Zoning (site):** United Properties Echo Valley “PUD” District.
4. **Existing Land Use (site):** Undeveloped land.
5. **Adjacent Land Use and Zoning:**

North – “Airport Business Park Phase II PUD”: Uses are open space and Iowa State Highway 5.

South – City of Norwalk “PUD”: Uses consist of open space and a private golf course.

East – “United Properties / Echo Valley PUD: Uses are open space and Iowa State Highway 5.

West – City of Norwalk “PUD”: Uses consist of a private golf course.

6. **General Neighborhood/Area Land Uses:** The site is located southwest of the Echo Valley Drive and Iowa State Highway 5 intersection. The area consists of industrial and commercial uses, as well as undeveloped land.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 feet of any recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on December 30, 2021. Additionally, separate notifications of the hearing were for this specific item were mailed on January 7, 2022 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the hearing was mailed to all recognized neighborhoods on January 14, 2022.
8. **Relevant Zoning History:** The United Properties / Echo Valley PUD was approved by the City Council on January 26, 2004, by Roll Call 04-205. The first amendment to the PUD Conceptual Plan was approved by the City Council on May 5, 2010, by Roll Call 20-0577.
9. **PlanDSM Future Land Use Plan Designation:** Community Mixed Use & Parks / Open Space.
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. **Access:** When completely built out, the development would have one (1) new street (Golf House Drive) connecting to Echo Valley Drive. Lot 1 would be located in the northwest corner of the property and would have one (1) drive approach along Golf House Drive. Sidewalks are shown on the western side of Golf House Drive fronting Lot 1. A note is provided that states sidewalks along the eastern side of Golf House Drive and Echo Valley Drive will also be implemented in accordance with the development of Outlot "Y". Per the PUD Concept Plan conditions, a link to the future regional 10-foot trail system north of Highway 5 must be explored by the developer with the future development of the northern portion of the PUD (Parcel 'A'). Staff expects this to be done when Outlot "Y" is developed.

In accordance with future platting, the Echo Valley Drive Right-of-Way (ROW) will need to be formally dedicated. The existing highway easement is likely larger than necessary, providing an opportunity for the City to release some of the land to allow for additional developable land to the north and south of Echo Valley Drive.

- 2. Stormwater Management:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center.

Other than the 24 inch culvert, no storm sewer infrastructure is shown on the plat. Lot 1 will have stormwater management provided as part of the development plan for that lot. The future street will have storm sewer constructed just south of the current termination. A small temporary basin should be designed to the south of the termination of Golf House Drive for detention of stormwater runoff from the public street prior to construction of the future storm sewer. Staff recommends approval subject to the conditions listed in Section III of this report. Items that need to be completed before the plat can be finalized and grading permits issued include the following:

- A short Stormwater Management Plan / Report with design of temporary basin and sizing of culvert.

- 3. Building Design Standards:** Per the Building Design Requirements of the United Properties – Echo Valley PUD Concept Plan, all buildings shall be designed to ensure their individual attractiveness, compatibility with each other and with the Business Park Environment. Buildings within Echo Valley Community shall be constructed of permanent materials such as brick, architectural precast panels, tilt-up concrete panels, split-face concrete block, stone, glass, with EIFs/stucco as a decorative architectural feature. Material innovation and progressive structural design are encouraged when permanency and structural building strength are the result. All residential housing shall be constructed of permanent materials such as brick, stone, stucco, hardboard wood or vinyl siding and glass.

SUMMARY OF DISCUSSION

Dory Briles asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Jann Freed made a motion for approval of the proposed preliminary plat, subject to the following conditions:

1. The sidewalk fronting Lot 1 along the western portion of Golf House Drive shall be connected to the golf cart path located on the eastern adjacent property to provide pedestrians safe, walkable paths between the commercial building and the associated private golf course. Sidewalk easements shall be provided.
2. Sidewalk along the eastern portion of Golf House Drive and the southern side of Echo Valley Drive shall be implemented with the future platting and development of Outlot "Y".
3. Echo Valley Drive right-of-way shall be dedicated with the future platting and development of Outlot "Y".
4. Compliance with all administrative review comments.

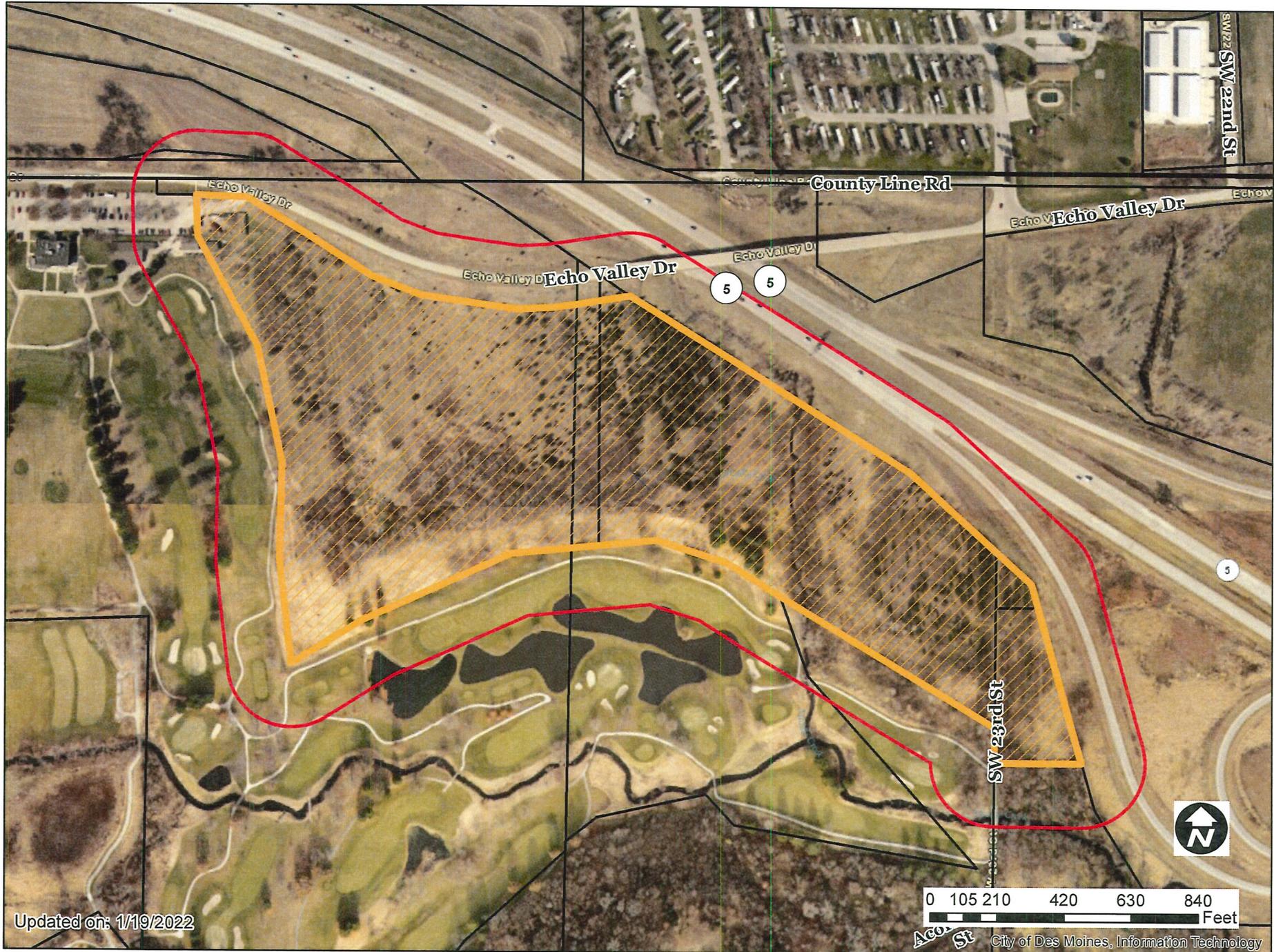
Motion passed: 14-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 1/19/2022

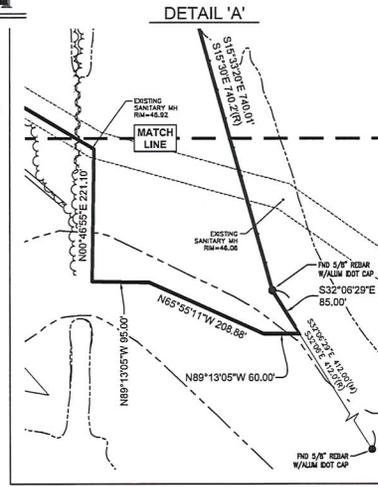
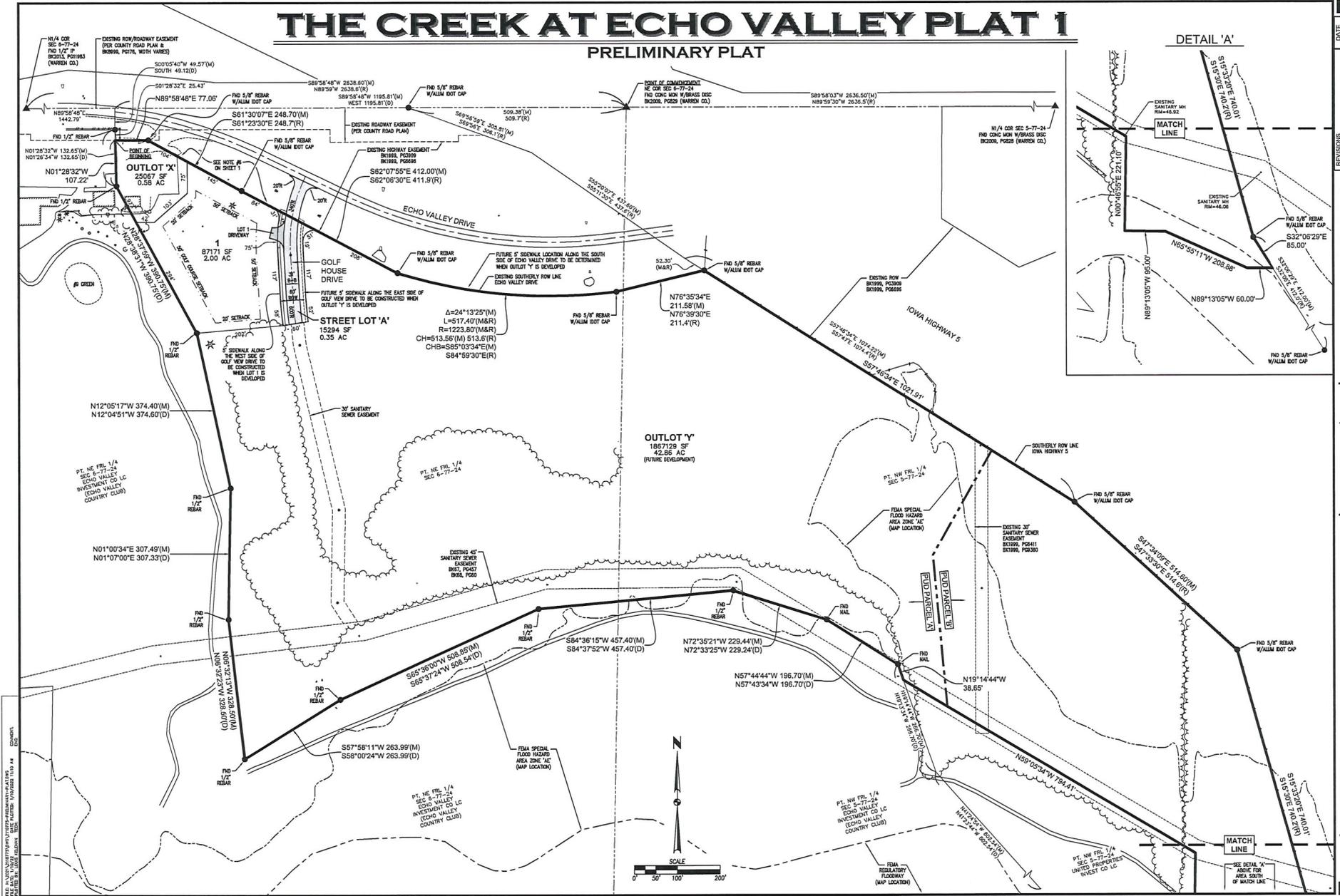
0 105 210 420 630 840 Feet

City of Des Moines, Information Technology

1 inch = 397 feet

THE CREEK AT ECHO VALLEY PLAT 1

PRELIMINARY PLAT



DATE		REVISIONS		PROJECT	
3405 S.E. CROSSROADS DRIVE, SUITE G GLENVIEW, ILLINOIS PHONE: (615) 389-4400			TECH: _____		
			ENGINEER: _____		
CIVIL DESIGN ADVANTAGE					
THE CREEK AT ECHO VALLEY PLAT 1 PRELIMINARY PLAT (DIMENSION PLAN)					
2 4 2110.775					





