



Date October 24, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM LEGACY 515, LLC (OWNER) TO RECEIVE AND FILE THE LARGE SCALE DEVELOPMENT PLAN, AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED IN THE VICINITY OF SOUTHWEST 17TH STREET AND COUNTY LINE ROAD

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 6, 2022, its members voted 15-0 in support of a motion finding the requested rezoning for Property located in the vicinity of Southwest 17th Street and County Line Road is not in conformance with the existing PlanDSM future land use designation of Business Park; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 6, 2022, its members voted 15-0 in support of a motion to recommend **APPROVAL** of a request from Legacy 515, LLC, owner, represented by Zach Vander Ploeg (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property in the vicinity of Southwest 17th Street and County Line Road from Business Park to Low Density Residential; to rezone the Property from “N3a” Neighborhood District and “EX” Mixed Use District to “N2b” Neighborhood District, to allow the development of one-household residential dwellings, and determined as follows:

- A) The requested rezoning be found not in conformance with the existing Future Land Use designation of Business Park.
- B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Low Density Residential.
- C) Approval of rezoning the subject property from “N3a” Neighborhood District and “EX” Mixed Use District to “N2b” Neighborhood District.
- D) Approval of the requested Type 2 Design Alternative for the proposed Large Scale Development Plan, subject to the following conditions:
 - 1) No more than 10 one-household dwellings shall be constructed without a garage. Any one-household use constructed without a garage shall have a basement.
 - 2) Compliance with all administrative review comments.

WHEREAS, the Property is legally described as follows:

Lots 1 through 47 and that portion of Lot 103 lying north of an easterly extension of the south line of Lots 30 through 47, in Highland Hills Plat No. 6, city of Des Moines, Polk County, Iowa

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.

Date October 24, 2022

2. That the meeting of the City Council at which the proposed large scale development plan, amendment to the comprehensive plan future land use designation, and rezoning is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on November 7, 2022, in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.

3. That the City Clerk is hereby authorized and directed to cause notice of said proposal 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. SECOND BY _____

FORM APPROVED:

/s/ Lisa A. Wieland

Lisa A. Wieland
Assistant City Attorney

(ZONG-000078 and 2022-000080)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

CERTIFICATE

I, LAURA BAUMGARTNER, 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 October 24, 2022

Agenda Item 27

Roll Call # _____

October 18, 2022

Communication from the City Plan and Zoning Commission advising that at their October 6, 2022 meeting, the following action was taken regarding a request from Legacy 515, LLC (owner), represented by Zach Vander Ploeg (officer), for the following regarding several parcels located in the vicinity of Southwest 17th Street and County Line Road:

- A) Rezone the property from “N3a” Neighborhood District and “EX” Mixed Use District to “N2b” Neighborhood District, to allow the development of one-household residential dwellings.

- B) Review and approval of a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B) for a Large Scale Development Plan, to waive the requirement to provide a garage for up to 10 out of the proposed 26 lots, where a garage is required for each House A building, per City Code Section 135-2.13.3

COMMISSION RECOMMENDATION:

After public hearing, the members voted 15-0 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

ARPROVAL of Part A) The requested rezoning be found not in conformance with the existing Future Land Use designation of Business Park.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Low Density Residential.

Part C) Approval of rezoning the subject property from "N3a" Neighborhood District and "EX" Mixed Use District to "N2b" Neighborhood District.

Part D) Approval of the requested Type 2 Design Alternative for the proposed Large Scale Development Plan, subject to the following conditions.

- 1) No more than 10 one-household dwellings shall be constructed without a garage. Any one-household use constructed without a garage shall have a basement.
- 2) Compliance with all administrative review comments.

Written Responses

2 in Favor

5 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning be found not in conformance with the existing Future Land Use designation of Business Park.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Low Density Residential.

Part C) Staff recommends approval of rezoning the subject property from "N3a" Neighborhood District and "EX" Mixed Use District to "N2b" Neighborhood District.

Part D) Staff recommends approval of the requested Type 2 Design Alternative for the proposed Large Scale Development Plan, subject to the following conditions.

- 1) No more than 10 one-household dwellings shall be constructed without a garage. Any one-household use constructed without a garage shall have a basement.
- 2) Compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to develop the subject property with a one-household residential subdivision. The proposed Large Scale Development Plan demonstrates that the site would be developed with up to 26 dwellings. The request Type 2 Design Alternative would allow the development of a few lots without a garage as required for a House A building. Design Alternative review criteria can be found in

Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II, subparagraph 4 of the report.

2. **Size of Site:** Approximately 12.7 acres (559,935.9 square feet).
3. **Existing Zoning (site):** "N3a" Neighborhood District and "EX" Business Park.
4. **Existing Land Use (site):** The subject properties are currently vacant undeveloped land.
5. **Adjacent Land Use and Zoning:**
 - North** – "N3a"; Uses are low density residential.
 - South** – "EX", Use is land owned by Des Moines Metro Wastewater Reclamation Authority.
 - East** – "N3a" & "EX"; Uses are low density residential, undeveloped right-of-way, and outdoor sports and recreational uses.
 - West** – "P1" & "P2"; Uses are undeveloped land and cemetery with a funeral home.
6. **General Neighborhood/Area Land Uses:** The subject property is generally located in the vicinity of Southwest 17th Street and County Line Road, to the east of Fleur Drive. The subject property is located in an area that primary consists of low-density residential and undeveloped land.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 feet of a neighborhood association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on September 16, 2022 and by mailing of the Final Agenda on September 30, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on September 16, 2022 (20 days prior to the public hearing) and September 26, 2022 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 applicant will provide a summary of the required neighborhood outreach meeting at the public hearing.
8. **Relevant Zoning History:** In addition to this request, the applicant has also applied for a vacation of segments of right-of-way. The requested rezoning and vacation would allow the platting and development of a one-household residential subdivision.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential and Business Park.
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 area owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

Also, Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
 - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
 - Zoning restrictions at the time of the proposal;
- The city's comprehensive plan;
- The city's plans for future construction and provision for public facilities and services; and
- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.
- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
 - An evaluation of the character of the surrounding neighborhood, such as:
 - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
 - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
 - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
 - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
 - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;
 - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
 - Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PlanDSM Creating Our Tomorrow:** The applicant is requesting that the future land use designation for the property be revised from “Business Park” to “Low Density Residential.” PlanDSM describes these designations as follows:

Business Park: 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.

Low Density Residential: Areas developed with a mix of single family and two family residential units with up to 6 units per net acre.

The subject parcel is currently zoned “EX” Mixed Use District and “N3a” Neighborhood District.

The Zoning Ordinance describes “EX” District as, “intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low intensity industrial, and warehouse spaces associated with offices.”

The Zoning Ordinance describes “N3a” District as, “intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135- 2.14 of this code.”

The applicant is proposing to rezone the parcel to the “N2b” District. The Zoning Ordinance describes this district as, “intended for contemporary, mid-size lots for single- and two-household residential houses within a more flexible building form and located in contemporary neighborhoods pursuant to House A building type in section 135- 2.13 of this code.”

Staff believes that the proposed land use amendment and rezoning, as well as the Type 2 Design Alternative, would allow a desirable mix of dwelling types and would be consistent with the existing character of the surrounding area. The proposed options could provide a mix of housing design that is suitable for households with varying needs, as well as lifestyle choices.

2. **Planning and Design Ordinance:** Any future construction or development of the site must comply with all applicable site plan and design regulations of the Planning and Design Ordinance (Chapter 135 of City Code). Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations for any proposed additions or modifications.
3. **Fire Protection – Iowa Fire Code, Appendix D** requires the following:
 - Dead-end length of fire access roads must be less than 750 feet. The current layout proposed by the applicant measures approximately 1,000 feet.
 - Turn arounds are required for dead-end streets longer than 150 feet.

- Single access roads are limited to 30 homes. When greater than 30 homes, a secondary access road is required and both roads must be public streets.

Staff notes that proposed layout includes an extension of public streets that would result in a dead-end segment of the road that would be 1,000 feet long. Therefore, unless a secondary egress is provided or Southwest 14th Street is constructed as a through street to County Line, any future plat would be limited to providing lots that are within 750 feet of the intersection of Southwest 14th Street and Havens Avenue.

- 4. Building Types – House A Building Type:** Section 135-2. E.4 of the Planning and Design Ordinance outlines regulations with respect to the House A Building Type. A minimum 288 square feet garage is required for each House A building and for each unit of a 2-unit House A building. A Type 2 Design Alternative is required for reduction in size of garage size or waiver of garage requirement, pursuant to City Code Section 135-9.2. The applicant has proposed a few different housing options, with up to 10 of the 26 lots being developed without a garage. The applicant has indicated that any one-household dwelling constructed without a garage would have a basement.

The applicant is proposing a few different housing selections, which is intended to offer diverse housing options. While a few variations of lots with and without garage, and with and without basement are being proposed, all dwellings would have either a garage or basement. This allows some diversity under House A Building Type design, without compromising the intent of Chapter 135. Staff supports the requested Type 2 Design Alternative which would allow the applicant to provide up to 10 lots without a garage.

Therefore, Staff is supportive of the requested Type 2 Design Alternative.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Dory Briles made a motion for:

Part A) The requested rezoning be found not in conformance with the existing Future Land Use designation of Business Park.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use Map designation from Business Park to Low Density Residential.

Part C) Approval of rezoning the subject property from “N3a” Neighborhood District and “EX” Mixed Use District to “N2b” Neighborhood District.

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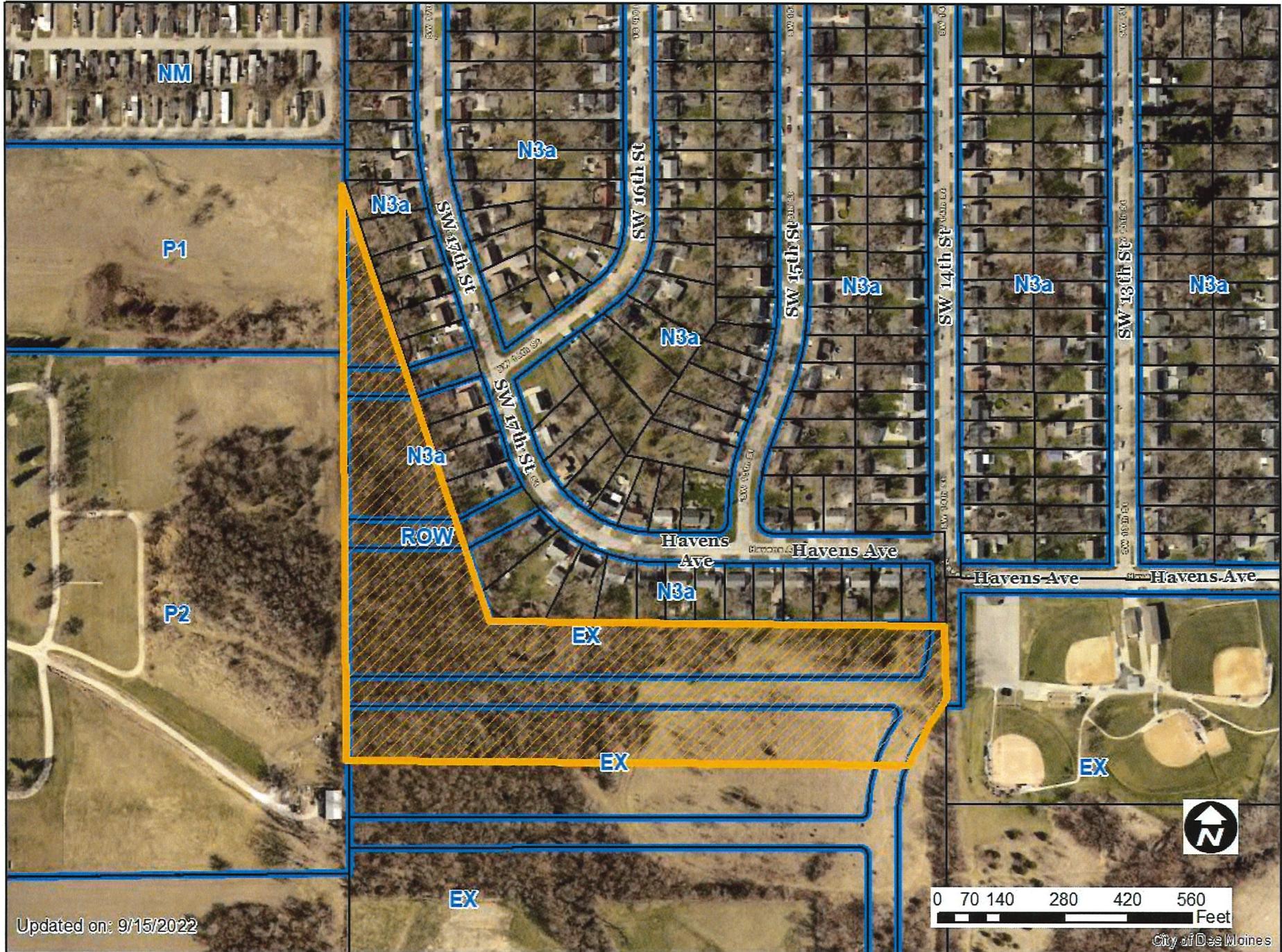
Motion passed: 15-0

Respectfully submitted,

Bert Drost

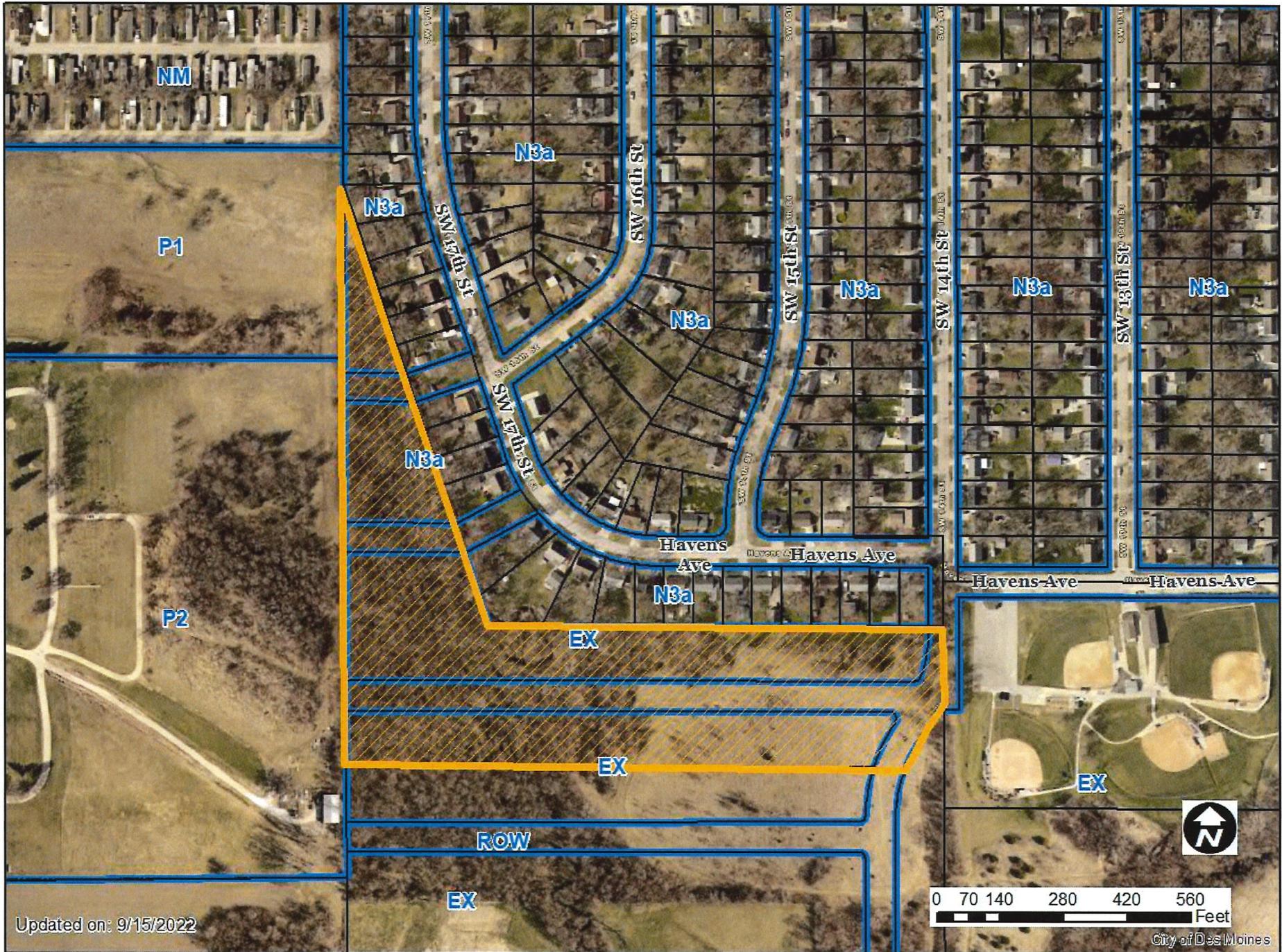
Bert Drost, AICP
Planning & Urban Design Deputy Administrator

BAD:tjh



Updated on: 9/15/2022

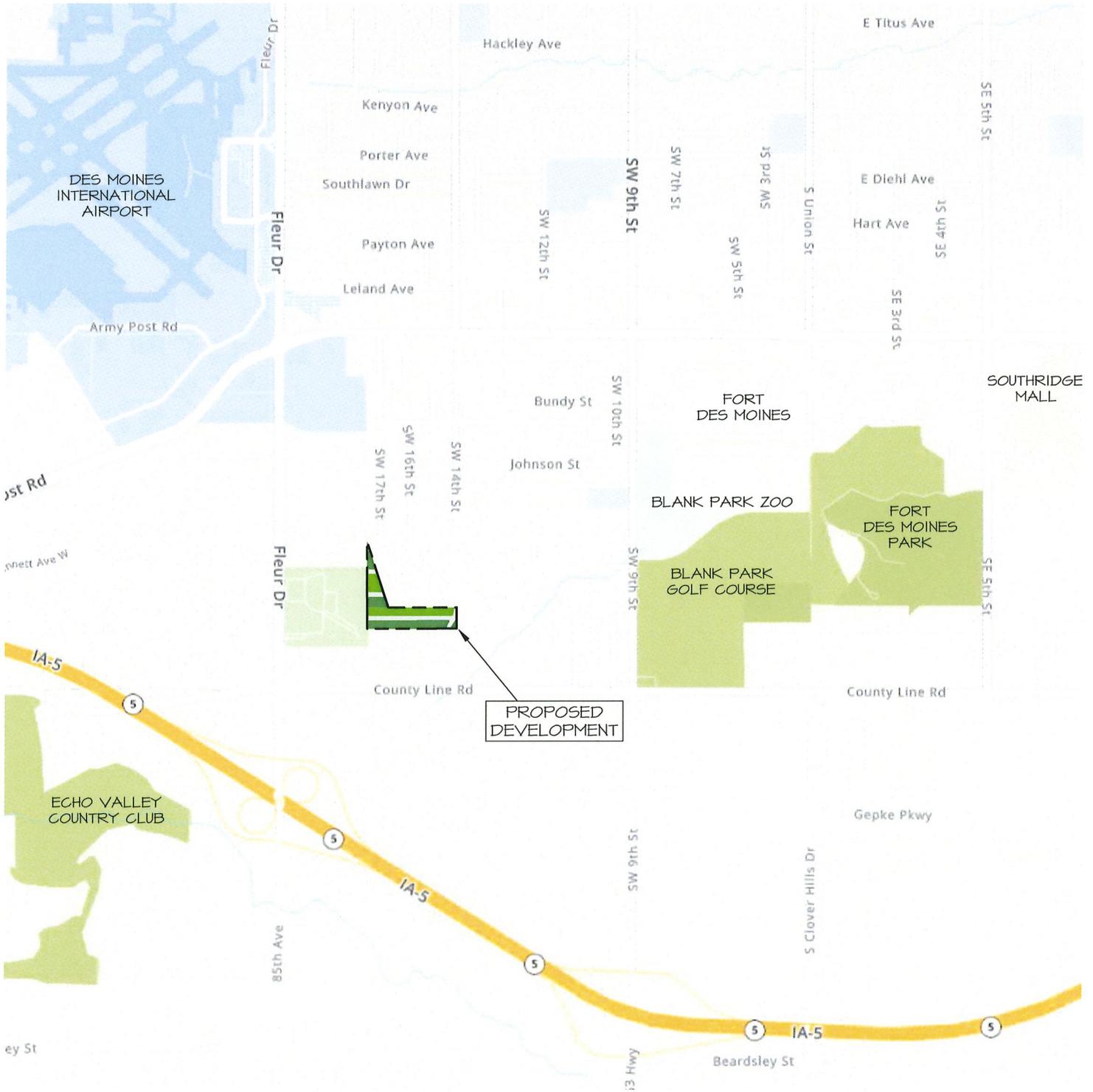
1 inch = 281 feet



Updated on: 9/15/2022

1 inch = 281 feet

GREATER DES MOINES HABITAT FOR HUMANITY

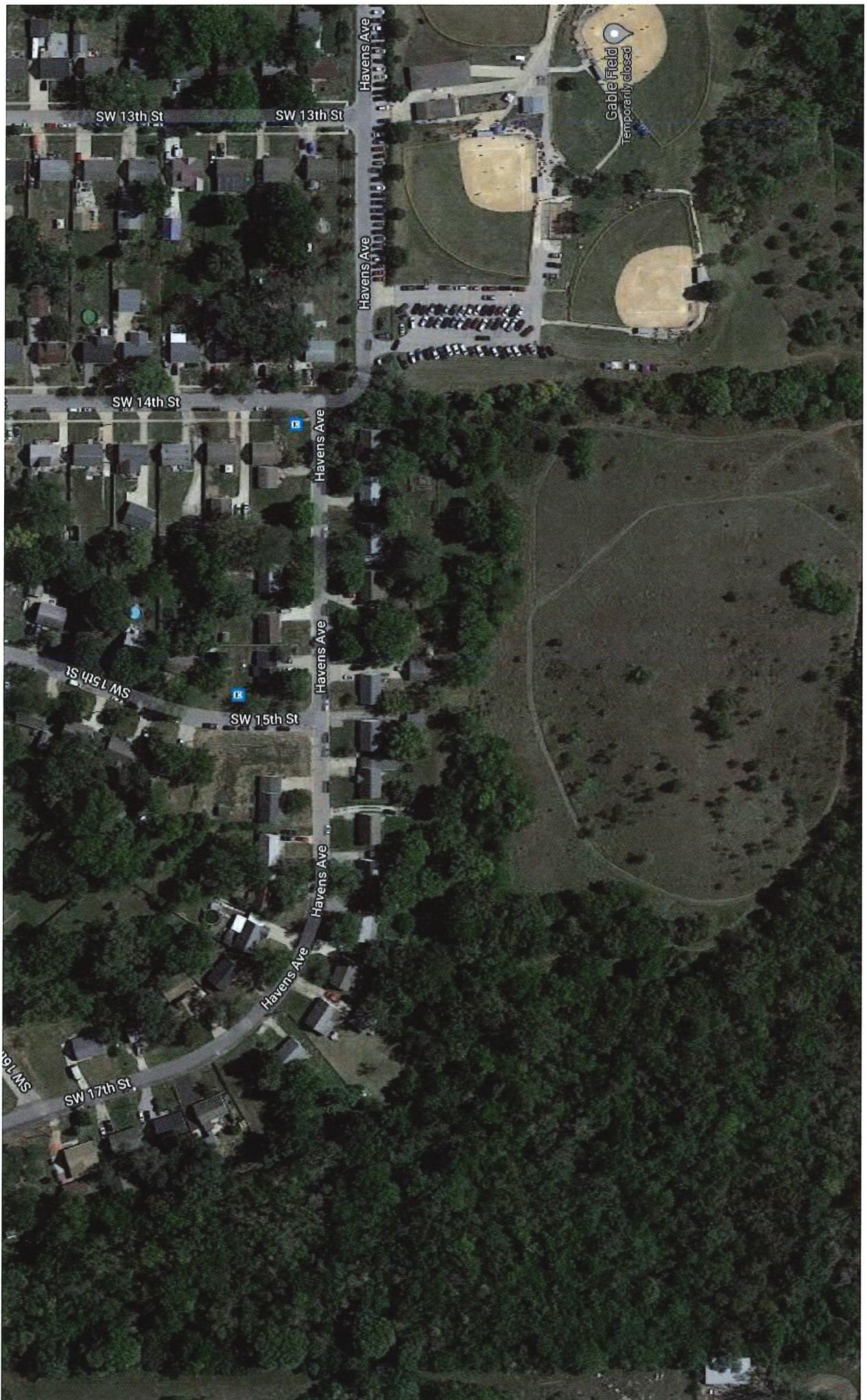


NORTH Scale: 1"=2000'



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com









REZONING SKETCH LOTS 1-47 & PART OF LOT 103 HIGHLAND HILLS PLAT No 6 DES MOINES, IOWA

PREPARED FOR:
GREATER DES MOINES HABITAT FOR HUMANITY
2200 E. EUCLID
DES MOINES, IA 50317

PROPERTY OWNERS:
LEGACY 515 LLC
4225 FLEUR DR STE 171
DES MOINES, IA 50321

PROFESSIONAL
LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 216-4984
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION: REZONING
LOTS 1 THROUGH 47, AND THAT PORTION OF LOT 103 LYING NORTH OF AN EASTERLY
EXTENSION OF THE SOUTH LINE OF LOTS 30 THROUGH 47, IN HIGHLAND HILLS PLAT No. 6,
CITY OF DES MOINES, POLK COUNTY, IOWA.

EXISTING ZONING:
N30 NEIGHBORHOOD DISTRICT
EX MIXED USE DISTRICT
P2 PUBLIC, CIVIC & INSTITUTIONAL DISTRICT
P1 PUBLIC, CIVIC & INSTITUTIONAL DISTRICT
N4 NEIGHBORHOOD DISTRICT

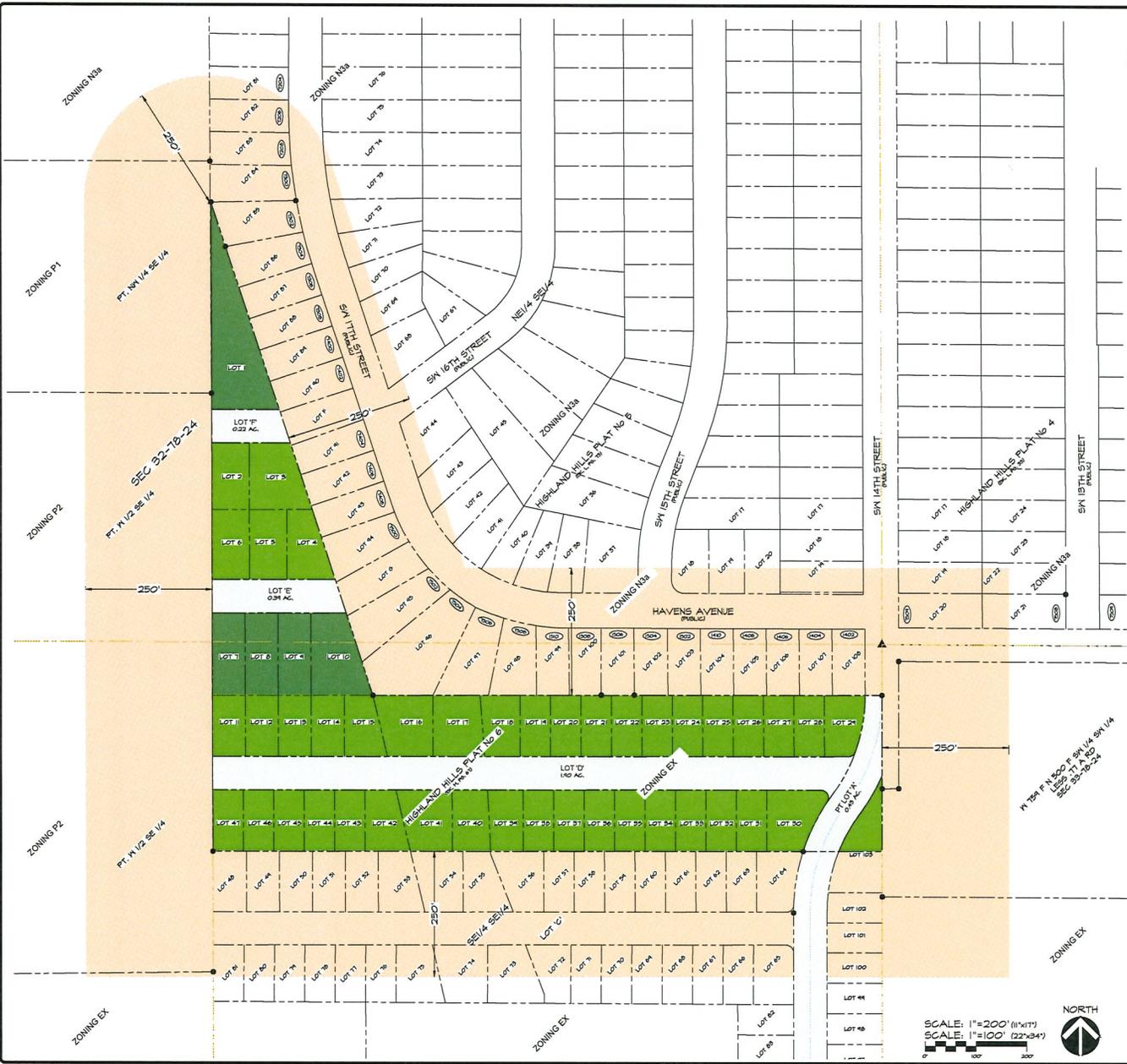
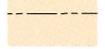
PROPOSED ZONING:
N28 NEIGHBORHOOD DISTRICT

REZONING:

AREA TO BE REZONED



250' PERIMETER



SCALE: 1"=200' (11x17)
SCALE: 1"=100' (22x34)
NORTH

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 - Des Moines, Iowa 50322
515.276.8884 - mail@ceclac.com



DATE:	SEP. 2, 2022
DATE OF SURVEY:	P.L.S.
DESIGNED BY:	J.P.S.
DRAWN BY:	

GREATER DES MOINES HABITAT FOR HUMANITY
SIX 14TH STREET & COUNTY LINE ROAD, DES MOINES, IOWA
REZONING SKETCH

SHEET
OF 1
E8836



- NOTES:
1. THERE WILL BE AT LEAST 16 HOMES WITH A GARAGE.
 2. THERE WILL BE AT LEAST 10 HOMES WITH A BASEMENT.
 3. THERE MIGHT BE HOMES WITH BOTH A GARAGE AND A BASEMENT.
 4. THERE WILL NOT BE ANY HOMES THAT DON'T HAVE EITHER A GARAGE OR A BASEMENT.

SCALE: 1"=160' (11x17)
 SCALE: 1"=80' (12x34)
 NORTH

DATE: MAY 26, 2022

DATE OF SURVEY: _____

DESIGNED BY: _____

DRAWN BY: _____

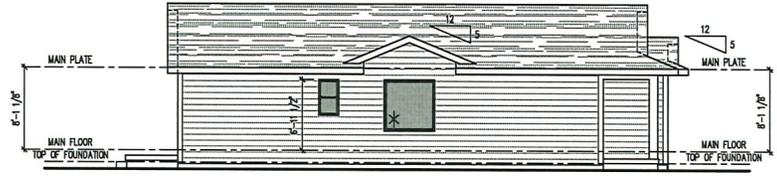
Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12 - Des Moines, Iowa 50322
 515.276.4884 - mail@cec.com

HABITAT FOR HUMANITY SW 14TH STREET
 DES MOINES, IOWA
 LARGE SCALE DEVELOPMENT PLAN

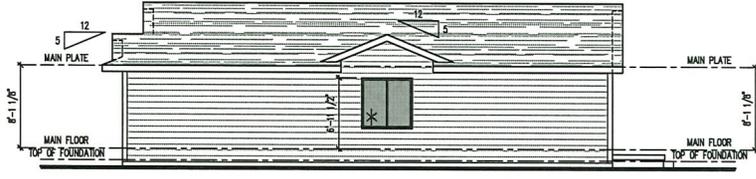
SHEET _____ OF 1
 E0036

THIS CERTIFICATE ISSUED UNDER THE SEAL OF THE UNITED STATES OF AMERICA, IN ACCORDANCE WITH TITLE 17, CHAPTER 101, SECTION 101-10, OF THE CODES AND STATUTES OF THE STATE OF ILLINOIS, IS HEREBY MADE FOR THE WORK IDENTIFIED BELOW. IT IS MADE A PART OF THE COPYRIGHT OFFICE RECORDS.

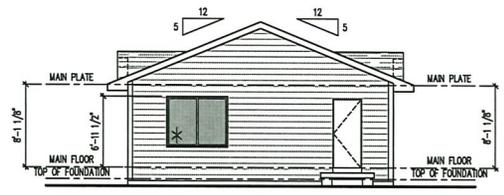
REGISTRATION NUMBER: 1



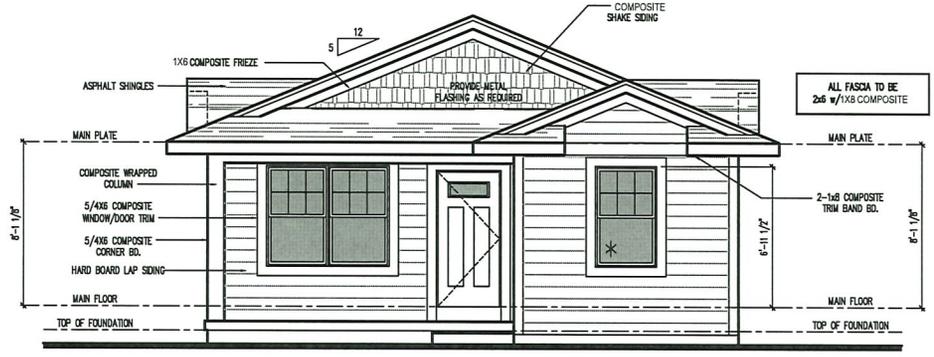
LEFT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



WALL SHEATHING ON ALL ELEVATIONS SHALL BE 1/2" O.S.B., U.L.O.
WINDOWS SO NOTED MEET OR EXCEED APPLICABLE EGRESS REQUIREMENTS *

FRONT ELEVATION
SCALE: 1/4"=1'-0"

TYPICAL NOTES:

1. TYPICAL CONSTRUCTION ASSEMBLIES:
 - A. ROOF CONSTRUCTION: COMPOSITION ROOF SHINGLES ON 30# FELT ON 1/2" OSB ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON FLOOR PLANS. CEILING: FRAMED 16" O.C. = 1/2" GYPSUM BOARD. FRAMED 24" O.C. = 5/8" GYPSUM BOARD.
 - B. EXTERIOR SIDING WALL CONSTRUCTION: SIDING (AS NOTED ON ELEVATIONS) ON HOUSE WRAP ON EXTERIOR WALL SHEATHING AS NOTED BELOW: 1/2" OSB SHEATHING ON ALL ELEVATIONS, U.L.O. INTERIOR: 1/2" GYPSUM WALL BOARD.
 - C. EXTERIOR MASONRY WALL CONSTRUCTION: BROCK VENEER w/ MASONRY TIES 16" o.c. HORIZONTAL & VERTICAL OVER HOUSE WRAP ON 1/2" OSB WALL SHEATHING. INTERIOR: 1/2" GYPSUM BOARD.
 - D. BASEMENT AND GARAGE FLOOR CONSTRUCTION: 4" CONCRETE SLAB (MINIMUM) ON COMPACTED STRUCTURAL FILL.
 - E. FRAME FLOOR CONSTRUCTION: FINISH FLOORING (AS NOTED ON FLOOR PLANS) ON 3/4" FLOOR SHEATHING ON 1-JOISTS ENGINEERED FLOOR SYSTEM, U.L.O. (SIZE AND SPACING AS NOTED ON FLOOR PLANS) MAIN FLOOR CEILING: 5/8" GYPSUM BOARD. FRAMED 24" O.C. : 5/8" GYPSUM BOARD. FRAMED 16" O.C. : 1/2" GYPSUM BOARD.
2. WINDOWS
 - A. CASHEMINT WINDOWS: WINDOW HENSE NOTED ON EXTERIOR ELEVATIONS. NOTED ON PLANS AS CSMT.
 - B. SLIDING WINDOWS: NOTED ON PLANS AS SL.
 - C. SHUTTLING HINGE WINDOWS: NOTED ON PLANS AS SH.
 - D. DOUBLE HINGE WINDOWS: NOTED ON PLANS AS DH.
3. DOORS
 - A. DOOR SIZES NOTED ON FLOOR PLANS IN FT./IN. TYPICAL HEAD HEIGHT FOR DOORS TO BE 6'-11" WOOD JAMBS AND CASING.
 - B. ROUGH OPENING FOR HINGED DOORS TO BE 2" WIDER THAN DOOR SIZE. NOTED ON PLAN, BI-FOLDS DOORS TO BE 2 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - C. ROUGH OPENING FOR BI-PASS DOORS TO BE 1" WIDER THAN DOOR SIZE NOTED ON PLANS.
 - D. EXTERIOR BOARD BOPPING: ROUGH OPENING FOR BI-PASS DOORS TO BE SAME AS DOOR SIZE NOTED ON PLANS. ROUGH OPENING FOR BI-FOLD DOORS TO BE 1 1/4" WIDER THAN DOOR SIZE NOTED ON PLANS.

ALL STRUCTURE AND BEAMS TO BE SIZED BY TRUSS MANUFACTURER OR OTHERS

THE OWNER AND OR CONTRACTOR OF THIS PLAN RELEASES ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS AND EMPLOYEES FROM ANY CLAIMS OR LAWSUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANY THEREAFTER. ADDITIONALLY, ALLER DESIGN GROUP LLC, ITS OFFICERS, OWNERS AND EMPLOYEES DO NOT ACCEPT ANY LIABILITY FOR THE ACCURACY OR OVERALL INTEGRITY OF THESE DRAWINGS. THEREFORE, THE OWNER AND OR CONTRACTOR MUST CAREFULLY INSPECT ALL DIMENSIONS, STRUCTURE AND DETAILS IN THESE DOCUMENTS PRIOR TO CONSTRUCTION AND ASSUMES RESPONSIBILITY FOR THE SAME.

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ALLER DESIGN GROUP

1840 NW 138 h st. Suite 220
Clive, IA, 50325
515.25.1181
ALLERDESIGN.COM

1158 Plan A

Builder:
Greater Des Moines
Habitat for Humanity
[515] 471.8666 EXT 125
Project No.: 36100121
Date: 05.11.21
Drawn By: JA/SH/TK
Revisions: 10.30.19
03.02.20
05.05.20

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.: 3.1

From: [Ryan Doyle](#)
To: [Chakraborty, Sreyoshi](#); [Sommer, Jillian L.](#)
Cc: [Pat Shepard](#)
Subject: Re: Habitat for Humanity Rezoning
Date: Friday, September 30, 2022 2:45:07 PM

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Hi Sreyoshi, I wrote up the following regarding our outreach efforts. Not sure if it's needed or not.

In preparation for the Planning & Zoning meeting with the City of Des Moines, Greater Des Moines Habitat for Humanity created an outreach plan to ensure surrounding neighbors and property owners were informed of the proposed Highland Hills development and had the opportunity to provide feedback. Outreach started with attending a Board of Directors meeting for South Des Moines Girls Softball on 8/8. This was followed by a postcard invitation, mailed on 8/12, to the list of addresses provided by the City of Des Moines as an invitation to a neighborhood meeting. The meeting was held on 8/23 with one resident attending and two City Council members (Councilmen Gatto and Voss). At the meeting GDM Habitat's CEO, Lance Henning, provided details of the proposed development and took questions from attendees. Due to the limited number of attendees at the meeting GDM Habitat did an evening door-to-door canvass to gather additional feedback. GDM Habitat staff ended up visiting 42 homes and having conversations with over 20 households. We left an informational sheet with contact information at any address where there was no answer. Feedback was overwhelmingly positive with an emphasis on the importance of creating affordable home ownership options. This development being made up of owner occupied homes instead of rentals was also very desirable. Negative feedback was limited, but worries included increased traffic, disruptions during construction, and loss of open land.

Ryan Doyle | Real Estate and Land Development Manager
Greater Des Moines Habitat for Humanity
2200 East Euclid Ave. Des Moines, IA 50317-3607
rdoyle@gdmhabitat.org | www.gdmhabitat.org
Cell 515-710-9495

From: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>
Date: Thursday, September 29, 2022 at 3:26 PM
To: Ryan Doyle <rdoyle@gdmhabitat.org>, Sommer, Jillian L. <JLSommer@DMGOV.ORG>
Cc: Pat Shepard <shepard@ceclac.com>
Subject: RE: Habitat for Humanity Rezoning

You don't often get email from schakraborty@dmgov.org. [Learn why this is important](#)

Ryan,

From: [Justine Alexander](#)
To: [Chakraborty, Sreyoshi](#)
Subject: Rezoning Request
Date: Thursday, October 6, 2022 12:12:52 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Subject: Re: Rezoning Request

In regards to the request to rezone property relocated in the vicinity of County Line Road from "N3A" and EX to "N2b" district neighborhoods.

Our first concern is with the traffic. The road conditions on SW 14th, 15th, 16th & 17th need much updating.

The traffic on SW 14th with street parking and the softball fields without adequate parking.

Our other concern is the storm water run off in the creek that runs through our father's property.

With all the development on Fleur drive and the water shed, this creek has become extremely deep and prone to flash flooding.

Sincerely,

Doug Alexander POA Richard Alexander



Item: ZONG-2022-000078 Date: 9/30/2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Handwritten Signature]

Name: Matt Fisher

Address: 2715 50th St, D502

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
OCT 03 2022

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

Item: ZONG-2022-000078 Date: 9.29.22

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: [Handwritten Signature]

Name: Stephanie Kempf

Address: 7400 SW 16th St, Dm

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
OCT 03 2022

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

N2b will be better for the area than EX
Hope the quality of Single Family homes is high

Item: ZONG-2022-000078

Date: 9/30/22

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Ginger Arnborg

Name: Ginger Arnborg

Address: 1409 Havens

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COMMUNITY DEVELOPMENT
OCT 03 2022

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

Increased traffic & crime
Over crowded schools
what will happen to wildlife
enjoy nature, kids play in the forest
and creek

Item: ZONG-2022-000078

Date: 9-29-2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Bernita R Shipp

Name: Bernita R. Shipp

Address: 7500 S.W. 17th Street
50315

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COMMUNITY DEVELOPMENT
OCT 03 2022

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

Please see the card ROWY-2022-000021
My greatest concerns are listed on it.
The view in this quiet 50^s neighborhood has
been the same for 67yrs. Don't need more Traffic

Item: ZONG-2022-000078 Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Kathryn Carpenter

Name: KATHRYN Carpenter

Address: 7508 SW 17th

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COMMUNITY DEVELOPMENT
OCT 03 2022

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

I don't want it developed. Would
rather it be a park. Green
Corridor for wild life!!

Item: ZONG-2022-000078 Date: 10-1-2022

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Dennis Swigart

Name: DENNIS SWIGART

Address: 7206 SW 17th Ave

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COMMUNITY DEVELOPMENT
OCT 06 2022

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

Item: ZONG-2022-000078

Date: 10/4/22

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

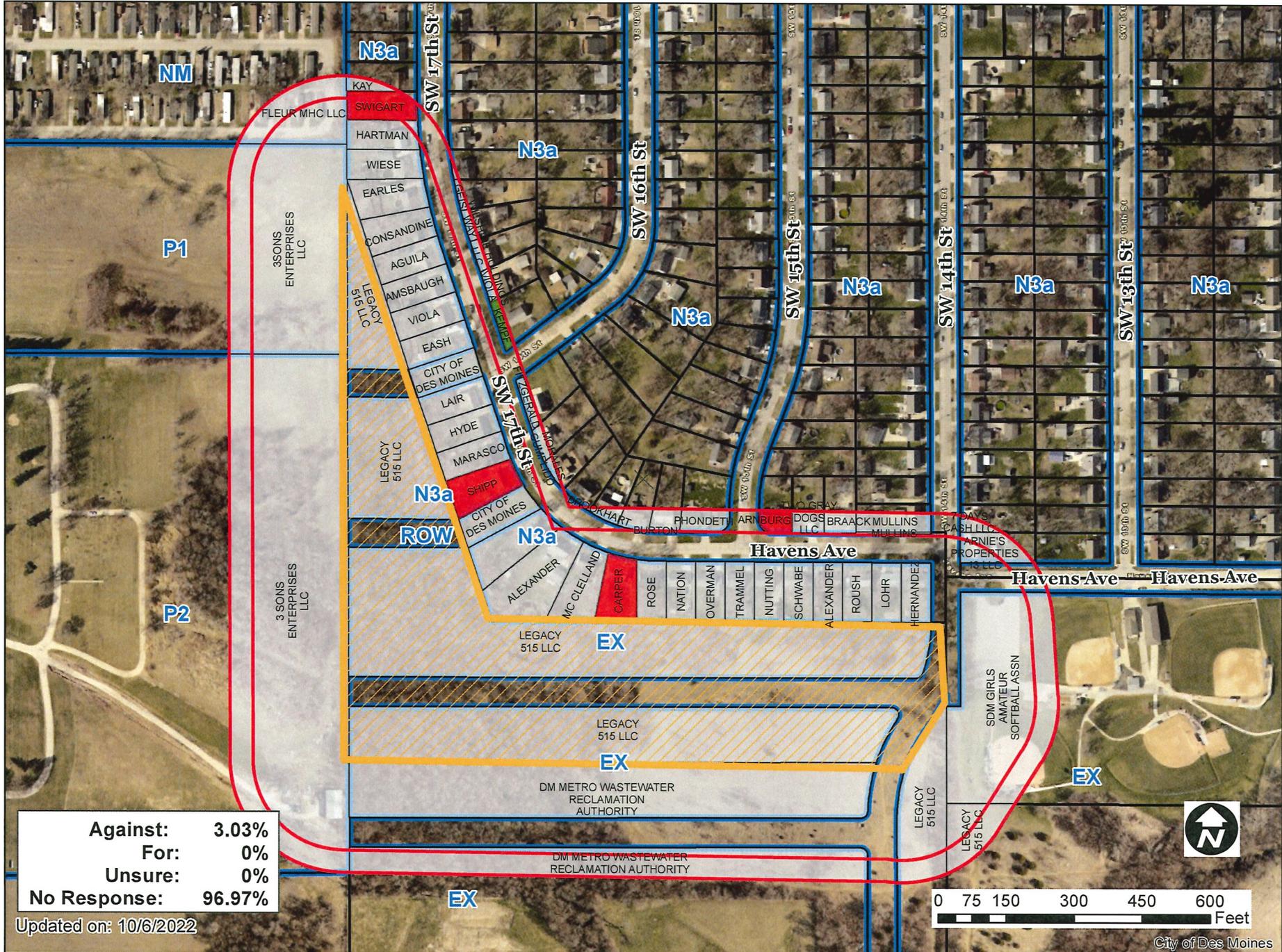
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RECEIVED
COMMUNITY DEVELOPMENT

OCT 10 2022

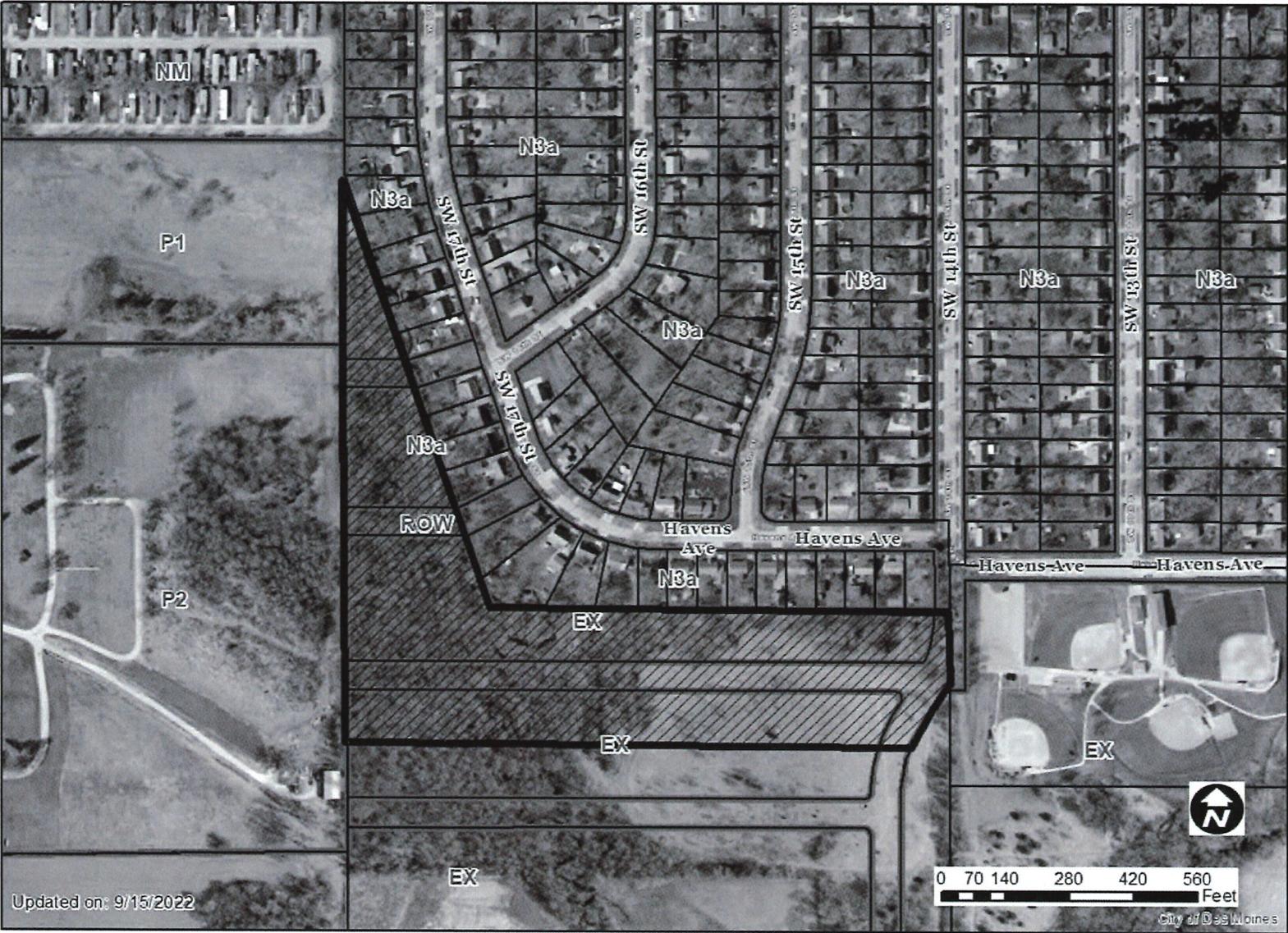
Reason for opposing or approving this request may be listed below:

ONE OF THE REASONS WE ENCOUNTERED OUR HOME WAS THE WOODS AREA
BEHIND US. IT IS PRIVATE AND WE WERE TOLD IT WOULD BE CHANGED.
OUR HOME COULD NOT BE THE SAME WITHOUT THE WOODS BEHIND US.



Against:	3.03%
For:	0%
Unsure:	0%
No Response:	96.97%

Updated on: 10/6/2022



1 inch = 281 feet