



Roll Call Number

Agenda Item Number

19

Date February 20, 2023

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION
REGARDING LARGE SCALE DEVELOPMENT PLAN AND PRELIMINARY PLAT FROM HUBBELL
REALTY COMPANY (DEVELOPER), REPRESENTED BY STEVE MOSELEY (OFFICER) FOR
PROPERTY LOCATED IN THE VICINITY OF 4425 EAST DOUGLAS AVENUE**

WHEREAS, on May 27, 2022, Hubbell Realty Company (Developer), represented by Steve Moseley (Officer) submitted the Large Scale Development Plan for “Woodmont” for property located in the vicinity of 4425 East Douglas pursuant to Des Moines Municipal Code section 135-5.1.5.B; and

WHEREAS, on or about January 13, 2023, the Development Services Director or his designee completed their review of the submitted Plan and APPROVED said Plan as being in conformity with the requirements of Des Moines Municipal Code chapter 135; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 2, 2023, its members voted 10-0 to **APPROVE** a request from Hubbell Realty Company (Owner), represented by Steve Moseley (Officer) for Preliminary Plat “Woodmont” on property located in vicinity of 4425 East Douglas Avenue, to allow subdivision and development of approximately 171.2 acres with 489 one-household residential lots accessible, subject to compliance with all administrative review comments; and

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communications from the City Plan and Zoning Commission are hereby received and filed.

MOVED BY _____ TO ADOPT. SECOND BY _____.

APPROVED AS TO FORM:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(PLAT-2022-00056)

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

ZONING

PROPOSED: N2B (80% & N2X (20%))
EXISTING: N2B (NEIGHBORHOOD DISTRICT)

42' SINGLE FAMILY LOTS (5%)	= 22 LOTS
45' SINGLE FAMILY LOTS (12%)	= 107 LOTS
53' SINGLE FAMILY LOTS (31%)	= 192 LOTS
60' SINGLE FAMILY LOTS (12%)	= 158 LOTS
TOTAL SINGLE FAMILY LOTS	= 489 LOTS
ESTATE LOT	= 1.5 AC
OPEN SPACE PROVIDED	= 20.3 AC
TOWNHOMES/2-FAMILY	= 34.5 AC

DEVELOPMENT SUMMARY

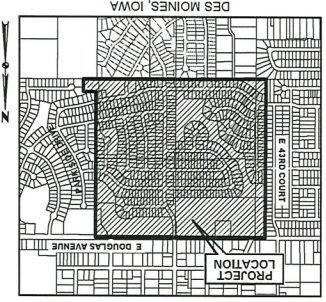
OWNER: STEVE MOSELEY
APPLICANT: STEVE MOSELEY
ENGINEER / SURVEYOR: CIVIL DESIGN ADVANTAGE

42' SINGLE FAMILY LOTS (5%)	= 22 LOTS
45' SINGLE FAMILY LOTS (12%)	= 107 LOTS
53' SINGLE FAMILY LOTS (31%)	= 192 LOTS
60' SINGLE FAMILY LOTS (12%)	= 158 LOTS
TOTAL SINGLE FAMILY LOTS	= 489 LOTS
ESTATE LOT	= 1.5 AC
OPEN SPACE PROVIDED	= 20.3 AC
TOWNHOMES/2-FAMILY	= 34.5 AC

OWNERS

DES MOINES, IA 50317
WEST DES MOINES, IA 50265
MICHAEL BRETT MAHON
4425 E. DOUGLAS
912 15TH STREET

VICINITY MAP



TOWNHOME SUMMARY

PROPOSED ZONING: N2X
TOTAL AREA: 34.5 AC

42' SINGLE FAMILY LOTS (5%)	= 22 LOTS
45' SINGLE FAMILY LOTS (12%)	= 107 LOTS
53' SINGLE FAMILY LOTS (31%)	= 192 LOTS
60' SINGLE FAMILY LOTS (12%)	= 158 LOTS
TOTAL SINGLE FAMILY LOTS	= 489 LOTS
ESTATE LOT	= 1.5 AC
OPEN SPACE PROVIDED	= 20.3 AC
TOWNHOMES/2-FAMILY	= 34.5 AC

SINGLE FAMILY SUMMARY

EXISTING ZONING: N2B
HOUSE A SETBACKS

42' SINGLE FAMILY LOTS (5%)	= 22 LOTS
45' SINGLE FAMILY LOTS (12%)	= 107 LOTS
53' SINGLE FAMILY LOTS (31%)	= 192 LOTS
60' SINGLE FAMILY LOTS (12%)	= 158 LOTS
TOTAL SINGLE FAMILY LOTS	= 489 LOTS
ESTATE LOT	= 1.5 AC
OPEN SPACE PROVIDED	= 20.3 AC
TOWNHOMES/2-FAMILY	= 34.5 AC

WOODMONT LARGE-SCALE DEVELOPMENT PLAN FOR: DES MOINES, IOWA

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27; THE ONE ACRE IN THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22; THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28; AND THE EAST TEN ACRES OF SECTION 28, ALL IN TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

GENERAL NOTES

1. THE PRIVATE DRIVES FOR THE TOWNHOMES SHALL BE DESIGNED WITH SIDEWALKS AND STREET TREES ON BOTH SIDES.
2. ALL NEW UTILITIES ARE PROPOSED TO BE PLACED UNDERGROUND WHENEVER REASONABLY PRACTICABLE.
3. LARGE-SCALE DEVELOPMENT TYPES: NEIGHBORHOOD AND ROW BUILDING TYPES: HOUSE A, HOUSE D, AND ROW BUILDING.
4. PROPOSED BUILDING TYPES: HOUSE A, HOUSE D, AND ROW BUILDING.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

IN ACCORDANCE WITH SECTION 135-5, DES MOINES MUNICIPAL CODE, AS AMENDED.

☐ APPROVED ☐ APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

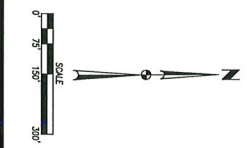
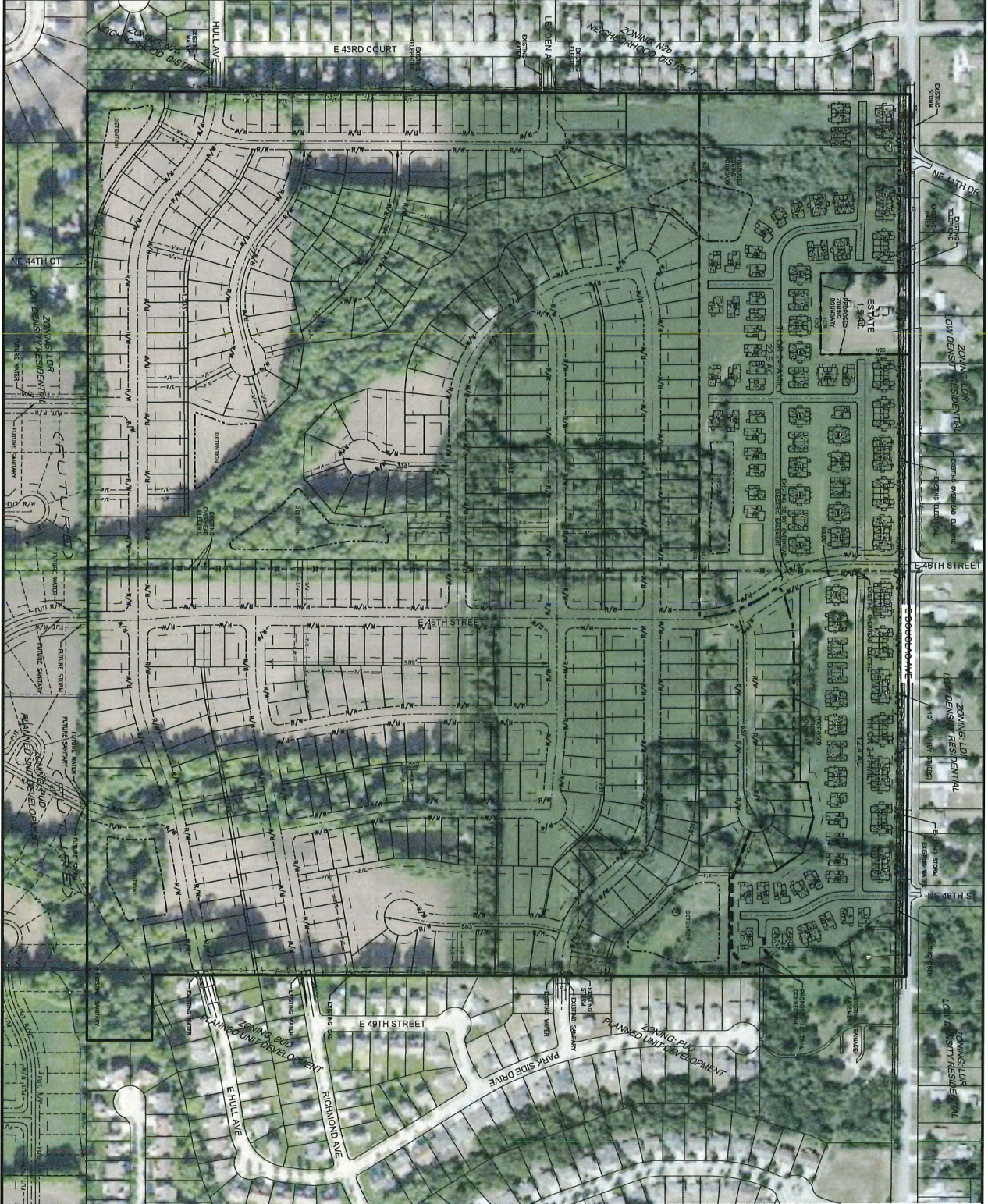


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

EDNA N. HANDING, P.E.
DATE: _____
SHEETS 1-2
PROJECT: WOODMONT
PROJECT NO. 19972
THIS LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

LEGEND

PROPOSED	EXISTING
GROUND SURFACE CONTOUR	GROUND SURFACE CONTOUR
SAINTMARY MANHOLE	SAINTMARY MANHOLE
WATER VALVE BOX	WATER VALVE BOX
WATER CUMUL STOP	WATER CUMUL STOP
WELL	WELL
STORM SEWER MANHOLE	STORM SEWER MANHOLE
STORM SEWER DOUBLE INTAKE	STORM SEWER DOUBLE INTAKE
STORM SEWER SINGLE INTAKE	STORM SEWER SINGLE INTAKE
STORM SEWER SECTION	STORM SEWER SECTION
DECOROUS TREE	DECOROUS TREE
DECOROUS SHRUB	DECOROUS SHRUB
ELECTRIC POWER POLE	ELECTRIC POWER POLE
STREET LIGHT	STREET LIGHT
POWDER POLE W/ TRANSFORMER	POWDER POLE W/ TRANSFORMER
UTILITY POLE W/ LIGHT	UTILITY POLE W/ LIGHT
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
WATERMAIN WITH SIZE	WATERMAIN WITH SIZE
STORM SEWER WITH SIZE	STORM SEWER WITH SIZE
SAINTMARY SEWER WITH SIZE	SAINTMARY SEWER WITH SIZE
DETECTABLE WARNING PANEL	DETECTABLE WARNING PANEL
WATER VALVE	WATER VALVE
WATER MAIN ASSEMBLY	WATER MAIN ASSEMBLY
STORM/SAINTMARY CLEANOUT	STORM/SAINTMARY CLEANOUT
TYPE SW-001 SAINTMARY MANHOLE	TYPE SW-001 SAINTMARY MANHOLE
TYPE SW-002 SAINTMARY MANHOLE	TYPE SW-002 SAINTMARY MANHOLE
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REVISIONS	DATE
FOURTH SUBMITTAL	1/12/2023
THIRD SUBMITTAL	9/29/2022
SECOND SUBMITTAL	1/27/2022
FIRST SUBMITTAL	6/07/2022

Date 2/20/23

Agenda Item 19

Roll Call # _____

February 14, 2023

Communication from the City Plan and Zoning Commission advising that at their February 2, 2023 meeting, the following action was taken regarding a request from Hubbell Realty Company (developer), represented by Steve Moseley (officer), for review and approval of the Preliminary Plat "Woodmont" on 171.02 acres of property in the vicinity of 4425 East Douglas Avenue, which would allow for development of 489 one-household residential lots. The property is owned by Darlene A Fini.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dan Drendel	X			
Leah Rudolphi	X			
Carol Maher	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			

APPROVAL of the submitted Woodmont Preliminary Plat, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Woodmont Preliminary Plat, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to create 489 one-household lots. The proposed preliminary plat includes extension of the public street network, as well as public utilities, to serve the development. Two (2) outlots located towards the north end of the property along East Douglas Avenue are designated for future townhome development. A separate preliminary plat is expected to be submitted for the townhome phase of the development in the future.
2. **Size of Site:** 171 acres.
3. **Existing Zoning (site):** "N2b" Neighborhood District and "NX2" Neighborhood District.
4. **Existing Land Use (site):** Undeveloped agricultural and timbered drainage ways.
5. **Adjacent Land Use and Zoning:**
 - North** – Polk County "LDR" Low Density Residential District; Uses are one-household dwellings.
 - South** – "N3a", Woods at Copper Creek "PUD", and Polk County "LDR" Low Density Residential District; Uses are one-household dwellings and agricultural land.
 - East** – Brook Run "PUD" District; Uses are one-household dwellings and townhouses, as well as a public park.
 - West** – "N2b"; Uses are one-household dwellings.
6. **General Neighborhood/Area Land Uses:** The surrounding area generally consists of low-density residential and agricultural use.
7. **Applicable Recognized Neighborhood(s):** The subject property is within 250 feet of the Sheridan Gardens and Brook Run Neighborhood Associations. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on January 13, 2023, and by emailing of the Final Agenda on January 27, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on January 13, 2023 (20 days prior to the public hearing) and January 23, 2023 (10 days prior to the public hearing) to the Neighborhood Associations and 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 Services Department on the date of the mailing. The Sheridan Gardens Neighborhood Association mailings were sent to Kelly Lynn, 5120 Walnut Ridge Drive, Des Moines, IA 50317.

8. **Relevant Zoning History:** On October 24, 2022, by Roll Call No. 22-1672 and Ordinance No. 16,185, the City Council rezoned the northern portion of the property to “NX2” to allow future development of townhomes.
9. **Plan DSM Creating Our Tomorrow:** Low Density Residential and Low-Medium Density Residential.
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. **Natural Site Features:** The site is currently agricultural crop land with wooded areas along waterways and the fence line. There is a main waterway that extends diagonally through the property from the northwest corner all the way to the southern boundary. The proposed layout of the Preliminary Plat includes lots developed around this main waterway and would maintain much of the existing forested stream bank. The development would comply with tree removal and mitigation requirements for the areas of tree canopy being removed.
2. **Drainage/Grading:** The Preliminary Plat was reviewed by City Engineering staff in accordance with all requirements in Municipal Code Chapter 106, Section 106-136, and Chapter 42, Section 42-56. This is to ensure the public storm sewer system is designed to meet requirements for flood control and water quality. The submitted Preliminary Plat provides for a public storm sewer system with collections intakes and mains within the proposed public street network. This system is directed to private stormwater basins designed within proposed Outlots S, V, W, Y, and Z. An emphasis has been made to maintain the existing drainageway and stream bank through Outlot Y.
3. **Utilities:** The submitted Preliminary Plat proposes public sanitary and storm sewer, along with Des Moines Water Works public water mains, within all the proposed streets or within public utility easements within the front yards along the streets. These are extended from the existing s network from the developed street system.
4. **Landscaping & Buffering:** Any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the Municipal Code. This is a requirement of the submitted Preliminary Plat. Sheets 20 and 21 of the Preliminary Plat show the tree removal and mitigation plan and the

associated landscape plan. The proposed development includes street trees along all street frontages. Additional site trees will be required with the development of the house on each lot. The proposed street trees combined with site trees meet the minimum 1,131 replacement trees that are required to meet tree mitigation.

5. **Traffic and Trails:** A traffic study was completed for the proposed subdivision, which recommended some lane alignment changes at the entrance to the development where East 46th Street intersects East Douglas Avenue. The proposed Preliminary Plat has incorporated these recommendations. The plat layout shows a network of public streets to serve the proposed lots, as well as 5-foot wide sidewalks along all new street frontages. The City recently completed improvements to East Douglas Avenue that include a multi-use trail along the south side of the street. Trail connections are also proposed to connect the development to the adjacent Brook Run Park at the northeast corner of the property.
6. **Buildings:** Future houses will be developed in accordance with House A building type regulations, as allowed in the N2b zoning district.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented staff report and recommendation.

Caleb Smith, Hubbell Realty Company, 6900 Westown Parkway, WDM stated over the past few months, they have made changes to accommodate city staff comments. They are excited to start the project and hope to begin construction later this year.

Will Page asked how impacts to tree cover will be mitigated.

Caleb Smith stated in some areas there will be significant tree removal, but they have done their best to maintain as much of the existing canopy as possible. They will comply with the city's mitigation requirements for tree removal by planting new trees throughout the development.

Katie Gillette asked what the purchase price will be for the single-family homes.

Caleb Smith stated between \$350,000 - \$450,000.

Carol Maher asked if their products would have garages in front like the development to the east.

Caleb Smith stated yes, due to the proposed width of each lot.

Carol Maher asked if they are providing 2 or 3 car garages.

Caleb Smith stated a variety of 2 and 3 car garages.

Carol Maher asked if they plan to provide greenspace for kids to play.

Caleb Smith stated as proposed, none of the area is designated for a future city park. There are opportunities to open up greenbelt corridors for additional trails.

Chris Draper asked if the house designs are part of this request.

Jason Van Essen stated the commission is being charged with approving the proposed plat that includes layout, lot sizes and street orientation. The current zoning allows for a house design with garages in front.

CHAIRPERSON OPENED THE PUBLIC HEARING

Christian Archer, E. 43rd Court stated based on the meeting they had with Hubbell last fall, he understands they will begin developing the northeast corner and working down to the southwest corner. Asked for confirmation on their scheduled. Noted he plans to move due to this development.

Caleb Smith stated they will begin developing single family homes to the northeast, continue south along 46th Street, work their way east and finishing on the westside of the development. It will be several years before they develop the westside and a projected 15 years before completion.

Justyn Lewis asked if they had a mockup of proposed house designs and if they will be 2-3 bedroom.

Caleb Smith stated depending on the footprints, they will be 3-4 bedrooms homes. He doesn't have any products to show tonight but there are 8-10 product types they are targeting.

Justyn Lewis asked for the average lot size and spacing between each home.

Caleb Smith stated side yard setbacks will be 5 feet and lot sizes will range from 7,000-10,000 square feet.

Leah Rudolphi asked if city staff has approved the modified setbacks.

Jason Van Essen stated yes, through the large-scale development plan, which is administratively reviewed. Setbacks will also be reviewed when the building permit request comes in for each house.

Carol Maher asked if the lot sizes are comparable to the Brook Run development.

Caleb Smith stated he doesn't have that information.

Jason Van Essen stated the Brook Run development has some reduced setbacks from what was standard at that time.

Chris Draper asked if this development would be protected from any changes within the zoning ordinance.

Jason Van Essen stated the house design relief through the large-scale development plan are contingent upon current regulations. If a change was to occur, setbacks might need adjusted but lot sizes would be governed by this plat.

Justyn Lewis stated based on the Polk County Assessors page, lots sizes within Brook Run are between 7,000-15,000 square feet.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Emily Webb stated she is in support of this development given the future housing shortage Des Moines is going to encounter.

Justyn Lewis stated he would be in support given the similarities to the Brook Run development.

Carol Maher stated she isn't against density, but the lack of greenspace is very pronounced.

COMMISSION ACTION:

Emily Webb made a motion for approval of the submitted Woodmont Preliminary Plat, subject to compliance with all administrative review comments.

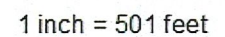
Motion passed: 10-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen".

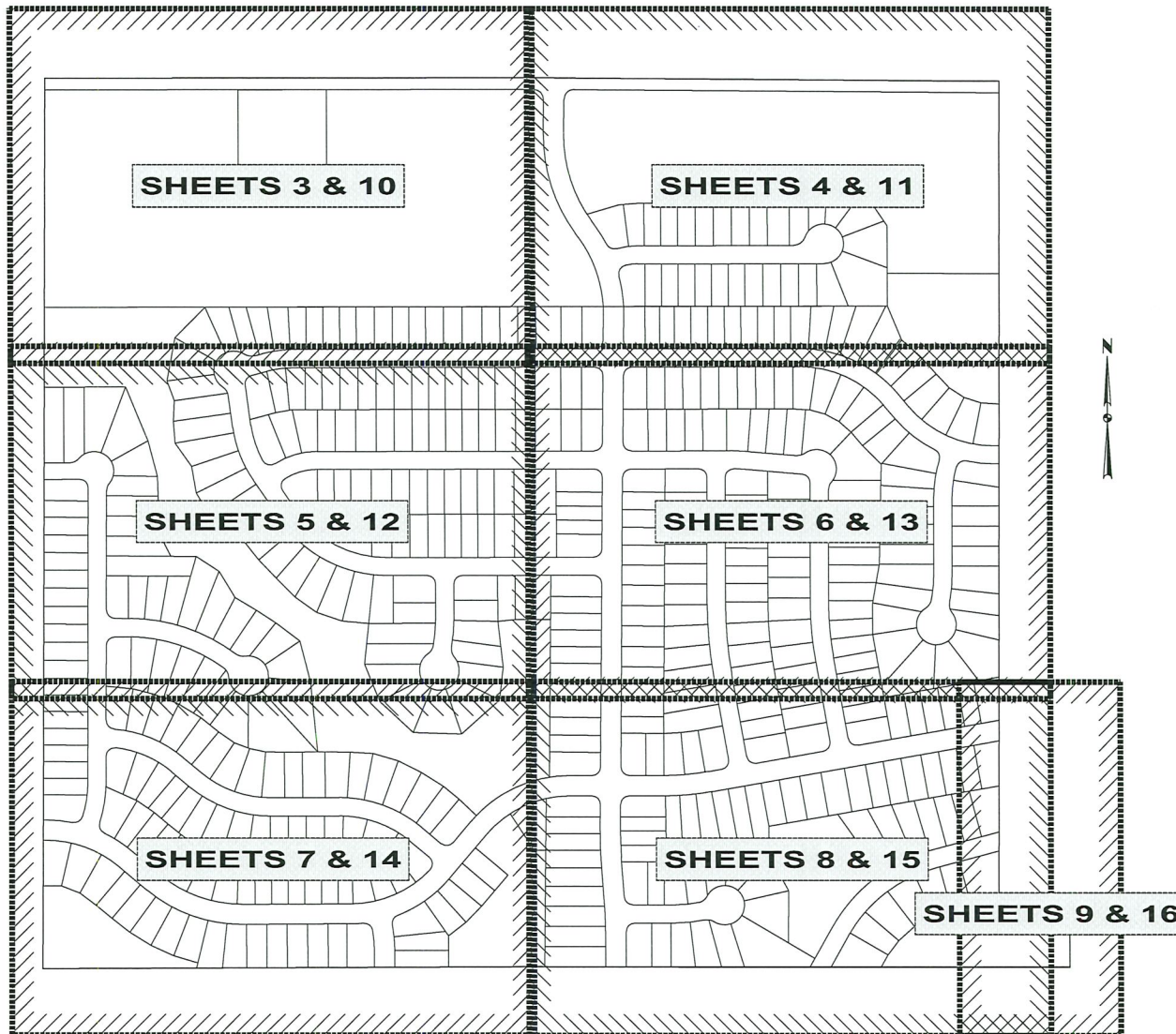
Jason Van Essen, AICP
Planning & Urban Design Administrator

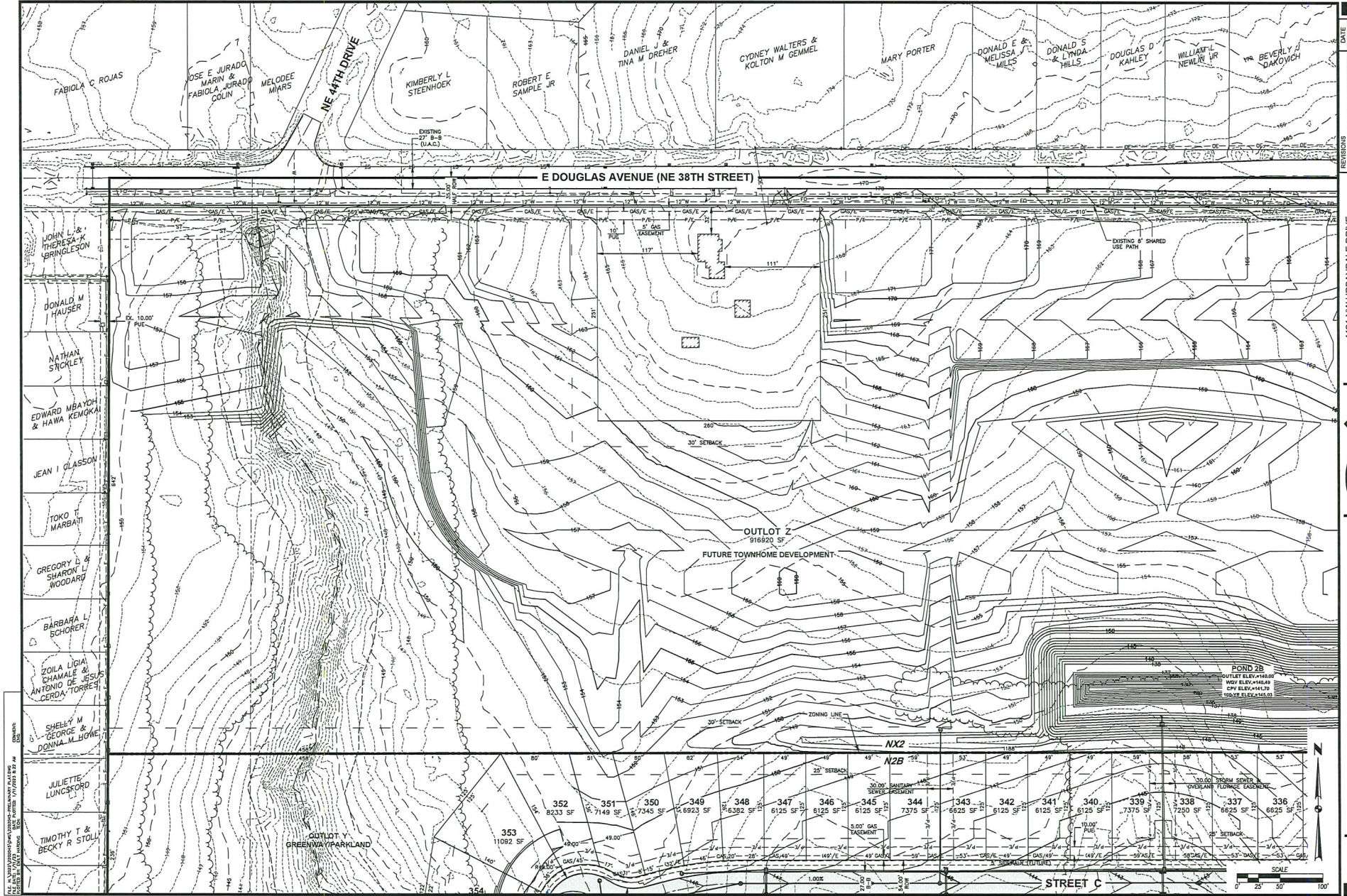
JMV:tjh





SHEET INDEX





SCALE: 1" = 100' (VERTICAL SCALE: 1" = 10')

REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2022
THIRD SUBMITTAL	12-28-2021
SECOND SUBMITTAL	08-10-2021
FIRST SUBMITTAL	05-26-2021

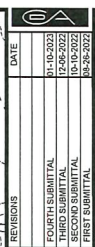
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

WOODMONT
PRELIMINARY PLAT

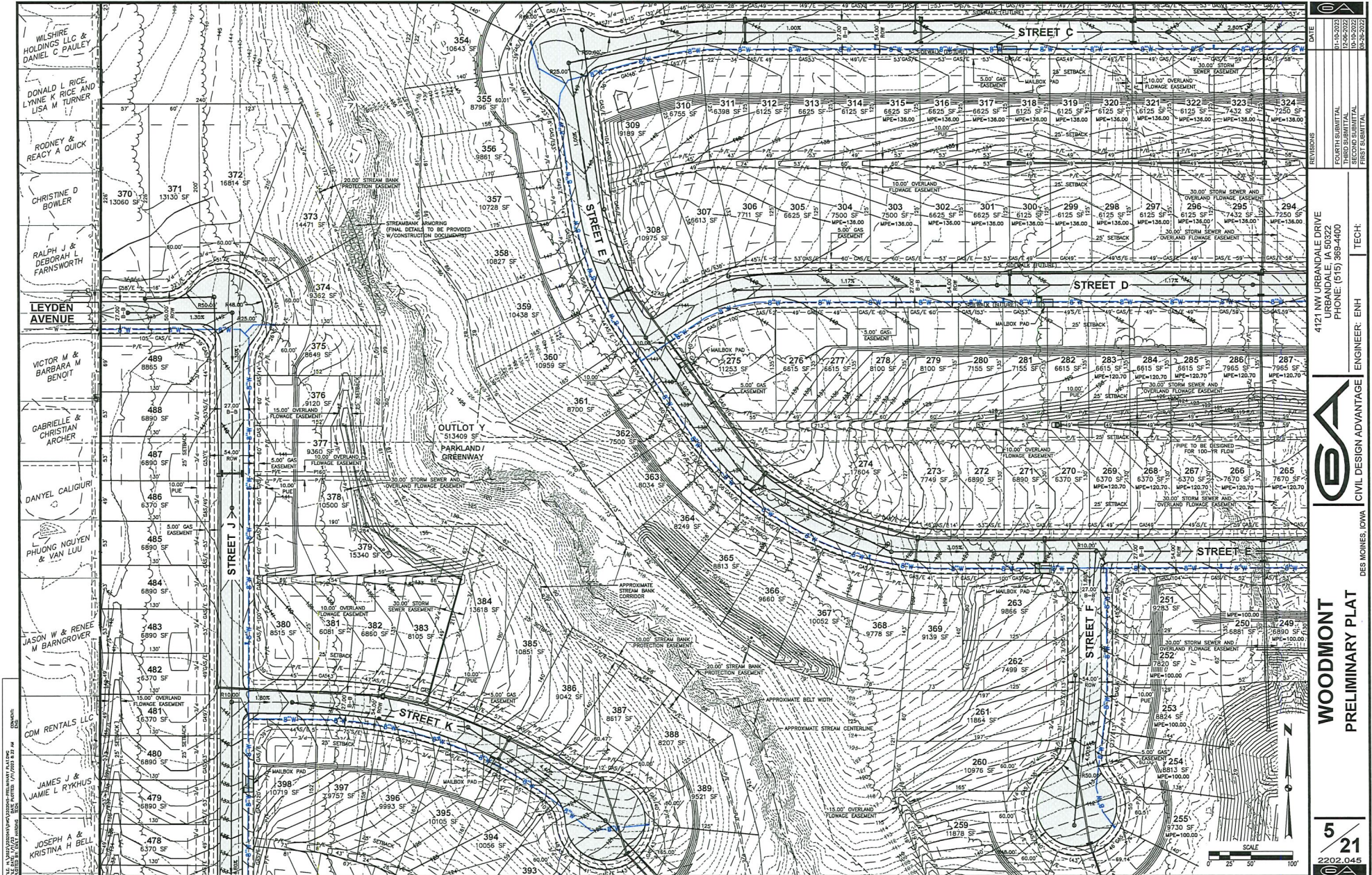
DES MOINES, IOWA

3/21
2202.045

ENGINEER: ENH
TECH:



4/21
2202.045
GA



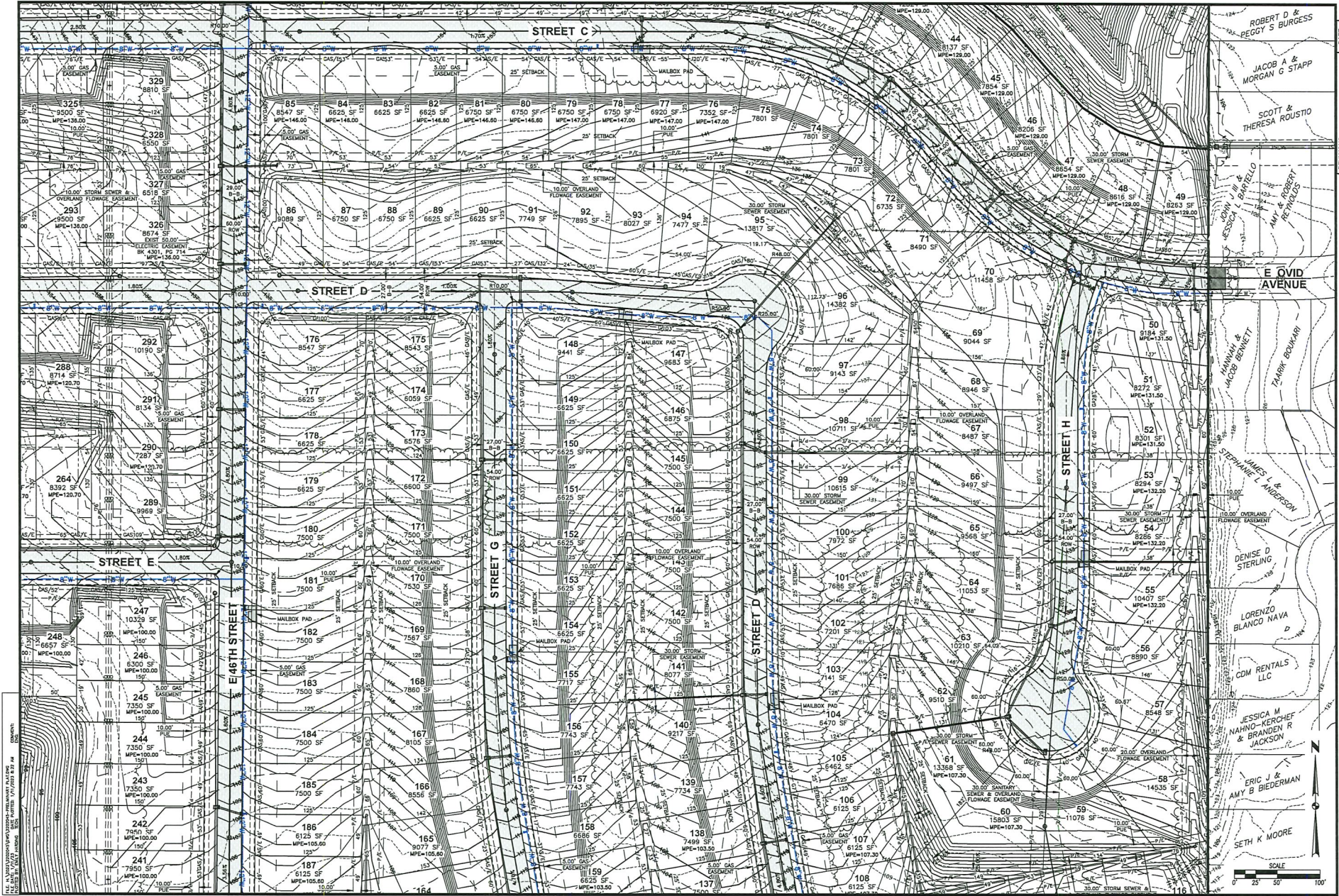
DATE	REVISIONS	TECH
11-10-2023	FOURTH SUBMITTAL	ENGINEER: ENH
10-10-2023	SECOND SUBMITTAL	
10-10-2022	FIRST SUBMITTAL	

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 969-4400

WOODMONT
PRELIMINARY PLAT

DES MOINES, IOWA

5/21
2202.045



DATE	
REVISIONS	B1-10-2023
FOURTH SUBMITTAL	12-26-2023
THIRD SUBMITTAL	12-26-2023
FIRST SUBMITTAL	09-26-2023

TECH:	ENGINEER: ENH
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 389-4400	

WOODMONT

PRELIMINARY PLAT

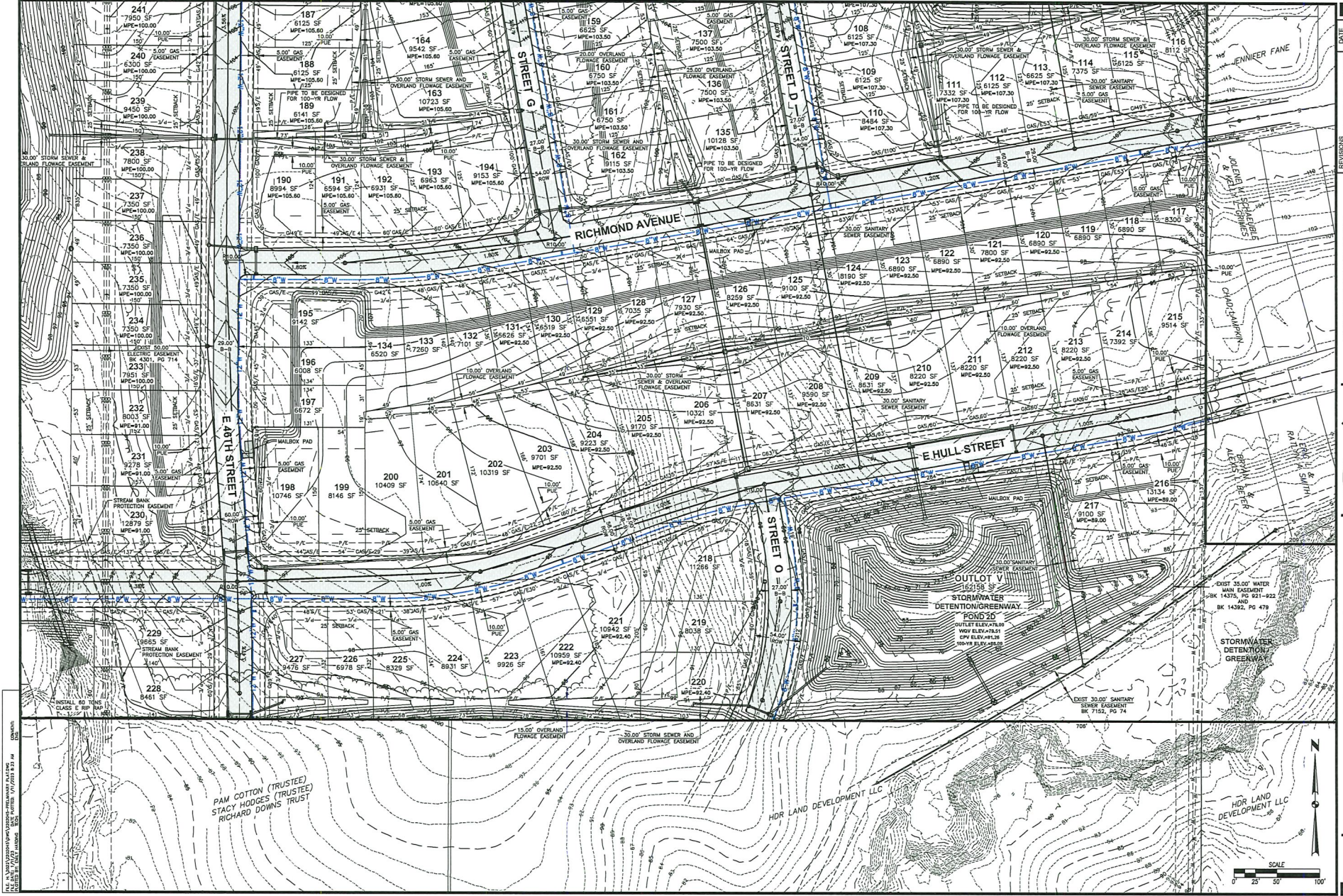
6

21

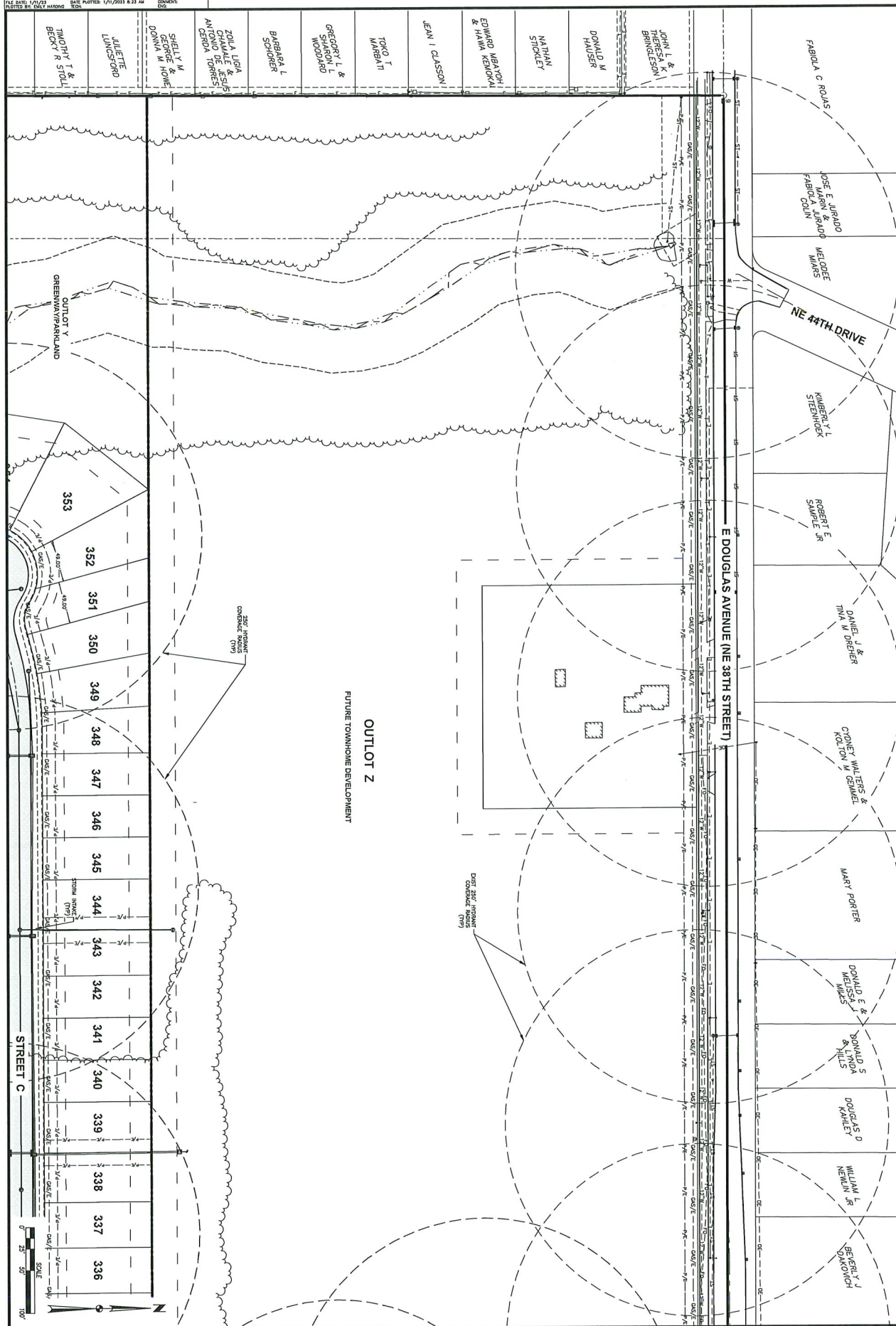
2202.045

DES MOINES, IOWA

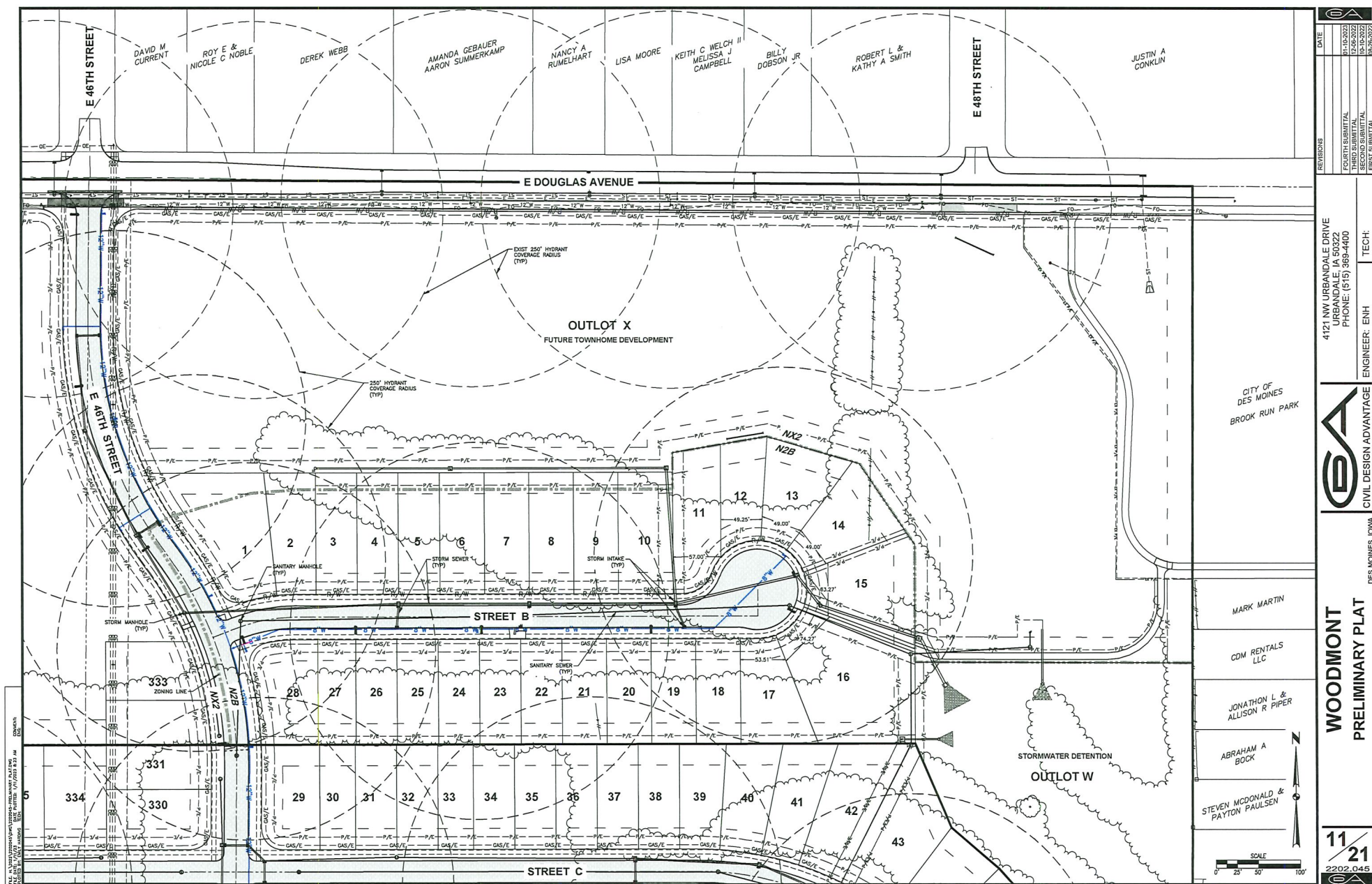




WOODMONT PRELIMINARY PLAT		DESIGN ADVANTAGE ENGINEER: ENH	TECH: PHONE: (515) 369-4400
4124 NW URBANDALE DRIVE URBANDALE, IA 50322		REVISIONS	
DATE		FOURTH SUBMITTAL	
THIRD SUBMITTAL		SECOND SUBMITTAL	
FIRST SUBMITTAL		DATE	



REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2022
THIRD SUBMITTAL	12-06-2022
SECOND SUBMITTAL	10-10-2022
FIRST SUBMITTAL	08-26-2022



REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2023
THIRD SUBMITTAL	12-06-2022
SECOND SUBMITTAL	10-10-2022
FIRST SUBMITTAL	08-26-2022

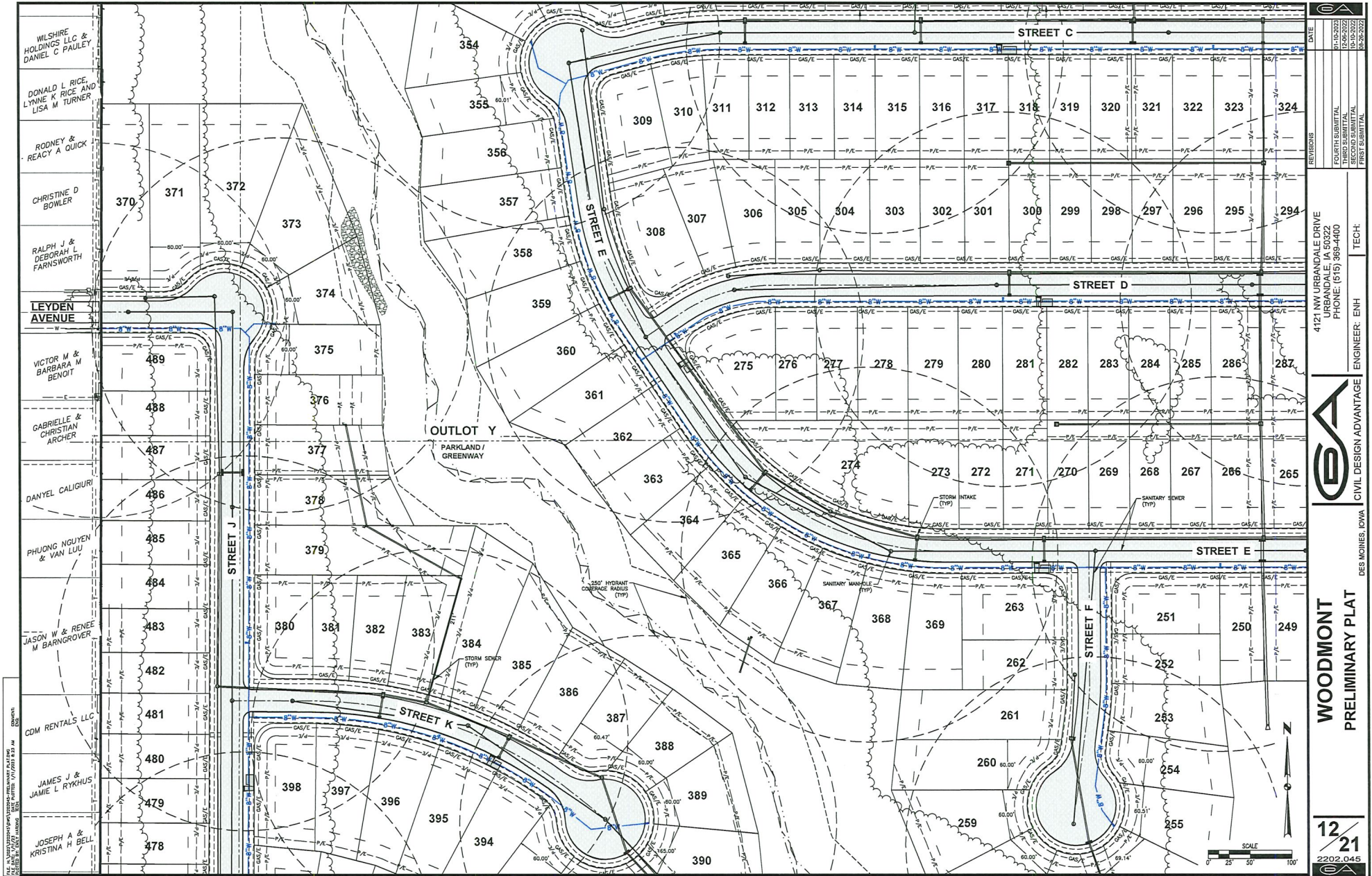
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH:
ENGINEER: ENH	

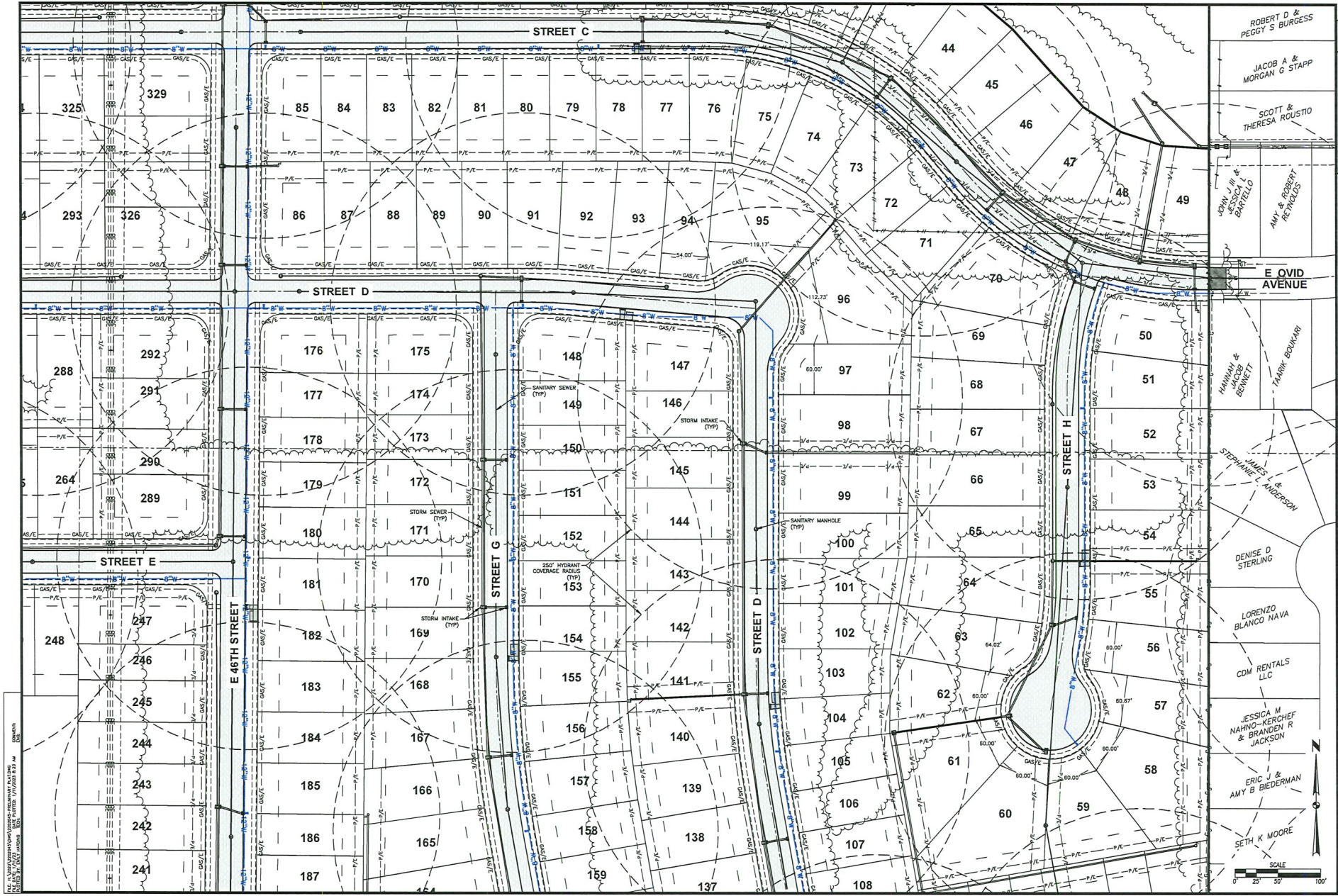


DES MOINES, IOWA

WOODMONT
PRELIMINARY PLAT

11/21
2202.045
GA





1/2" = 1' (VERTICAL SCALE) - PRELIMINARY PLAT
 1/4" = 1' (HORIZONTAL SCALE) - PRELIMINARY PLAT
 1/8" = 1' (HORIZONTAL SCALE) - PRELIMINARY PLAT

REVISIONS		DATE
1	1/10/2023	1/10/2023
2	1/10/2023	1/10/2023
3	1/10/2023	1/10/2023
4	1/10/2023	1/10/2023
5	1/10/2023	1/10/2023

4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	TECH: ENGINEER: ENH
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WOODMONT
PRELIMINARY PLAT

DES MOINES, IOWA

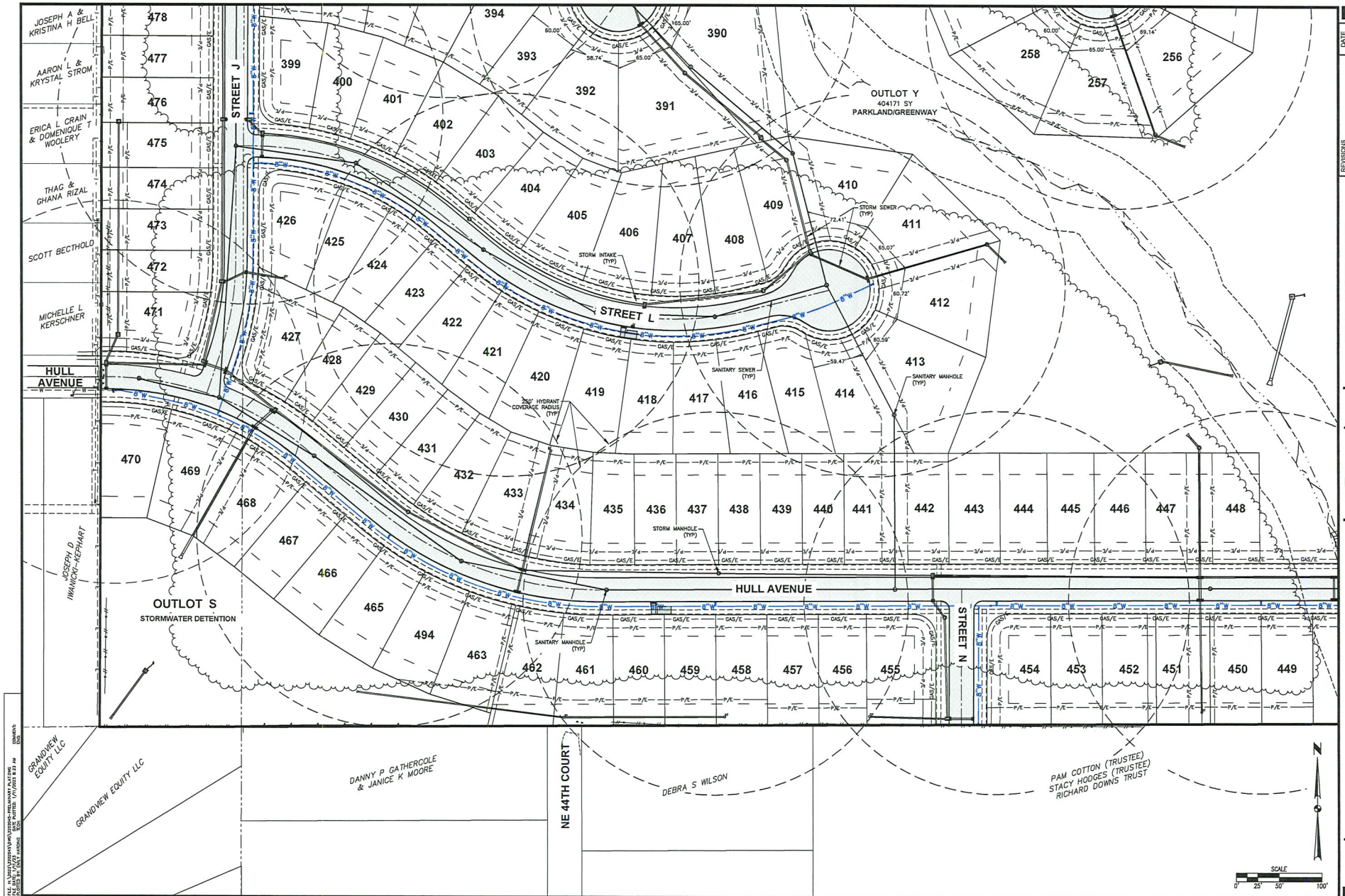
13/21
2202.045

ROBERT D & PEGGY S BURGESS
 JACOB A & MORGAN G STAPP
 SCOTT & THERESA ROUSTIO
 JOHN J III & JESSICA BARTOLO
 AMY & ROBERT RETVALDS
 HUNNAH & JACOB BENNETT
 STEPHANIE L ANDERSON
 DENISE D STERLING
 LORENZO BLANCO NAVA
 CDM RENTALS LLC
 JESSICA M NAHNO-KERCHER & BRANDEN R JACKSON
 ERIC J & AMY B BIEDERMAN
 SETH K MOORE

STREET C
 STREET D
 STREET E
 STREET G
 STREET H
 STREET I
 E 46TH STREET

WOODMONT
PRELIMINARY PLAT

DES MOINES, IOWA



REVISIONS		DATE
FIRST SUBMITTAL	10-05-2022	10-05-2022
SECOND SUBMITTAL	10-05-2022	10-05-2022
THIRD SUBMITTAL	12-06-2022	12-06-2022
FOURTH SUBMITTAL	01-10-2023	01-10-2023

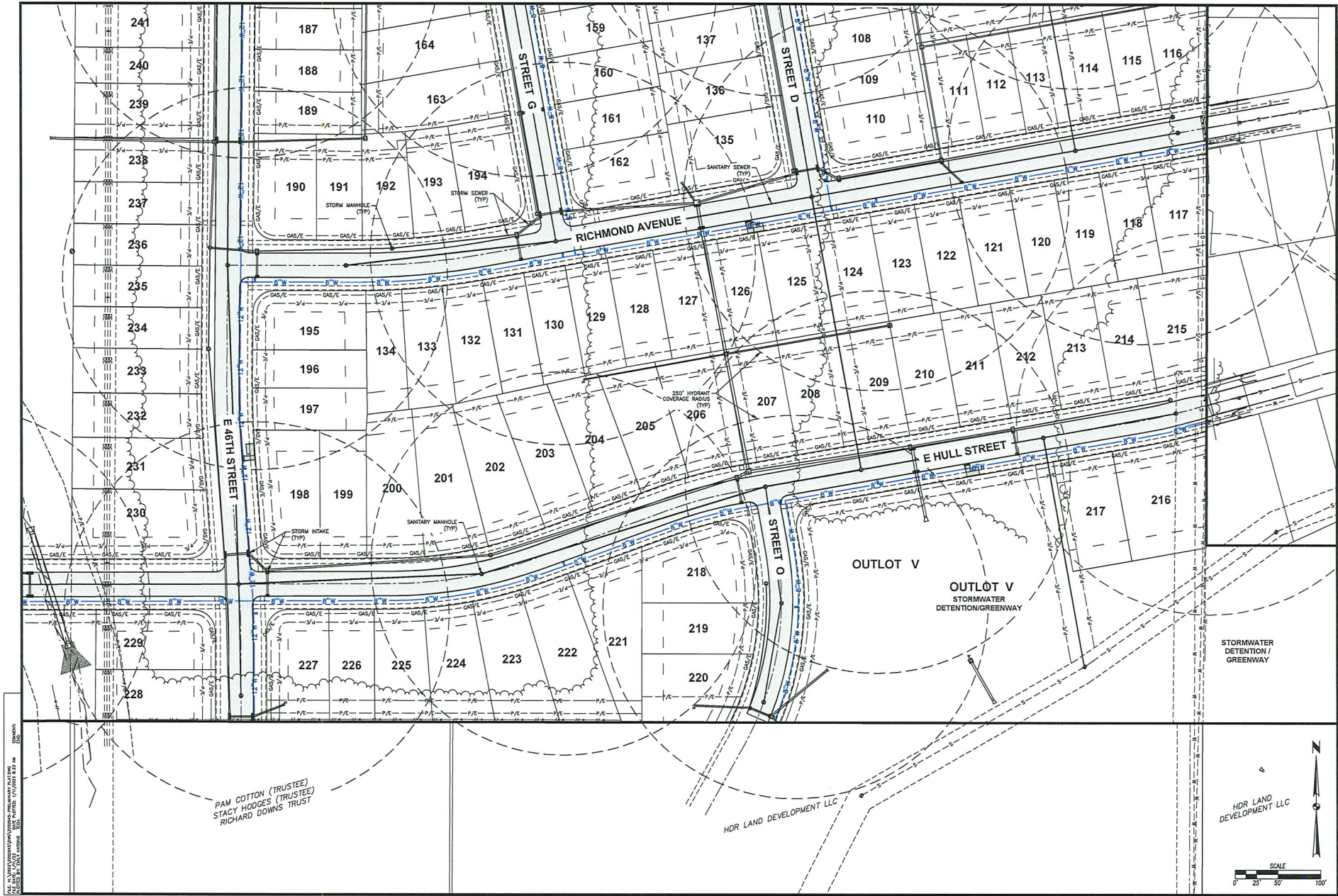
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: ENH
ENGINEER: ENH

WOODMONT
PRELIMINARY PLAT

DES MOINES, IOWA

14/21
2202.045



152' AS SHOWN BY THE SURVEYOR'S RECORD MAP NO. 114145
 152' AS SHOWN BY THE SURVEYOR'S RECORD MAP NO. 114145
 152' AS SHOWN BY THE SURVEYOR'S RECORD MAP NO. 114145

PAM COTTON (TRUSTEE)
 STACY HODGES (TRUSTEE)
 RICHARD DOWNS TRUST

HDR LAND DEVELOPMENT LLC

HDR LAND DEVELOPMENT LLC

REVISIONS	DATE
FOURTH SUBMITTAL	01-10-2023
THIRD SUBMITTAL	12-06-2022
SECOND SUBMITTAL	10-12-2022
FIRST SUBMITTAL	09-29-2022

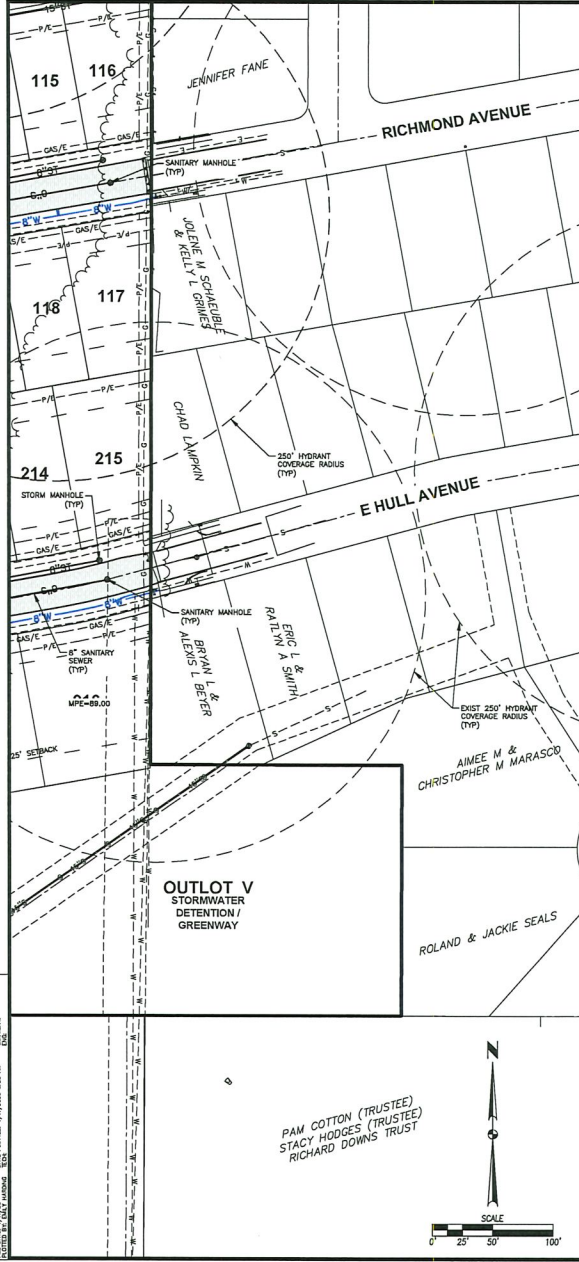
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: ENH
 ENGINEER: ENH

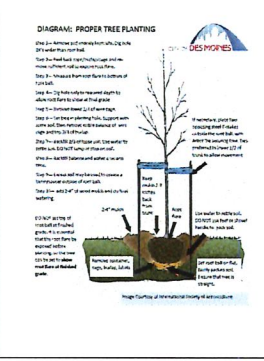
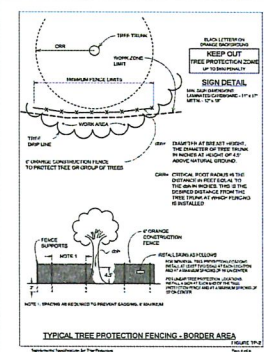
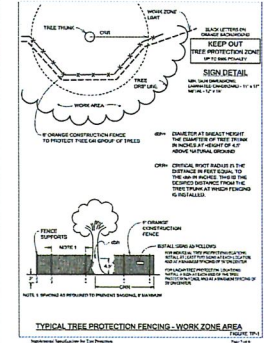
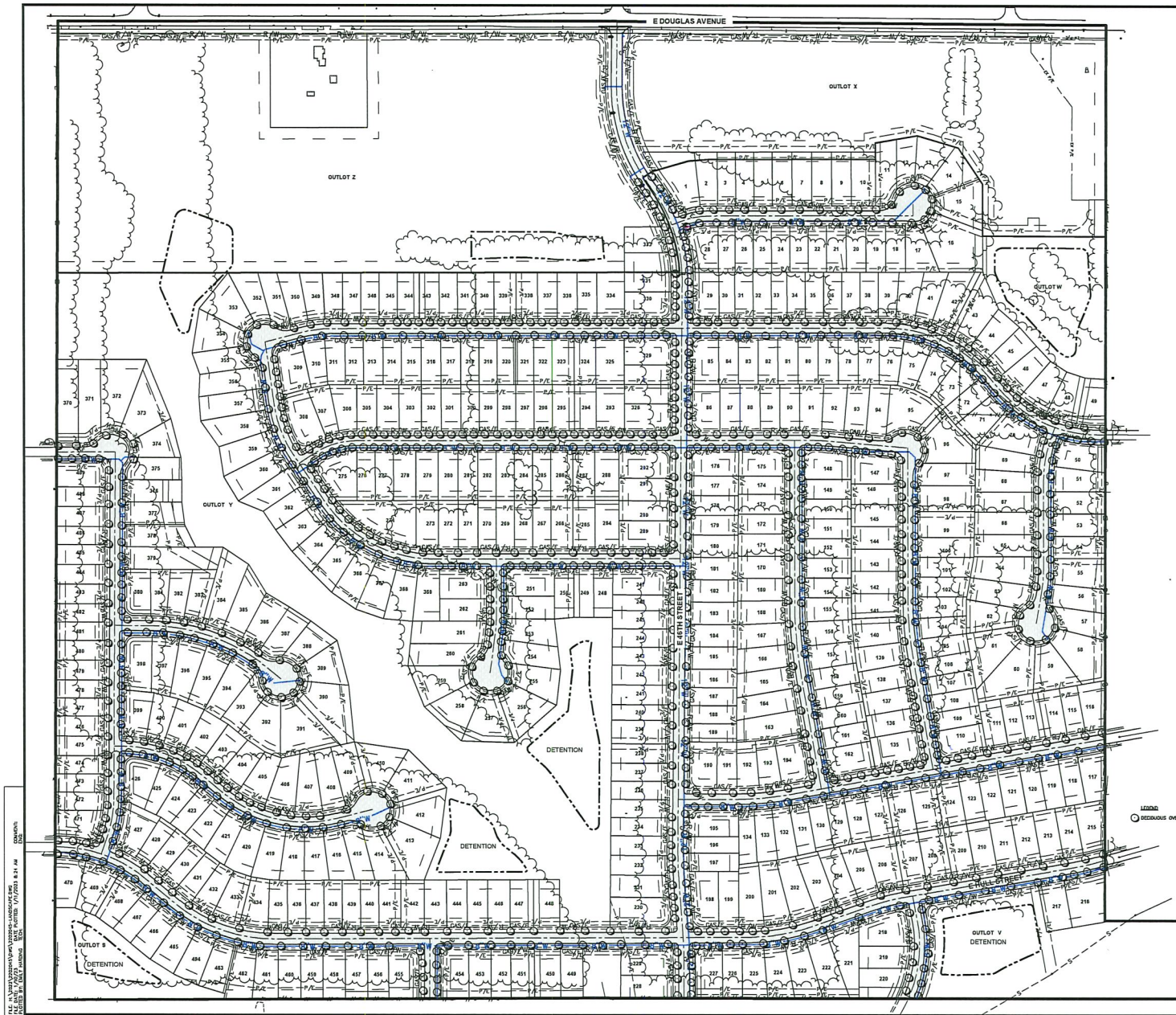


WOODMONT
PRELIMINARY PLAT

DATE: 12/10/2022
 DRAWN BY: J. H. HODGES
 CHECKED BY: J. H. HODGES
 SCALE: 1/8" = 1'-0"



WOODMONT PRELIMINARY PLAT		4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		ENGINEER: ENH	TECH:
DES MOINES, IOWA		CIVIL DESIGN ADVANTAGE			
16/21 2202.045		REVISIONS			
DATE		01-10-2022			
FOURTH SUBMITTAL		01-10-2022			
THIRD SUBMITTAL		12-06-2022			
SECOND SUBMITTAL		10-05-2022			
FIRST SUBMITTAL		09-29-2022			



STREET TREE PLAN

DATE	REVISIONS
01-10-2023	FOURTH SUBMITTAL
11-21-2022	THIRD SUBMITTAL
10-10-2022	SECOND SUBMITTAL
05-23-2022	FIRST SUBMITTAL

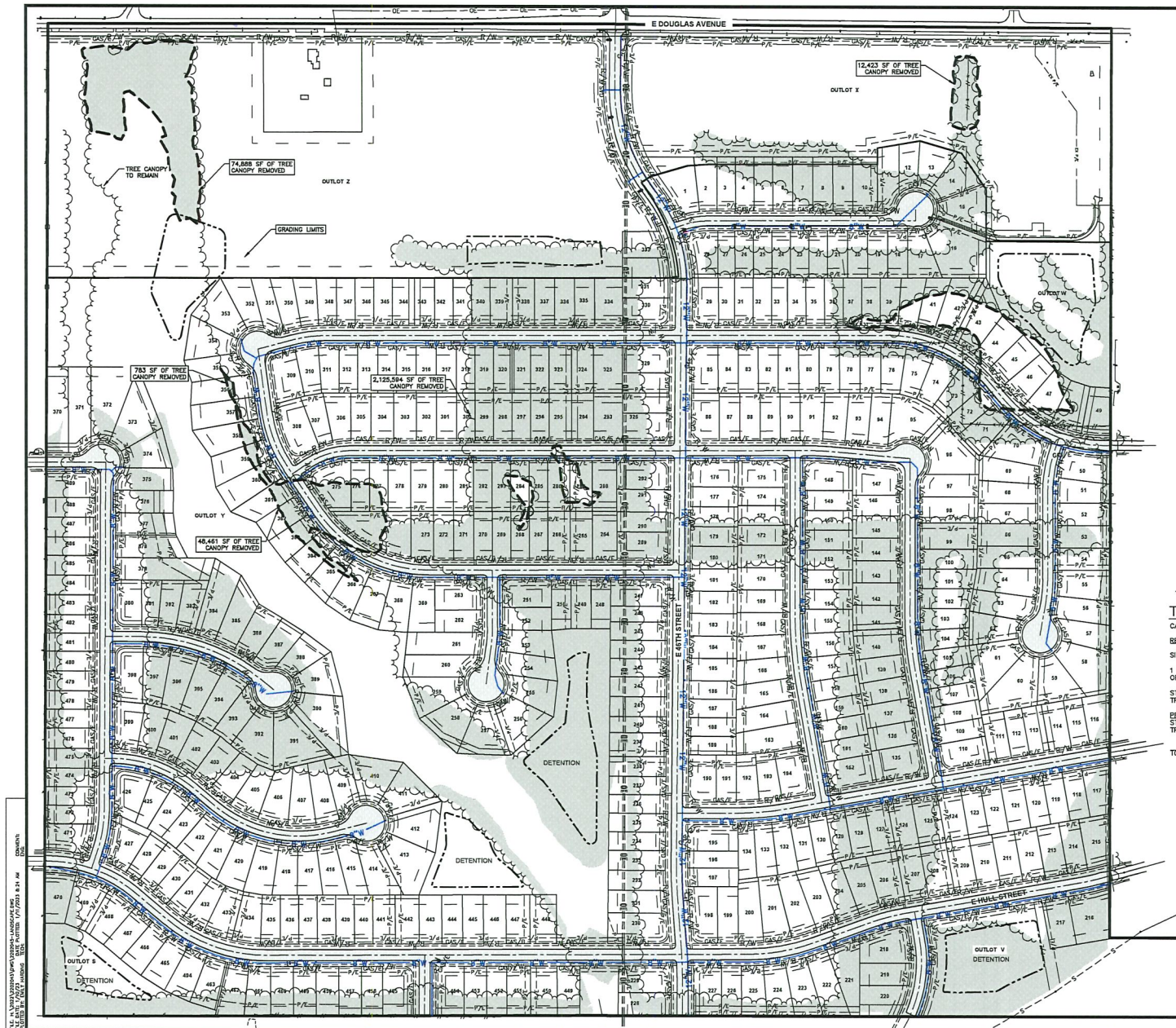
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 365-4400

WOODMONT
PRELIMINARY PLAN

DES MOINES, IOWA

WOODMONT
PRELIMINARY PLAN

20/21
2202.045



TREE MITIGATION PLANTINGS

CANOPY REMOVED: 2,226,149 SF (51.93 ACRES)
(OPTION A)

REQUIRED:

SITE TREES ARE REQUIRED WITH A MINIMUM 15% CANOPY COVERAGE TO BE PROVIDED PER EACH LOT.

1 DECIDUOUS OVERSTORY TREE/ 2,000 SF
OF CANOPY REMOVAL:

1131 TREES

STREET TREES WILL BE PROVIDED ALONG ALL PUBLIC STREETS AT 30' O.C. WITH A MINIMUM OF ONE
TREE FOR EACH LOT.

PROVIDED:
STREET TREES WITHIN RIGHT OF WAY:
TREES WITHIN LOTS:

805 DECIDUOUS OVERSTORY TREES
ADDITIONAL TREE CANOPY WILL BE PROVIDED BY
THE MINIMUM 15% CANOPY COVERAGE PER LOT.

TOTAL PROVIDED

1131 MINIMUM

TREE REMOVAL PLAN



DATE	REVISIONS
01-10-2022	FOURTH SUBMITTAL
11-11-2022	THIRD SUBMITTAL
05-12-2022	SECOND SUBMITTAL
02-12-2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

ENGINEER:



DES MOINES, IOWA

WOODMONT
PRELIMINARY PLAT

21
21
2202.045

