



Roll Call Number

Agenda Item Number

12

Date April 10, 2023

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING MAJOR PRELIMINARY PLAT "ELEVATE TOWNHOMES" FOR PROPERTY LOCATED AT 508 INDIANOLA ROAD FOR DEVELOPMENT OF 11-ONE HOUSEHOLD RESIDENTIAL LOTS

WHEREAS, on March 23, 2023, the City of Des Moines Plan and Zoning Commission voted 12-0 to APPROVE a request from DUUNTO, LLC (owner), represented by Adam Sieren (officer), for Major Preliminary Plat "Elevate Townhomes" on property located at 508 Indianola Road, to allow subdivision and development of 11 one household residential lots.

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 communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED BY _____ to receive and file.

Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(PLAT-2022-000061)

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

MOTION CARRIED APPROVED

Mayor

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.

City Clerk

Date 4/10/23

Agenda Item 12

Roll Call # _____

April 4, 2023

Communication from the City Plan and Zoning Commission advising that at their March 23, 2023 meeting, the following action was taken regarding a request from DUUNTO LLC, (owner), represented by Adam Sieren (officer), for review and approval of a Major Preliminary Plat “Elevate Townhomes” for property located at 508 Indianola Road for development of 11 one household residential lots.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Abstain	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 proposed Preliminary Plat, subject to compliance with all administrative review comments.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed 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 eleven (11) lots and one (1) outlot for townhome development.

This Preliminary Plat matches the layout of the Site Plan “Elevate Townhomes” that was reviewed by the Plan and Zoning Commission on March 2, 2023, for Type 2 Design Alternative considerations.

2. **Size of Site:** 0.57 acres (approximately 25,058 square feet).
3. **Existing Zoning (site):** “RX1” Mixed-Use District and “NX1” Mixed-Use District.
4. **Existing Land Use (site):** The property contains existing vacant commercial buildings.
5. **Adjacent Land Use and Zoning:**

North – “I1” & “P1”; Uses are Indianola Road and a recreational public trail (Meredith Trail).

South – “NX1”; Use is a multi-household apartment building.

East – “RX1”; Use is a commercial eating and drinking place.

West – “RX1” & “NX1”; Uses are multi-household dwellings.

6. **General Neighborhood/Area Land Uses:** The subject property is located south of Indianola Road between Monona Avenue and Courtland Drive. The surrounding area contains a mix of one household dwellings, multiple household dwellings, and commercial eating and drinking places.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Indianola Hills Neighborhood. All neighborhood associations were notified of the March 23, 2023, public hearing by emailing of the Preliminary Agenda on March 3, 2023, and the Final Agenda on March 17, 2023. Additionally, separate notifications of the March 23, 2023, public hearing for this specific item were mailed on March 13, 2023 (10 days prior to the public hearing) 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.

All 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 Indianola Hills Des Moines Neighborhood notice was sent to Molly Hanson at 1953 Courtland Drive in Des Moines, Iowa.

8. **Relevant Zoning History:** On December 16, 2019, the property was rezoned to “RX1” and “NX1” Mixed-Uses as part of the citywide rezoning.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Neighborhood Mixed-Use.

10. Applicable Regulations: Pursuant to Section 135-9.1.1. B of the Planning and Design Ordinance, the site plan review 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. **Building Configuration:** The applicant is proposing to construct two (2) rowhouse buildings, one with six (6) units and the other with five (5) units. The proposed buildings would be oriented towards Indianola Road with streetside frontage on Courtland Drive. Each row building would have cross driveway access to the existing alleyway and/or onto Courtland Drive. The driveways would provide access to the proposed 2-car garages in the lower level of the units, with two stories of living spaces above, including balconies and outdoor living space at the north side of the buildings oriented towards the downtown.

SUMMARY OF DISCUSSION

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

COMMISSION ACTION:

Carolyn Jenison made a motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Motion passed: 12-0

Respectfully submitted,

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

Jason Van Essen, AICP
Planning & Urban Design Administrator

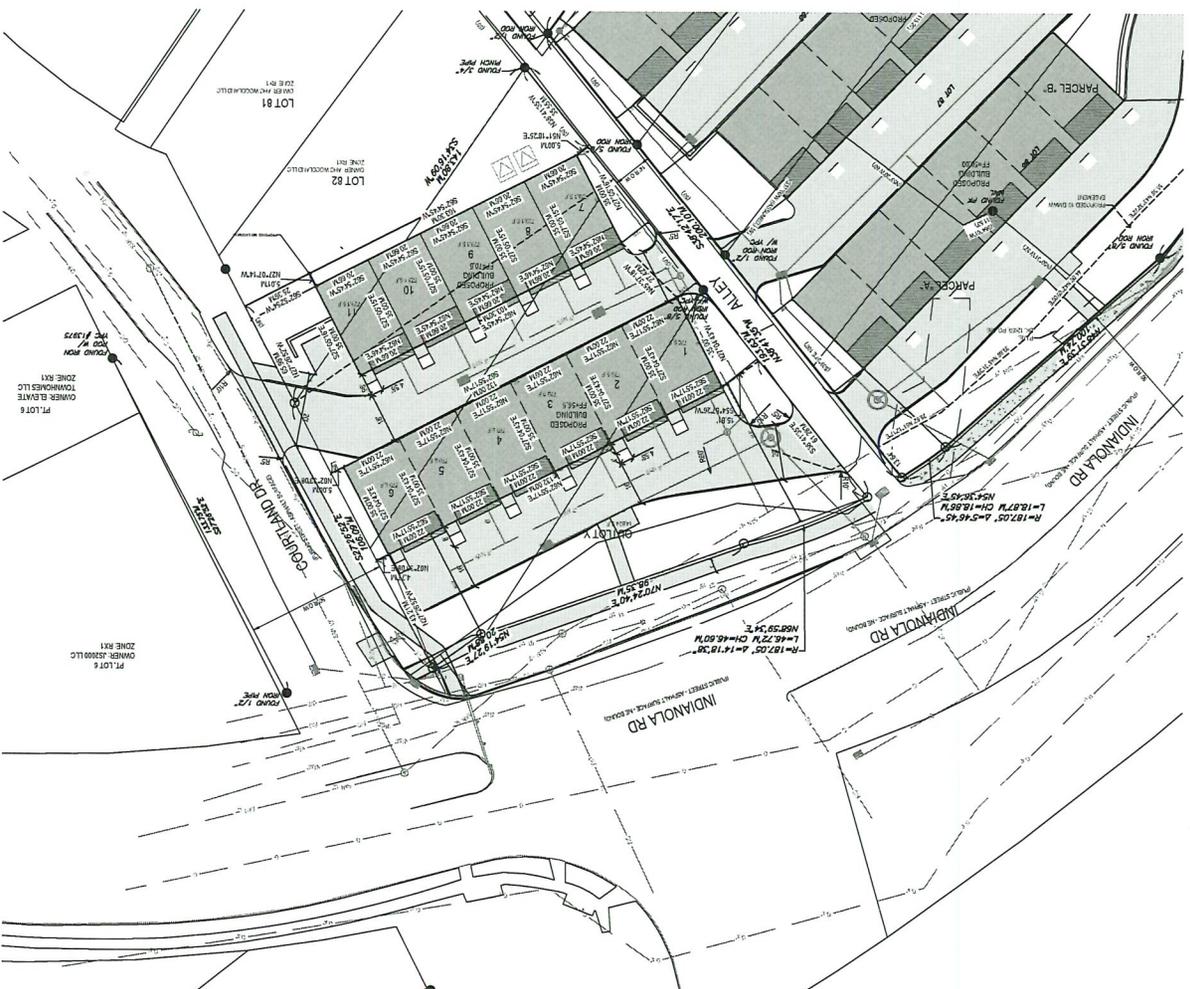
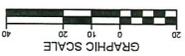
JMV:tjh



Updated on: 3/23/2023

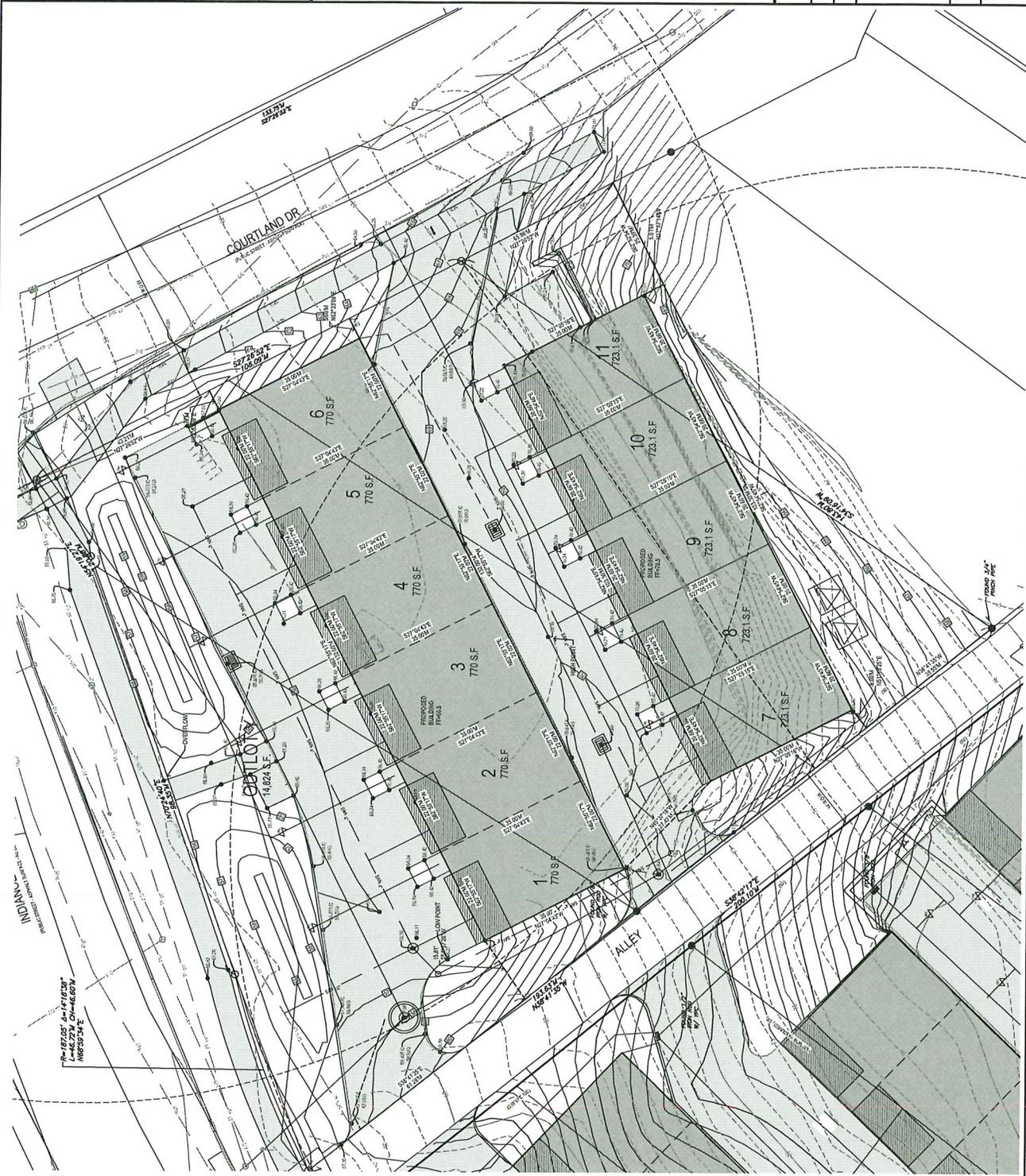
1 inch = 103 feet

ADDRESS TO BE
508 INDIANOLA ROAD
UNITS 1-11



PRELIMINARY - NOT FOR CONSTRUCTION

12/17/2023 10:46:53 AM L:\LAND PROJECTS\20230906-10\DWG\PLAT.DWG



3 OF 3
SHEET NUMBER

200598-1
PROJECT NUMBER

REVISIONS:
08-14-22 BY:RMS
08-14-22 COMMENTS

CHECKED BY:

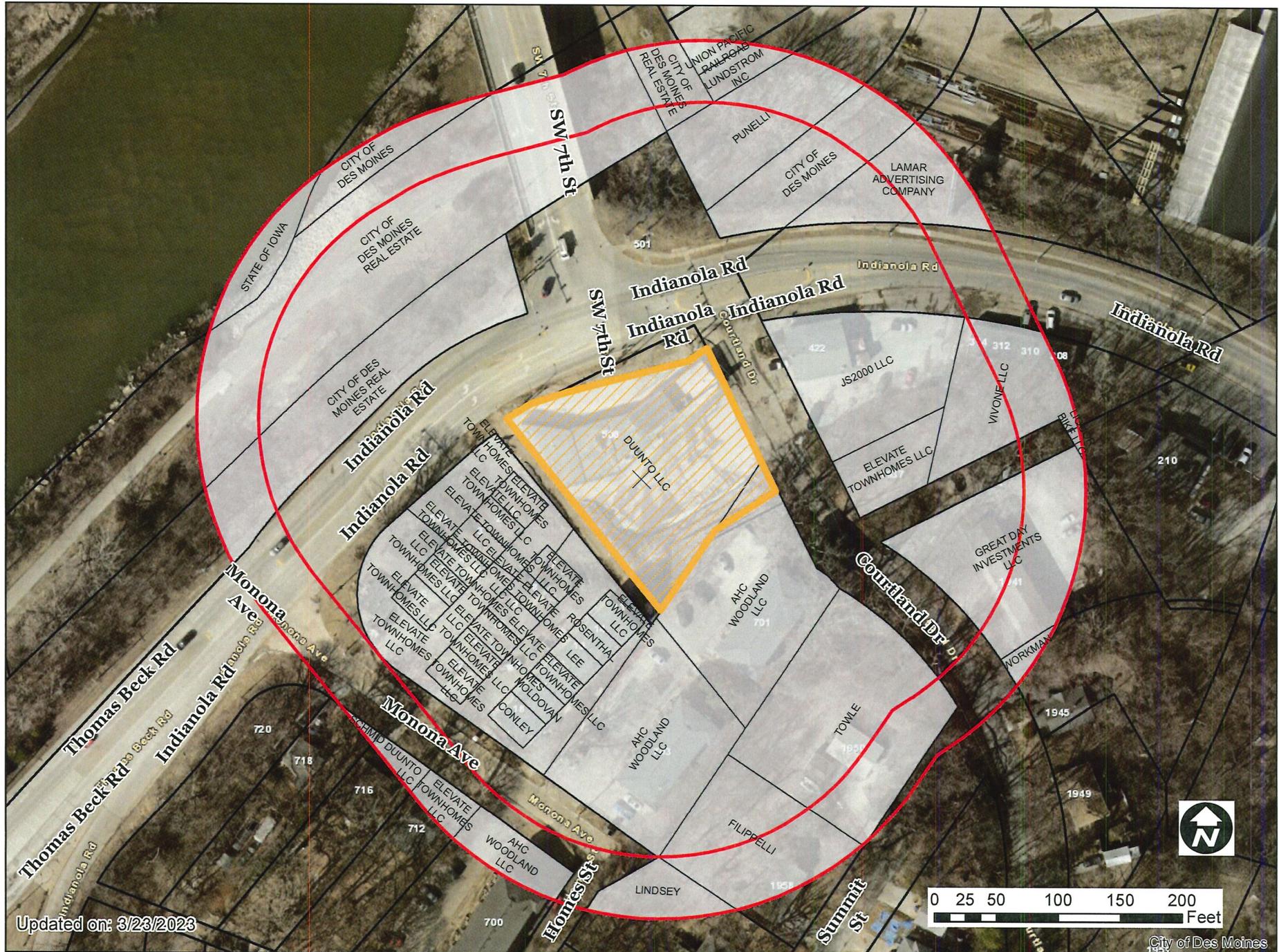
DATE:

PROJECT NUMBER:

ELEVATE TOWNHOMES
508 INDIANOLA RD

GRADING & UTILITY PLAN

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515) 281-4017
Civil Engineering & Land Surveying
Established 1959



Updated on: 3/23/2023

1 inch = 103 feet

12