



Roll Call Number

Agenda Item Number

16

Date March 23, 2026

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "WOODMONT PLAT" ON 169.52 ACRES OF PROPERTY IN THE VICINITY OF 4425 E DOUGLAS AVENUE, TO ALLOW THE PROPERTY TO BE SUBDIVIDED INTO FIVE HUNDRED AND ELEVEN (511) BUILDABLE LOTS

WHEREAS, on March 5, 2026, the City of Des Moines Plan and Zoning Commission voted 11-0-1 to APPROVE a request from Hubbell Realty Company (developer), represented by Caleb Smith (officer), for Preliminary Plat "Woodmont Plat" on property located in the vicinity of 4425 E Douglas Avenue, to allow subdivision and development of approximately 169.52 acres, to allow the property to be subdivided into five hundred and eleven (511) buildable 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-2025-000051)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
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 March 23, 2026

Agenda Item 16

Roll Call # _____



March 12, 2026

Communication from the City Plan and Zoning Commission advising that at their March 5, 2026 meeting, the following action was taken on request from Hubbell Realty Company (developer), represented by Caleb Smith (officer), for review and approval of a Preliminary Plat "Woodmont Plat" on 169.52 acres of property in the vicinity of 4425 E Douglas Avenue, to allow the property to be subdivided into five hundred and eleven (511) buildable lots.

COMMISSION RECOMMENDATION: 11-0-1-2

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Leah Rudolphi	X				
Chris Draper	X				
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen					X
Clayton Elwell				X	
Katie Gillette	X				
Rick Trower	X				
Jane Rongerude					X
Dominic Anania	X				
Matt Connolly	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

- Purpose of Request:** The applicant is proposing to subdivide the subject property to allow for the development of five hundred and eleven (511) buildable lots for one-household residential use. The proposed preliminary plat includes extension of the



public street network, as well as public utilities, to serve the development. Two (2) outlots are designated for future parkland use.

2. **Size of Site:** 169.52 acres.
3. **Existing Zoning (site):** “N2b” Neighborhood Residential District and Limited “N2b” Neighborhood Residential District.
4. **Existing Land Use (site):** Undeveloped agricultural and timbered drainage ways.
5. **Adjacent Land Use and Zoning:**
 - North* – “LDR” Low-Density Residential (Polk County); Use is one-household residential.
 - South* – “PUD” Planned Unit Development; Uses are one-household residential.
 - East* – “PUD” Planned Unit Development; Uses are one-household residential.
 - West* – “N2b” Neighborhood Residential District; Uses are one-household residential.
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 not located within a recognized neighborhood but it is located immediately adjacent to the Brook Run Neighborhood. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on February 20, 2026, and by emailing of the Final Agenda on February 27, 2026. Notifications of the hearing for this specific item were mailed on October 27, 2025 (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.
8. **Relevant Zoning History:** On October 24, 2022, by Ordinance No. 16,185, the City Council rezoned the northern portion of the property to “NX2” to allow future development of townhomes.

On February 2, 2023, the Des Moines Plan and Zoning Commission reviewed and approved a 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. This current Preliminary Plat “Woodmont” replaces the previously approved Preliminary Plat.

On December 8, 2025, by Ordinance 16,517 the City Council rezoned the northern portion of the property to Limited “N2b” to allow for development of one-household dwellings. The rezoning is subject to the following condition:

“A landscaped berm shall be provided along East Douglas Avenue to the satisfaction of the Planning and Urban Design Administrator, and fencing shall be prohibited in the area north of the southern edge of the berm.”

9. PlanDSM Future Land Use Plan Designation: Low-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 submitted Preliminary Plat was reviewed by City Engineering staff in accordance with all requirements in Municipal Code Section 106-136, and 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 outlots U, V, X, Y, and Z. An emphasis has been made to maintain the existing drainageway and stream bank.

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 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 satisfy 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, shown as Outlot S. Additionally, parkland has been set aside to be dedicated as a future City Park on the west side of the development, shown as Outlot T.
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

Leah Rudolphi asked if any members of the public or Commission wished to speak on the consent agenda item. No one requested to speak.

COMMISSION ACTION

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

THE VOTE: 11-0-1 (Clayton Elwell abstained)

Respectfully submitted,

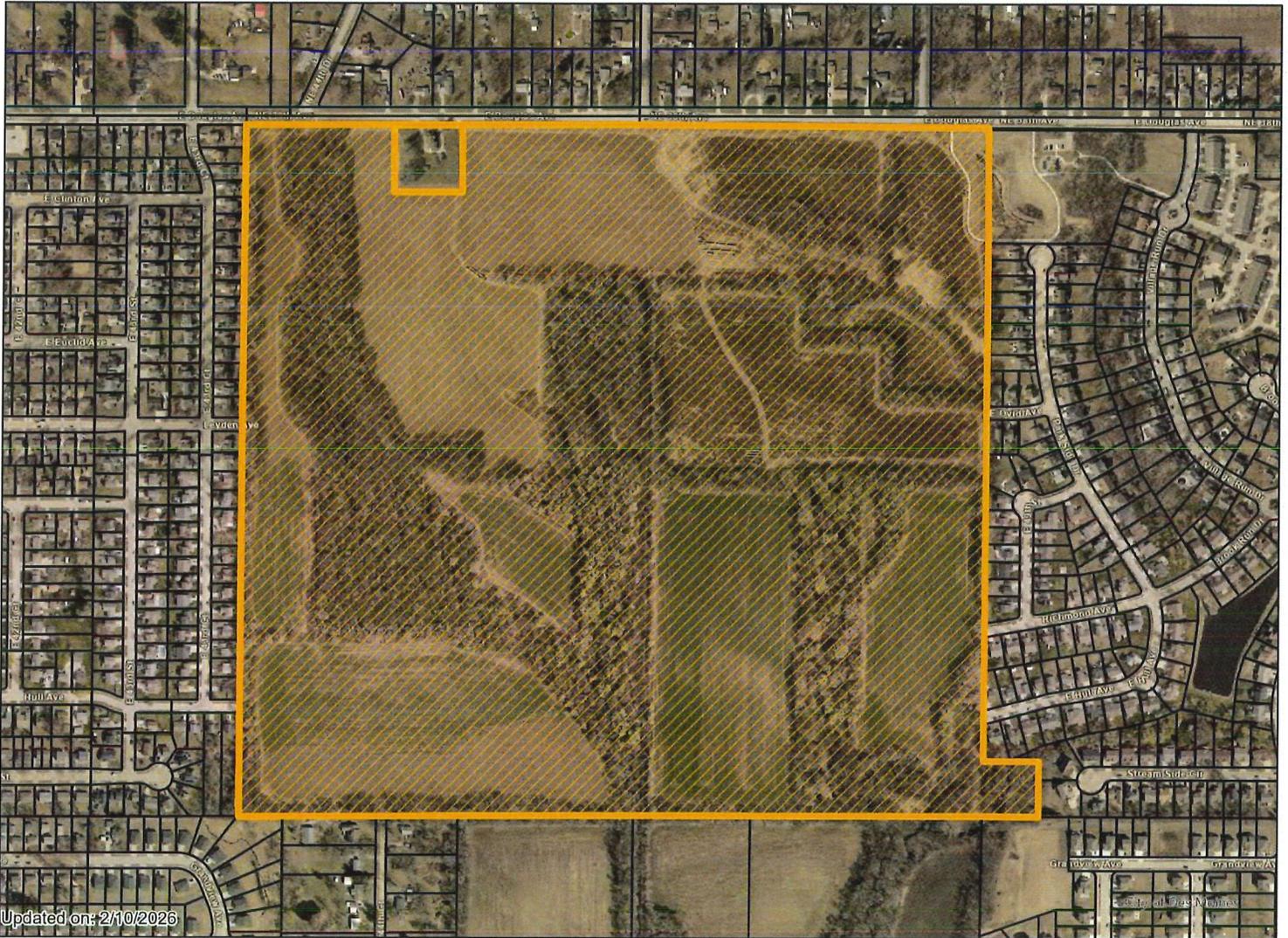


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Hubbell Realty Company, Vicinity of 4425 East Douglas Avenue

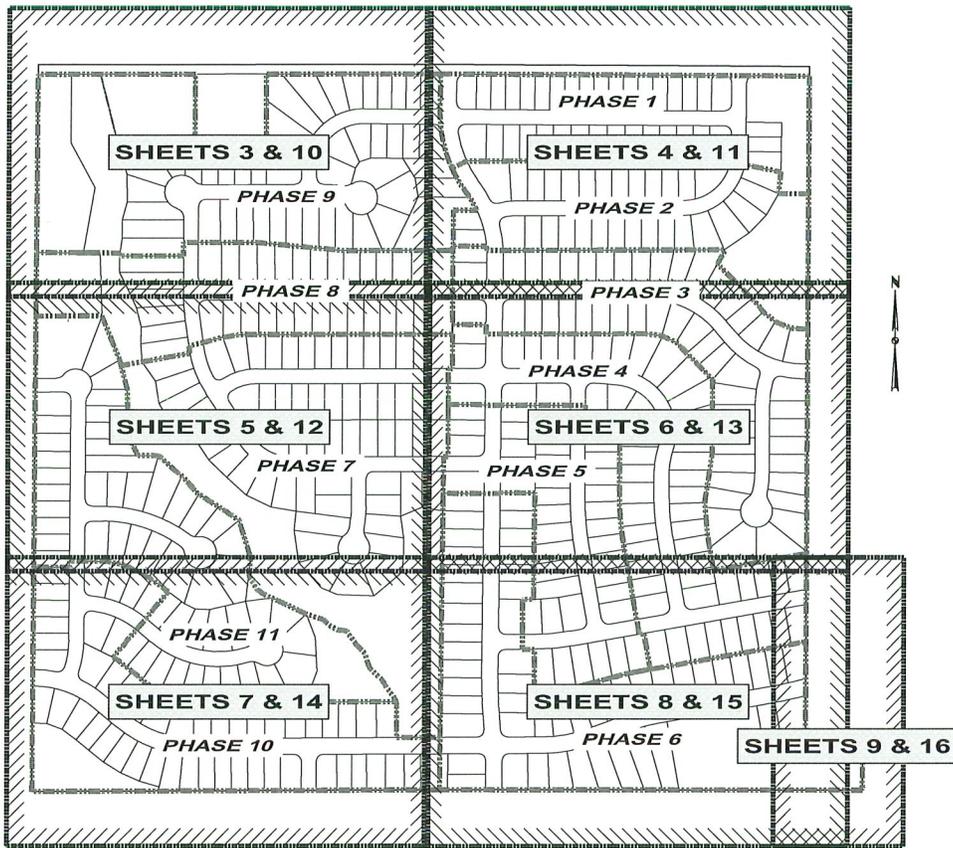
PLAT-2025-000051



Updated on: 2/10/2026



SHEET INDEX & PHASING PLAN



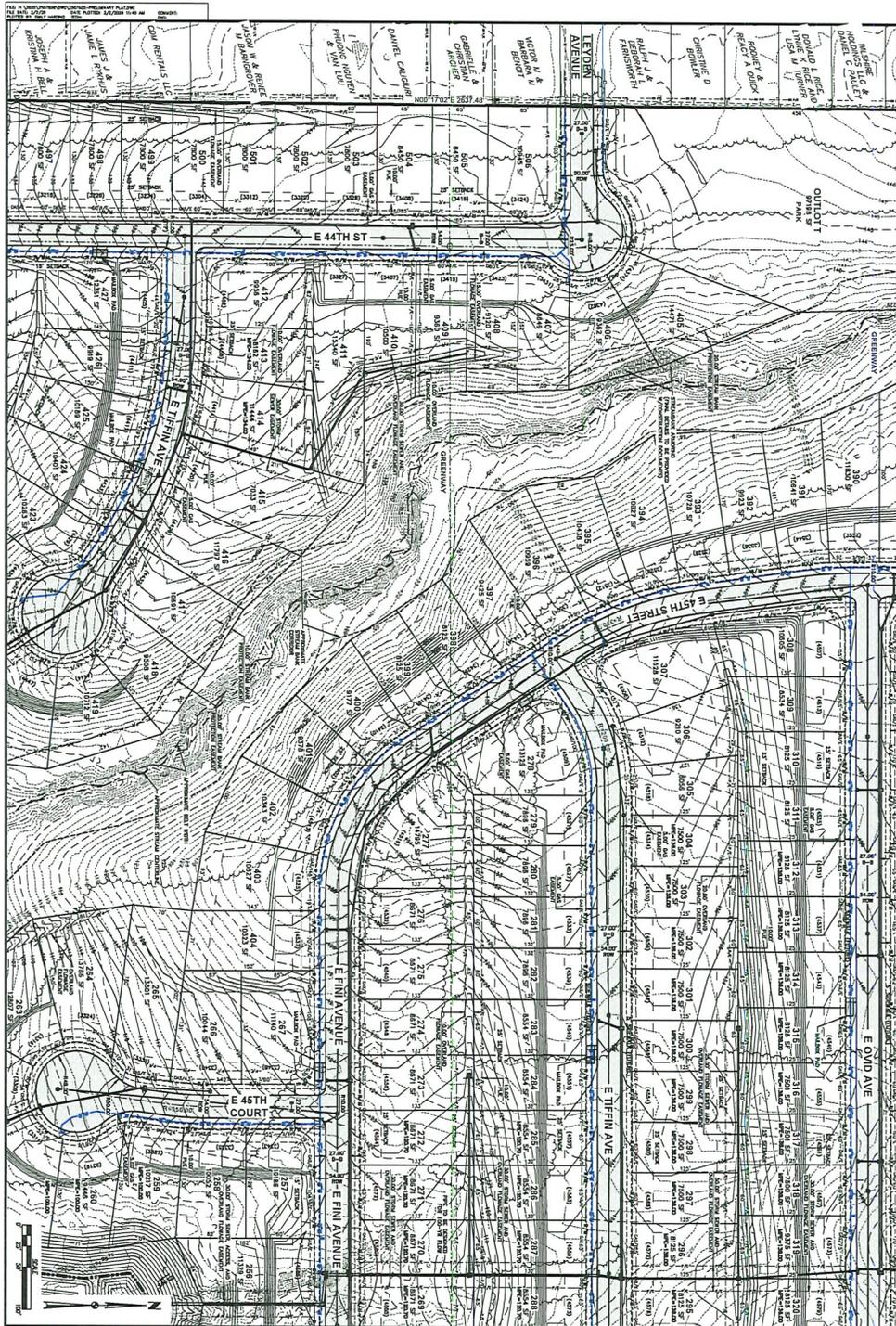
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REVISION	
THIRD SUBMITTAL	10/25/21
SECOND SUBMITTAL	10/25/21
FINAL	10/25/21

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 388-4400

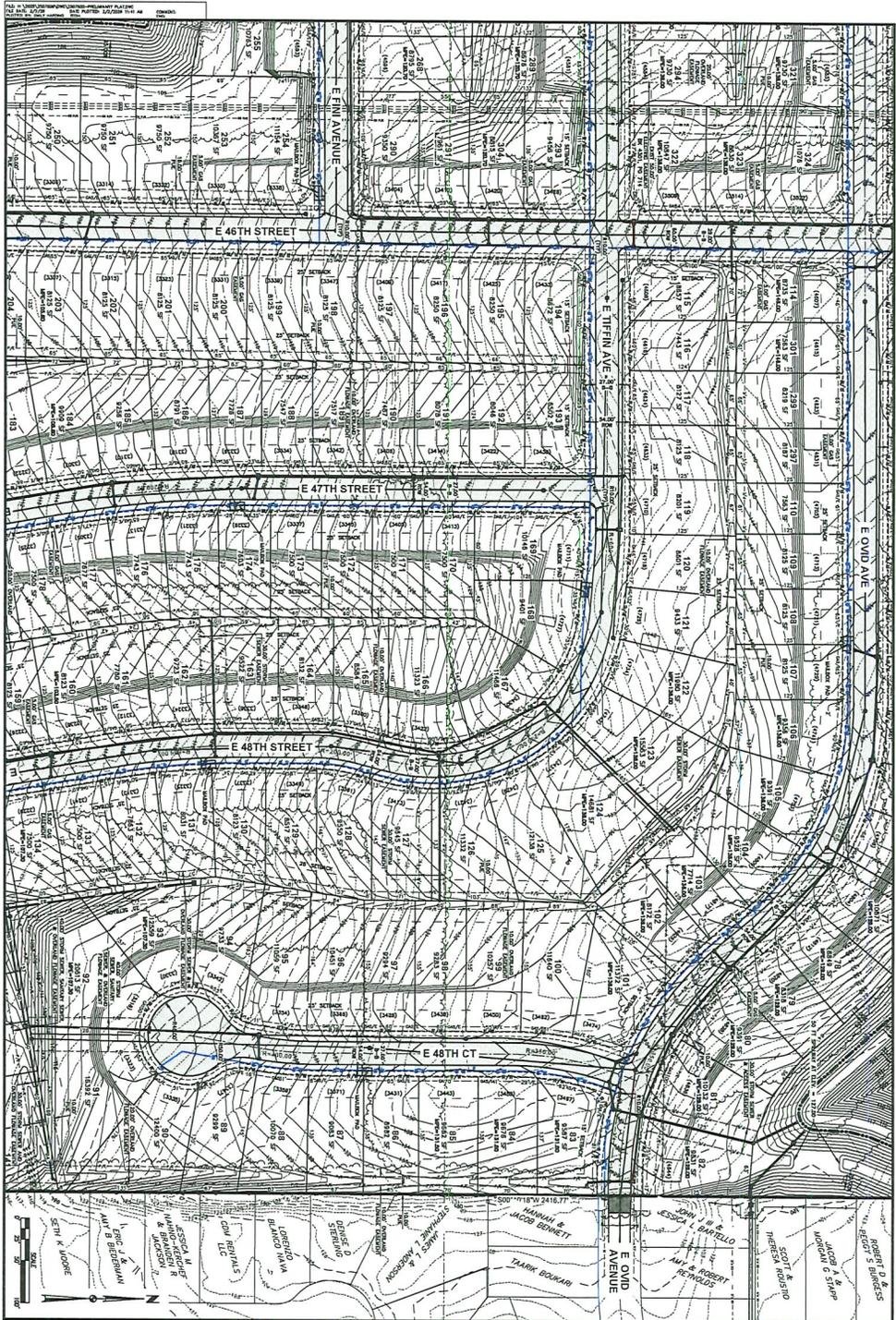


WOODMONT
 SHEET INDEX & PHASING PLAN
 CIVIL DESIGN ADVANTAGE ENGINEER: ENH
 TECH: MOM

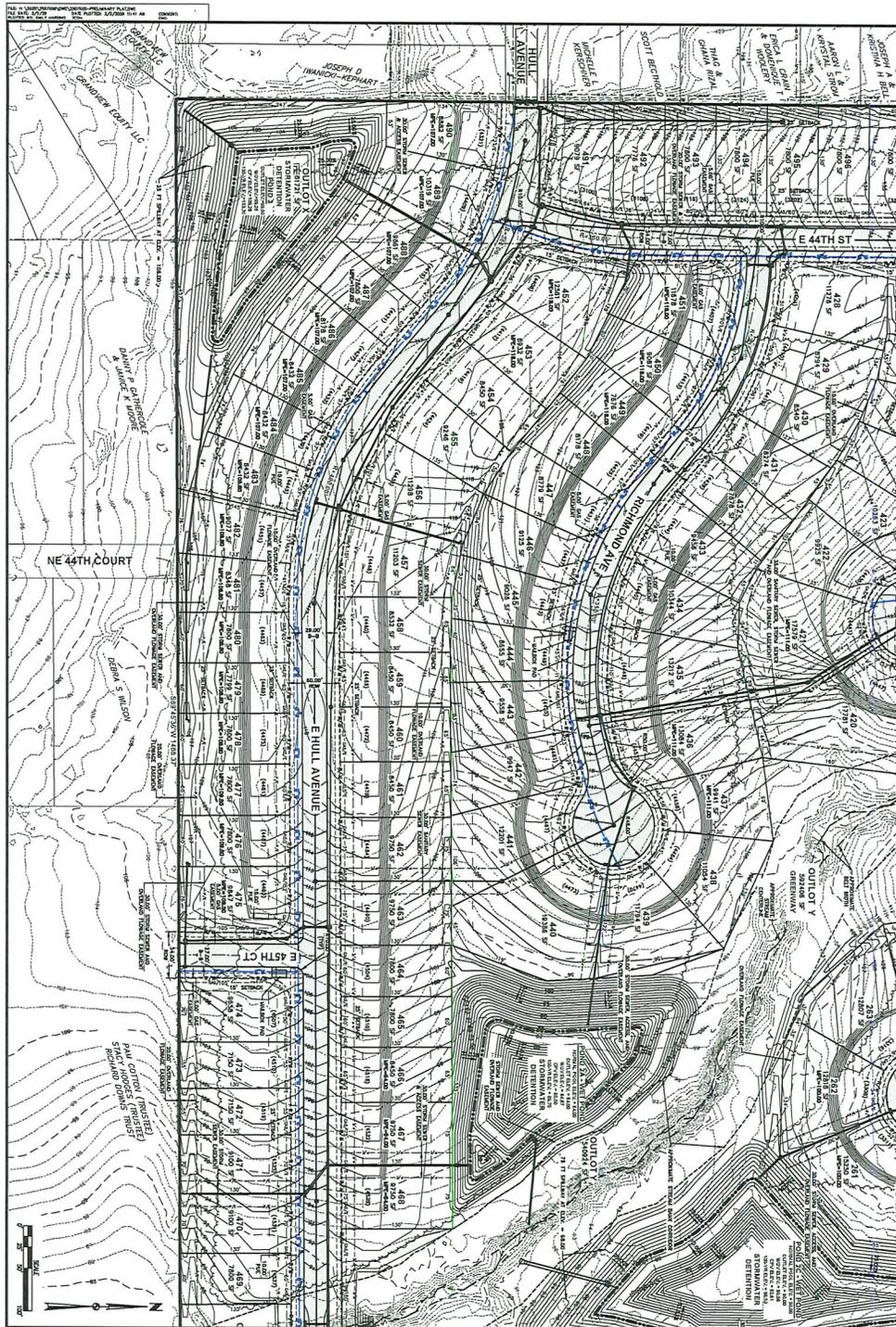
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5 22 <small>2807 RD</small>	WOODMONT PRELIMINARY PLAT	 <small>DES MOINES, IOWA</small> CIVIL DESIGN ADVANTAGE	<small>ENGINEER: ENH</small> <small>TECH: MDM</small>	<small>4121 NW URBANDALE DRIVE</small> <small>URBANDALE, IA 50322</small> <small>PHONE: (515) 369-4400</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><small>REVISIONS</small></td> <td style="width: 50%;"><small>DATE</small></td> </tr> <tr> <td><small>THIRD SUBMITTAL</small></td> <td><small>10/20/10</small></td> </tr> <tr> <td><small>SECOND SUBMITTAL</small></td> <td><small>11/20/10</small></td> </tr> <tr> <td><small>FIRST SUBMITTAL</small></td> <td><small>12/08/10</small></td> </tr> </table>	<small>REVISIONS</small>	<small>DATE</small>	<small>THIRD SUBMITTAL</small>	<small>10/20/10</small>	<small>SECOND SUBMITTAL</small>	<small>11/20/10</small>	<small>FIRST SUBMITTAL</small>	<small>12/08/10</small>
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6 22 2507' 610"	WOODMONT PRELIMINARY PLAT <small>DES MOINES, IOWA</small>	 CIVIL DESIGN ADVANTAGE <small>DESIGNERS & ENGINEERS</small>	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER: ENH TECH: MDM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>THIRD SUBMITTAL</td> <td>12/20/20</td> </tr> <tr> <td>SECOND SUBMITTAL</td> <td>11/20/20</td> </tr> <tr> <td>FIRST SUBMITTAL</td> <td>10/20/20</td> </tr> </tbody> </table>	REVISIONS	DATE	THIRD SUBMITTAL	12/20/20	SECOND SUBMITTAL	11/20/20	FIRST SUBMITTAL	10/20/20
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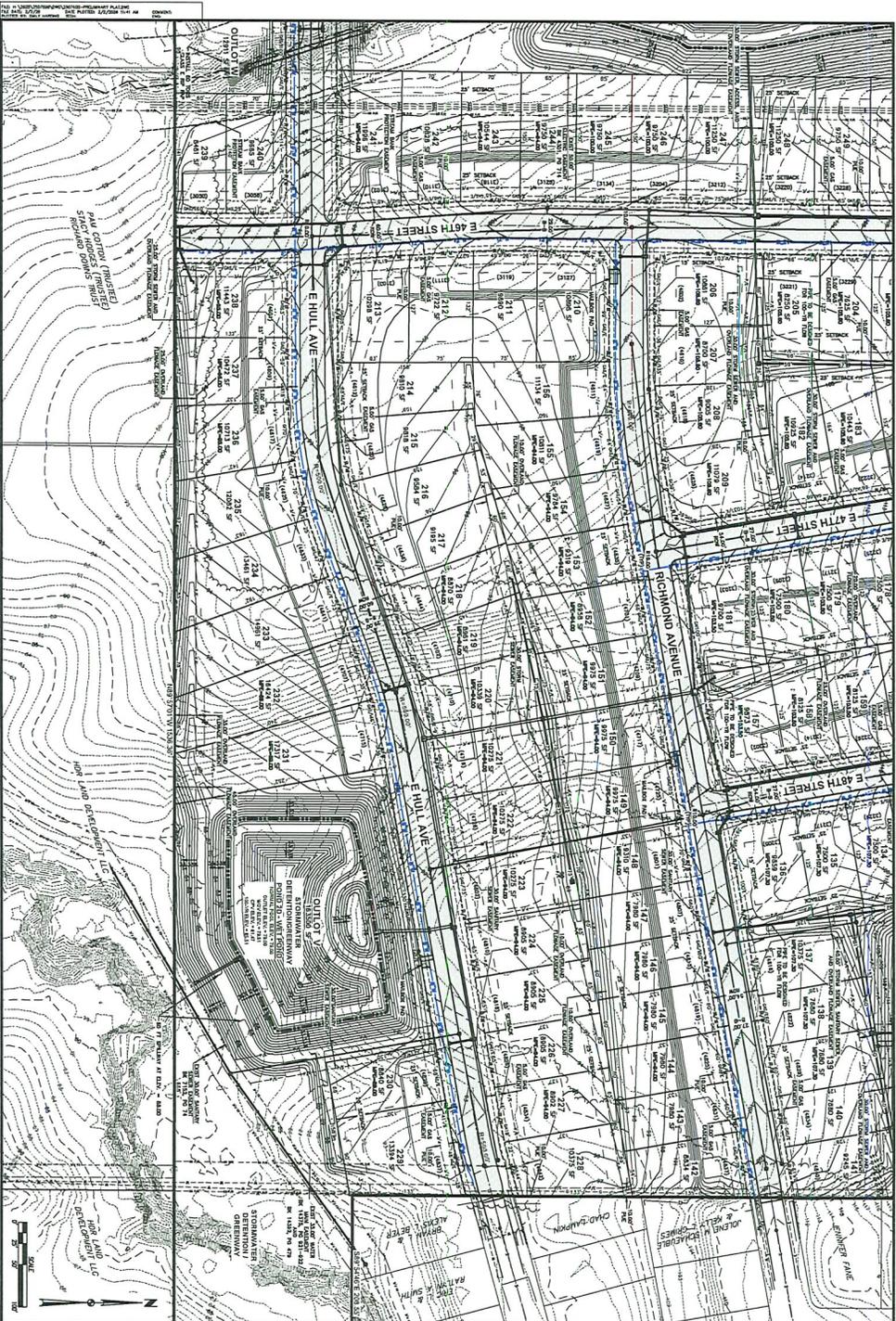
WOODMONT
PRELIMINARY PLAT



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

DES MOINES, IOWA
ENGINEER: ENH
TECH: MDM

REVISIONS	DATE
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SECOND SUBMITTAL	11/26/06
FIRST SUBMITTAL	09/20/06



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2019 (4/20)

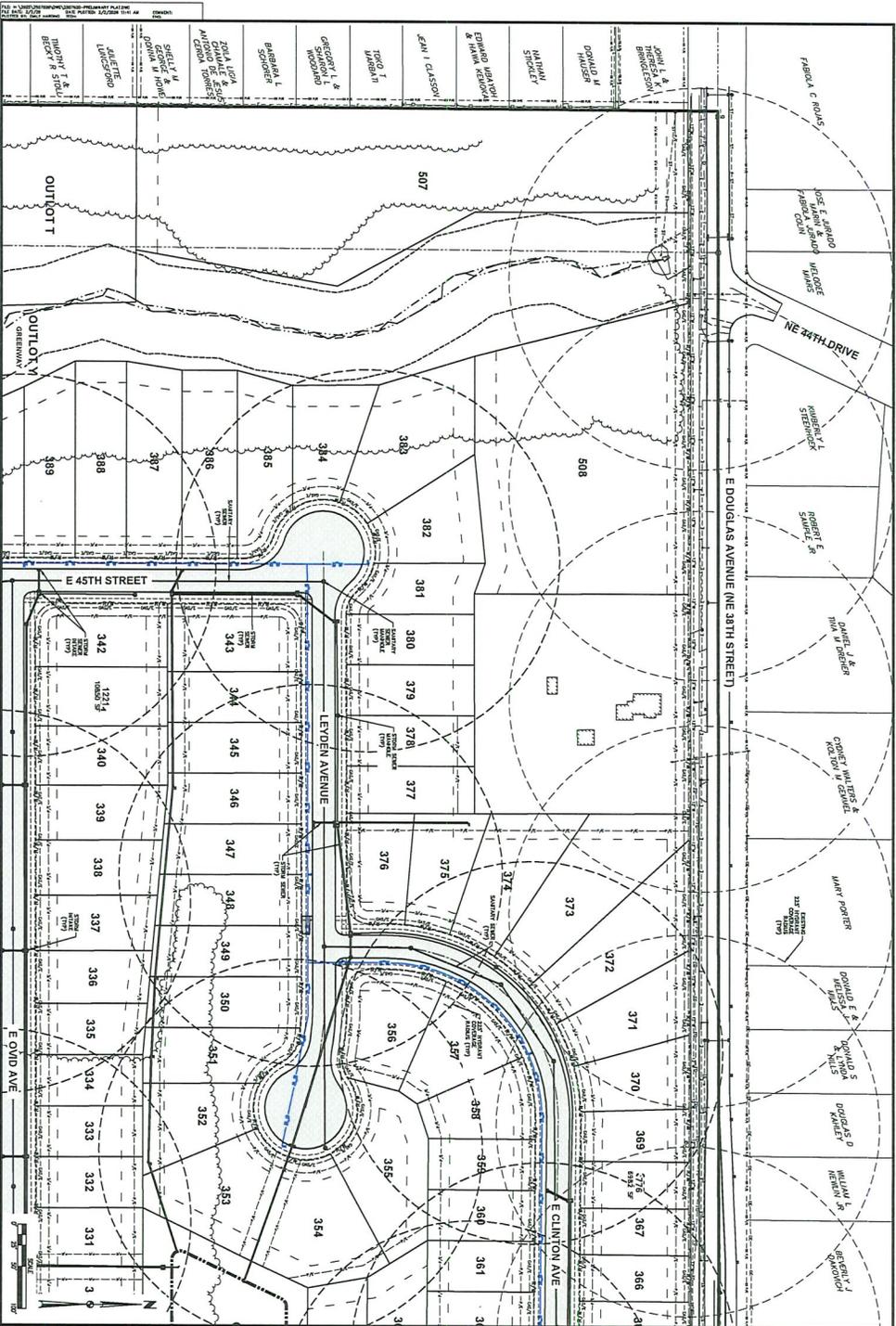
WOODMONT
PRELIMINARY PLAT

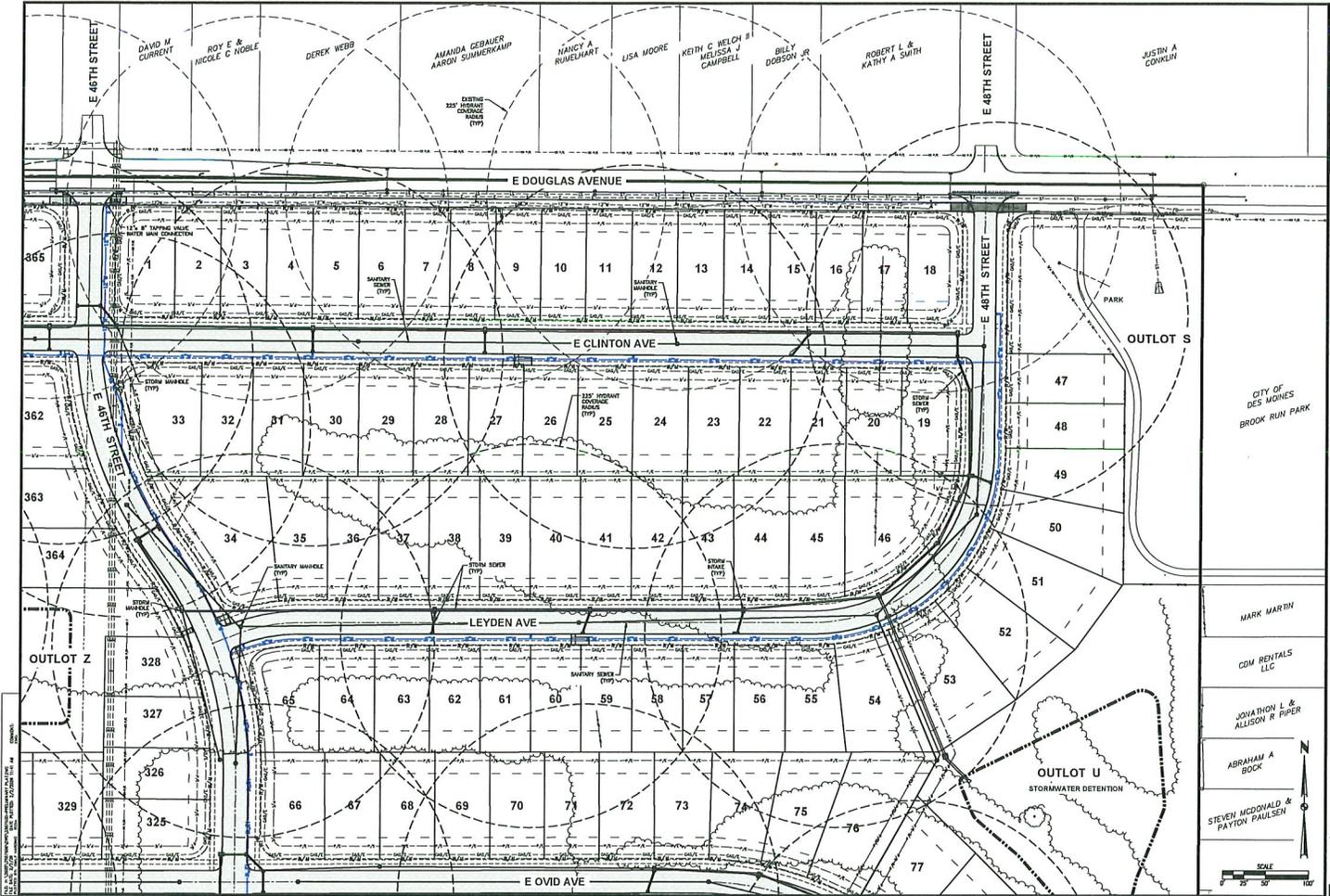


4121 NW URBAN DALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS	DATE
THIRD SUBMITTAL	12/27/2019
SECOND SUBMITTAL	11/26/2019
FIRST SUBMITTAL	10/30/2019

DES MOINES, IOWA ENGINEER: ENH TECH: MDM





DATE	11/22/22
REVISION	
DESIGNED BY	STEVEN MCDONALD
CHECKED BY	STEVEN MCDONALD
PROJECT NO.	2507.600

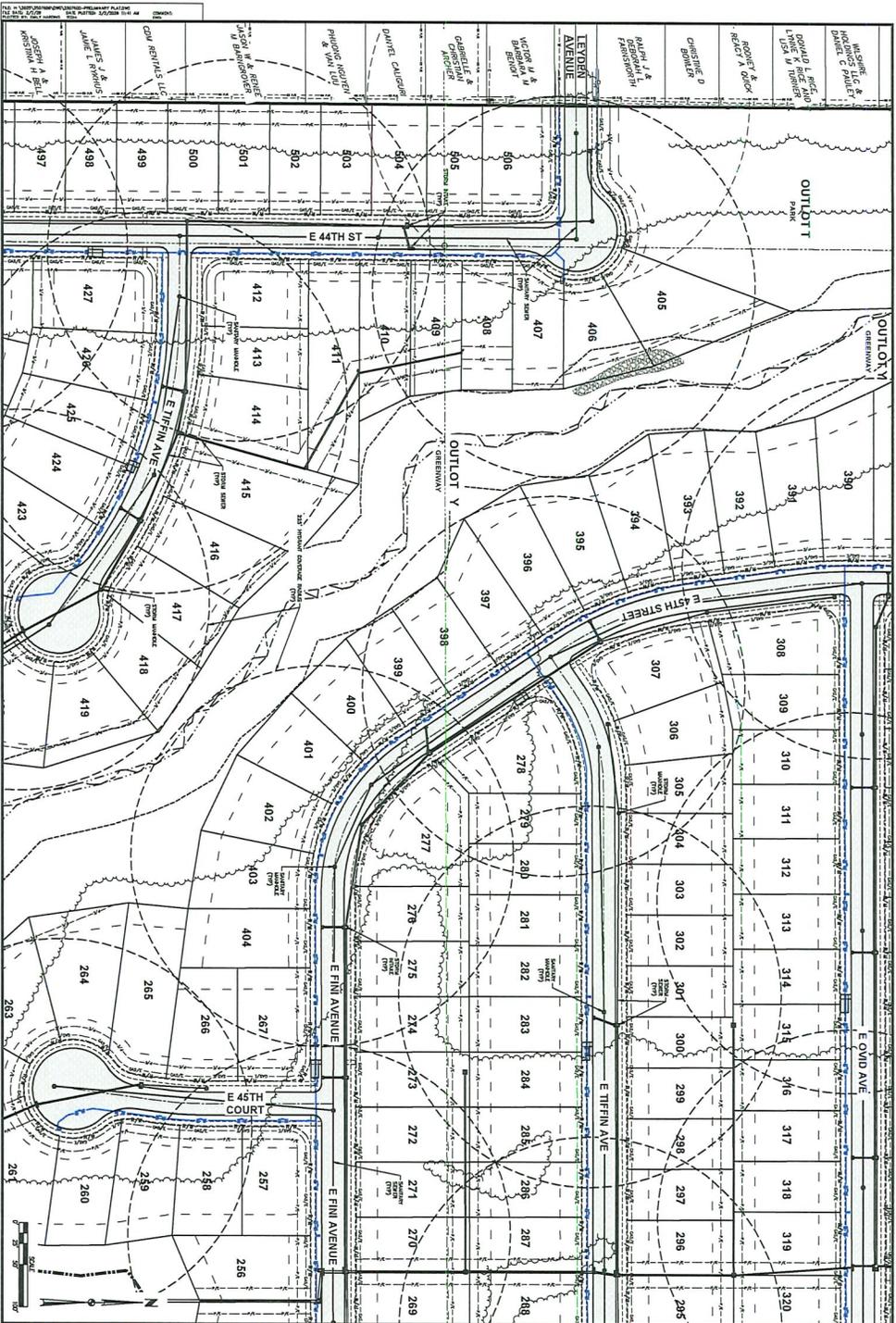
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 388-1400

TECH: MCM
 ENGINEER: ENH

WOODMONT
 PRELIMINARY PLAN

CIVIL DESIGN ADVANTAGE
 DES MOINES, IOWA

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 2507.600



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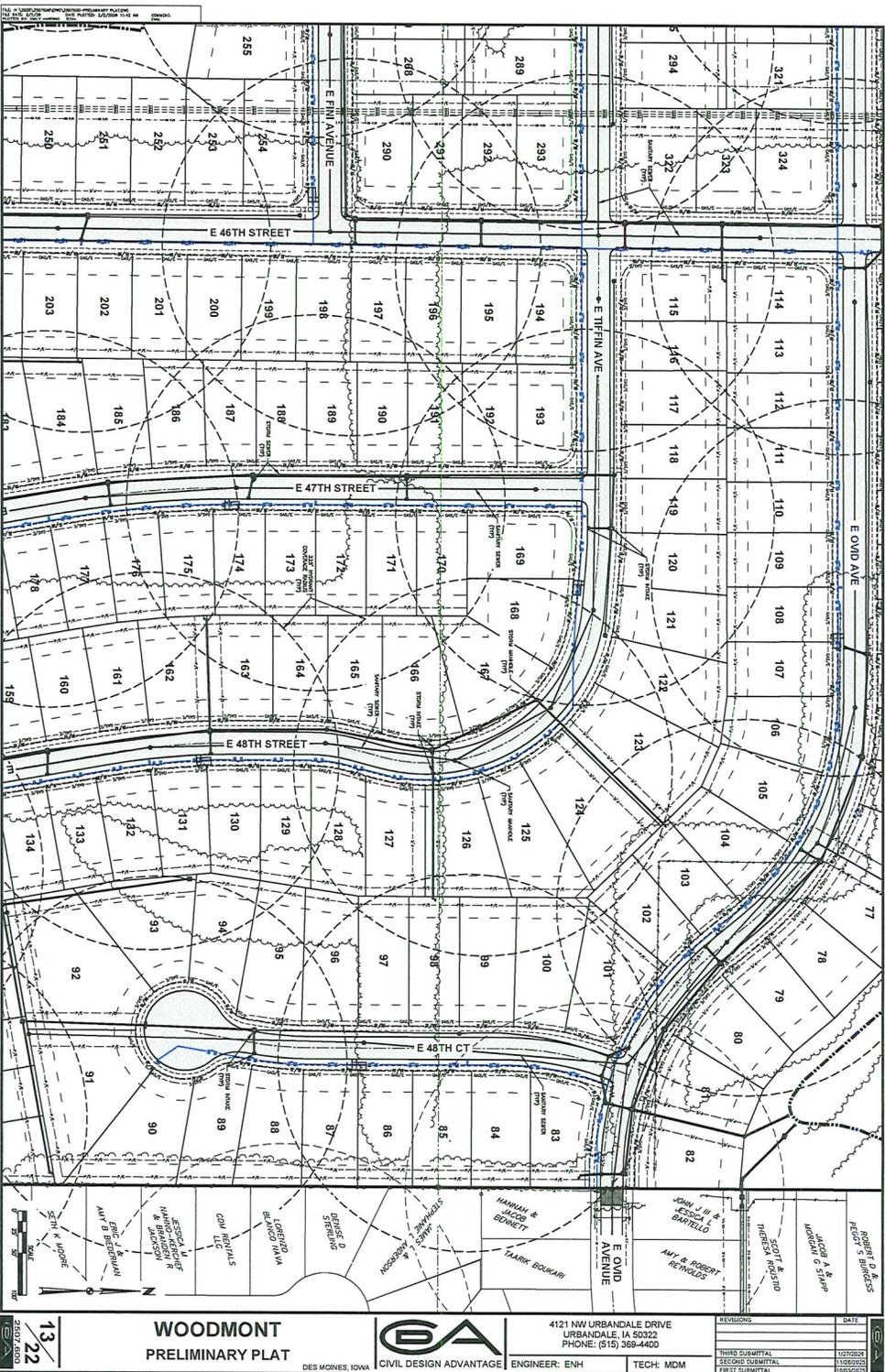
WOODMONT
PRELIMINARY PLAT



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TECH: MDM

REVISIONS	DATE
THIRD SUBMITTAL	12/22/20
SECOND SUBMITTAL	11/26/20
FIRST SUBMITTAL	08/20/20



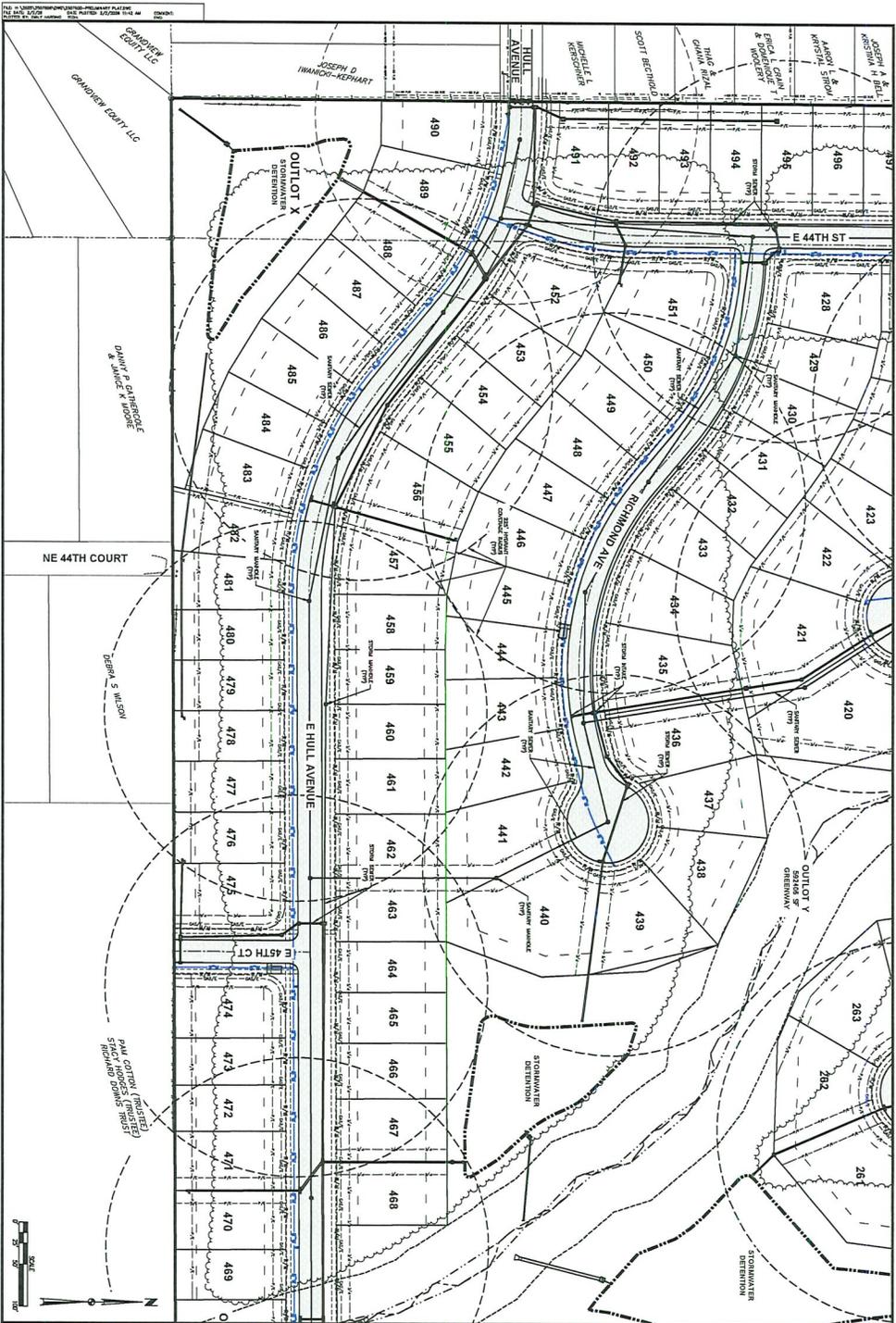
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WOODMONT
PRELIMINARY PLAT



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

REVISIONS	DATE
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SECOND SUBMITTAL	11/08/24
FIRST SUBMITTAL	08/02/24



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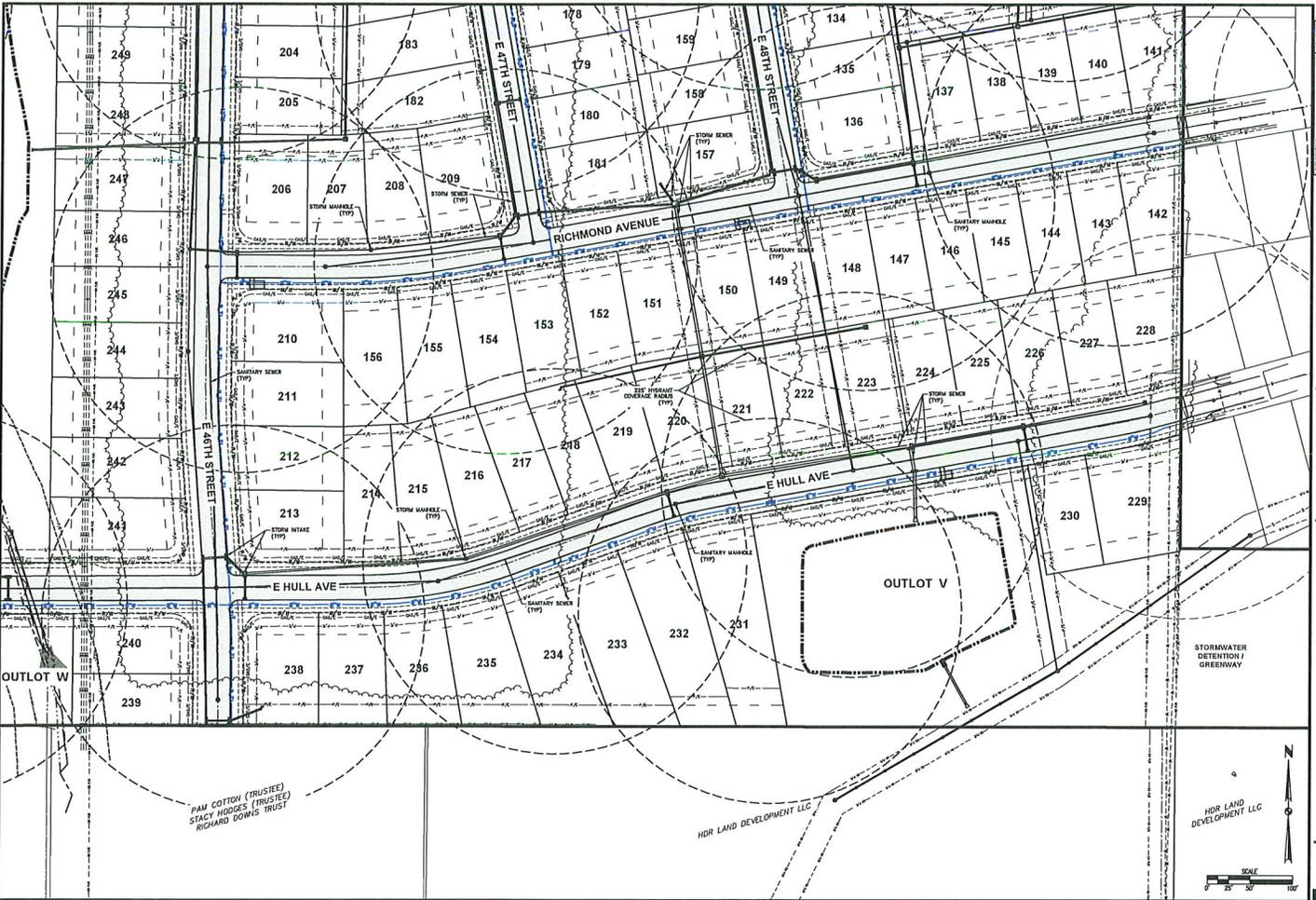
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DES MOINES, IOWA ENGINEER: ENH TECH: MDM

REVISIONS	DATE
THIRD SUBMITTAL	12/27/2014
SECOND SUBMITTAL	11/26/2013
FIRST SUBMITTAL	08/02/2013



DATE	10/20/2022
REVISION	
THIRD SUBMITTAL	10/20/2022
SECOND SUBMITTAL	10/20/2022
FIRST SUBMITTAL	10/20/2022

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50222
 PHONE: (515) 384-4400

TECH: MCM

ENGINEER: ENH

CIVIL DESIGN ADVANTAGE

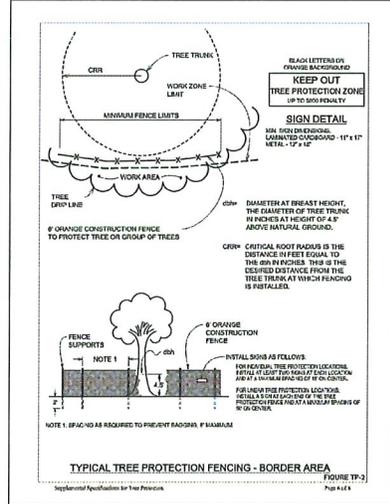
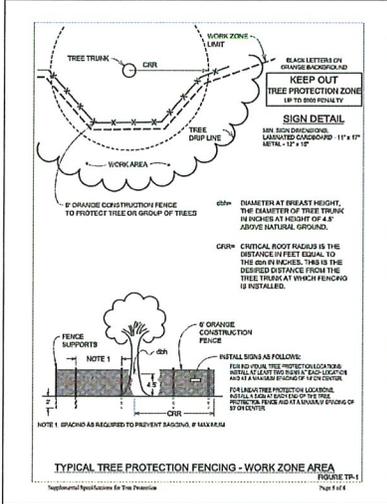
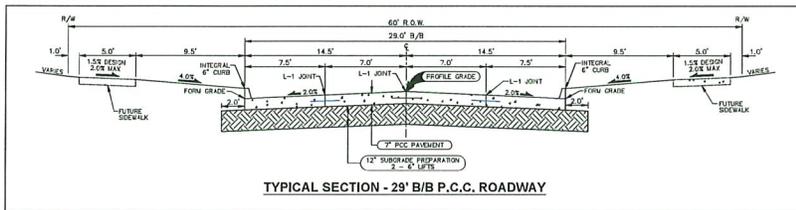
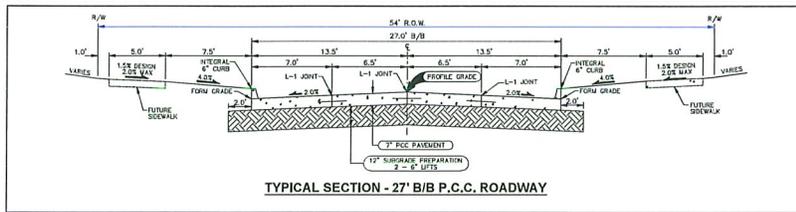
DES. MONIES, IOWA

WOODMONT

PRELIMINARY PLAN

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Hubbell Realty Company, Vicinity of 4425 East Douglas Avenue

PLAT-2025-000051

