

★ Roll Call Number

08-127

Agenda Item Number

29

January 28, 2008

Date

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held January 17, 2008, the members voted 14-0 in support of a motion to APPROVE the request from Prairie Hills at Des Moines, LLC (developer) represented by Tim Hildebrandt (officer) for approval of a preliminary subdivision plat for "Prairie Hills Des Moines" on property located at 2680 East Payton Avenue, to allow for 21 single-family lots and a large lot for multiple-family development subject to the following:

1. Compliance with all comments of the administrative review by the Permit and Development Center.
2. Provision of a note that three trees be planted with development of each of the proposed twenty single-family lots to mitigate those being removed: one street tree of 1 1/2 " caliper, one ornamental in the front yard, and one rear yard over-story tree of 1 1/2 " caliper.
3. Provision of conservation easements on the plat for the existing trees that will not be removed by the plat development.
4. Provision of tree protection measures, for the trees identified to remain on the plat, that will be implemented during the grading of the property.
5. Provision of conservation plantings on the bottoms of the detention basins that are not steeper than 1.5%.
6. Shift the turnaround easement for SE 27<sup>th</sup> Court to the north to the edge of the proposed Lot 21 where phase one ends.

MOVED by Kiernan to receive and file.

FORM APPROVED:

NOTE: The final subdivision plat will be submitted for City Council approval at a later date.



Michael F. Kelley  
Assistant City Attorney

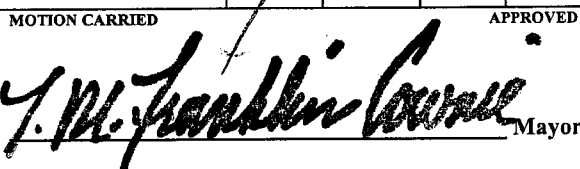
(13-2008-1.25)

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE         | ✓    |      |      |        |
| COLEMAN        | ✓    |      |      |        |
| HENSLEY        | ✓    |      |      |        |
| KIERNAN        | ✓    |      |      |        |
| MAHAFFEY       | ✓    |      |      |        |
| MEYER          | ✓    |      |      |        |
| VLASSIS        | ✓    |      |      |        |
| TOTAL          | 7    |      |      |        |

CERTIFICATE

I, DIANE RAUH, 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.

MOTION CARRIED APPROVED  
  
Mayor

  
City Clerk