



Roll Call Number

16-0277

Agenda Item Number

26

Date February 22, 2016

**RESOLUTION SETTING HEARING ON REQUEST FROM
CARLISLE DEVELOPMENT, LLC TO REZONE PROPERTY LOCATED AT
4601 BLOCK OF SOUTHEAST 34TH STREET FROM "R1-90" LARGE LOT ONE-FAMILY
RESIDENTIAL DISTRICT TO "R1-70" ONE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 4, 2016, its members voted 9-3 in support of a motion to recommend **APPROVAL** of a request from Carlisle Development, LLC (developer), represented by John Larson (officer), to rezone real property located at the 4601 Block of Southeast 34th Street ("Property") from "R1-90" Large Lot One-Family Residential District to "R1-70" One-Family Low-Density Residential District to allow use of development for single-family residential dwellings on lots that are at least 70 feet wide, subject to the following conditions:

1. A traffic calming device (not of a traffic circle variety) shall be provided at the intersection of any through streets within the development as approved by the City Traffic Engineer.
2. A berm and landscaping shall be provided along SE 34th Street to the satisfaction of the Planning Administrator and fencing shall be prohibited in the area west of the eastern edge of the berm.
3. No same house plan shall be built on adjacent lots.
4. Each house shall have a full basement.
5. Each house shall have a minimum two-car attached garage.
6. The front façade of any house constructed must contain one of the following:
 - a. A front porch of not less than 60 square feet; or
 - b. 1/3 to 1/2 stone or brick masonry.
7. Windows on the street-facing façade of any house constructed shall have either of the following:
 - a. Shutters on each side; or
 - b. Trim border not less than 4" in width.
8. Roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
9. Single story homes shall be constructed with a minimum of 1400 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1600 square feet of above grade finished floor area with a minimum of 1000 square feet on the first floor, and 2-story homes shall be constructed with a minimum of 1800 square feet of above grade finished floor area.
11. Exterior material for any home constructed shall consist of masonry (brick or stone), vinyl of no less than .042 thickness, cedar, or cement fiber board.
12. Any chain link fence shall have black vinyl-cladding; and

(continued)



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-2-

WHEREAS, the Property is legally described as follows:

The South 20 acres of the West 30 acres of the South ½ of the Southeast ¼, less 1.003 acres for roadway, all in Section 19, Township 78 North, Range 23, West of the 5th P.M., in the City of Des Moines, Polk County, Iowa, containing 18.997 acres.

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.
2. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on March 7, 2016, at which time the City Council will hear both those who oppose and those who favor the proposal.
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 Gatto TO ADOPT.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2015-00224)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

T. M. Franklin Cownie
Mayor

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.

Diane Rauh
City Clerk