



Roll Call Number

16-0384

Agenda Item Number

23

Date March 7, 2016

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING
COMMISSION REGARDING APPROVAL OF A PRELIMINARY PLAT AND
PUD DEVELOPMENT PLAN "WOODLAWN" ON PROPERTY
LOCATED AT 4209 LOWER BEAVER ROAD**

WHEREAS, on February 18, 2016, the City of Des Moines Plan and Zoning Commission voted 9-0 to **APPROVE** a request from Hubbell Realty Company (purchaser), represented by Joe Pietruszynski (officer), for review and approval of a Preliminary Plat and PUD Development Plan "Woodlawn" on property located at 4209 Lower Beaver Road owned by Lower Beaver, LLC, to allow 38 single-family semi-detached dwellings on 38 lots accessed by a private drive outlot, subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Revision to the PUD Development Plan to meet the landscaping minimums on the north and south buffer yards in compliance with the landscaping standards in the approved PUD Conceptual Plan.
3. Provision of the sign design and location for a small decorative sign based on consultation with the Lower Beaver Neighborhood.
4. Revision to the PUD Development Plan to provide 4-foot walks along the private drive in lieu of the submitted 8-foot walk on the north side of the drive.
5. Inclusion of a note on both the Preliminary Plat and PUD Development Plan that development of units in excess of 30 shall require approval of an alternate design by the Fire Marshall.
6. Revision of the PUD Development Plan to amend submitted design elevations for the single-family semi-detached units so that facades of the buildings along Lower Beaver Road include the brick or stone wainscot additionally on the portion of the rear facades oriented toward the public street and all primary entrances are oriented toward the private drive subject to stormwater constraints.
7. Tree protection standards be indicated on the plan for existing trees, and perform a second review for any additional existing trees that can be saved or protected; 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 communication from the City Plan and Zoning Commission is hereby received and filed.



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MOVED by Gatto to receive and file.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank
Assistant City Attorney

(13-2016-1.32)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GATTO, GRAY, HENSLEY, MOORE, WESTERGAARD, and 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.

Y. M. Franklin Council Mayor

Diane Rauh City Clerk