



Roll Call Number

17-0816p

Agenda Item Number

23

Date May 22, 2017

**RESOLUTION SETTING HEARING ON REQUEST FROM
SOLID GROUND, LLC TO REZONE PROPERTY LOCATED AT
150 EAST COUNTY LINE ROAD**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 4, 2017, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Solid Ground, LLC (owner), represented by Eric Grubb (officer), to rezone property located at 150 East County Line Road ("Property") from "R1-80" One-Family Residential District to Limited "R1-60" One-Family Low-Density Residential District to allow subdivision of the Property for minimum 60-foot wide single-family residential lots, subject to the following conditions:

1. Street trees shall be provided along East County Line Road at the time public improvements are installed for the development. The trees shall be located between the street curb and the public sidewalk, shall be spaced 30 feet on center, and shall comply with the City's street tree policies.
2. A minimum of one street tree shall be provided per lot frontage within the development that complies with the City's street tree policies. Each tree shall be installed prior to the issuance of a Certificate of Occupancy for the dwelling constructed on that lot.
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. Stone or brick masonry siding covering at least 1/3 of the façade.
7. All windows and doors shall have trim that is no less than 4-inches in width.
8. The 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 1,300 square feet of above grade finished floor area.
10. 1½ story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area with a minimum of 1,000 square feet on the first floor.
11. 2-story homes shall be constructed with a minimum of 1,500 square feet of above grade finished floor area.
12. Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, or cement fiber board.
13. Any chain link fence shall have black vinyl-cladding.
14. Provision of a trail providing pedestrian access to Fort Des Moines Park; and

WHEREAS, the Property to be rezoned is legally described as follows:

PARCEL "O" ON THE PLAT OF SURVEY FILED NOVEMBER 16, 2012 IN BOOK 14534 PAGE 839 IN THE OFFICE OF THE POLK COUNTY RECORDER BEING PART OF THE WEST 1650 FEET OF THE SOUTH 1320 FEET OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M., ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

★ Roll Call Number

17-0866

Agenda Item Number

23

Date May 22, 2017

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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 at the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on June 12, 2017, 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

(ZON2017-00017)

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

MOTION CARRIED

APPROVED

T. M. Franklin 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