



Roll Call Number

18-0680

Agenda Item Number

17

Date April 23, 2018

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING
COMMISSION REGARDING REQUEST FROM RM MADDEN CONSTRUCTION, INC.
FOR VACATION OF RIGHT-OF-WAY LOCATED AT 1050 16TH STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on April 5, 2018, its members voted 12-0 to recommend **APPROVAL** of a request from RM Madden Construction, Inc. (purchaser), represented by Rick Madden (officer), for vacation of an excess parcel acquired for right-of-way purposes locally known as 1050 16th Street to allow for sale and redevelopment for a single-family dwelling, subject to recording of covenants requiring the following conditions and design standards for any dwelling constructed upon the parcel:

- (1) Reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated.
- (2) Construction of any dwelling shall be in general compliance with building design and elevations as reviewed and approved by the Planning Administrator.
- (3) Provision of a full basement.
- (4) Provision of one of the following in the rear yard of each lot:
 - a. A detached garage that at a minimum is large enough to provide 1 parking space and 80 square feet of storage space, where a paved driveway shall be provided for vehicular access to the garage; or
 - b. A storage shed measuring at least 10 feet by 10 feet (100 square feet) that is constructed with a foundation and with siding and shingles that match the single-family dwelling, where a paved driveway shall be provided to the required paved parking space located outside of the front yard setback.
- (5) Exterior material for any home constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, cement fiber board or other composite materials generally equal in quality to cement fiber board as approved by the Planning Administrator.
- (6) Any dwelling shall be constructed with either a covered front porch that is no less than 60 square feet in size or at least 1/3 of the front façade shall be clad with stone or brick masonry.
- (7) Any dwelling constructed shall have window and door trim on all facades that is a minimum of 4-inches wide.
- (8) The roof on any house constructed shall be of architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- (9) Any dwelling or accessory structure shall be constructed in compliance with all applicable building codes with issuance of all necessary permits by the Permit and Development Center.
- (10) Any design standards listed as conditions on the requested vacation are minimum design standards and do not supersede any higher standards required by any applicable regulations.

(continued)

★ Roll Call Number

18-0680

Agenda Item Number

17

Date April 23, 2018

-2-

MOVED by Gatto to receive and file the attached communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:

Lawrence R. McDowell
Deputy City Attorney

(11-2018-1.05)

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

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