



Roll Call Number

18-0980

Agenda Item Number

23

Date June 11, 2018

**RECEIVE AND FILE COMMUNICATION FROM THE  
PLAN AND ZONING COMMISSION REGARDING  
PRELIMINARY PLAT "RUBY ROSE RIDGE RESIDENTIAL DEVELOPMENT" ON  
PROPERTY LOCATED AT 5066 NORTHEAST 23<sup>RD</sup> AVENUE**

**WHEREAS**, on May 17, 2018, the City of Des Moines Plan and Zoning Commission voted 11-0 for **APPROVAL** of a Preliminary Plat "Ruby Rose Ridge Residential Development" on property located at 5066 Northeast 23<sup>rd</sup> Avenue, a portion of which is in unincorporated Polk County within the two-mile distance for extraterritorial review of subdivision plats by the City of Des Moines, to allow the property to be divided into 43 lots for single-family residential development, 50 lots for single-family semi-detached residential development, and one 5.6 acre lot for multiple-family residential development, subject to the following conditions:

1. The Preliminary Plat shall not be valid until such time that a portion of the property is annexed to the City of Des Moines.
2. The Preliminary Plat shall not be valid until such time that the property is rezoned to "PUD" Planned Unit Development District.
3. The Preliminary Plat shall be in compliance with the PUD Conceptual Plan that is approved by City Council. Major modifications to the Preliminary Plat that are required to comply with the approved PUD Conceptual Plan may necessitate future review and approval by the Plan & Zoning Commission.
4. The Preliminary Plat shall include text documenting all the requirements contained on the approved PUD Conceptual Plan, including but not limited to the bulk regulations, landscaping requirements, and urban design standards.
5. Any future development within Area C shall be subject to a PUD Development Site Plan as reviewed by the Plan & Zoning Commission and City Council to ensure that building designs and site layouts are appropriate and compatible with the surrounding neighborhood.
6. The Preliminary Plat shall demonstrate that "Lot 1" is within Area C and shall state that the maximum net density of Area C shall not exceed 12 dwelling units per acre.
7. Any future development within Area C shall not include any structure that contains more than 12 dwelling units.
8. The Preliminary Plat shall comply with the City's Tree Removal and Mitigation Ordinance, which requires 1 tree per 700 square feet of canopy that has already been removed.
9. The Preliminary Plat shall provide a 5-foot wide sidewalk along NE 23<sup>rd</sup> Avenue (Easton Boulevard).
10. The Preliminary Plat shall provide a 5-foot wide sidewalk within the 30-foot wide storm sewer and drainage easement between Lots 11 and 12 if required by the approved PUD Conceptual Plan.
11. The Preliminary Plat shall identify how the shared maintenance for the semi-detached units will occur, to the satisfaction of the City's Planning Administrator.
12. The Preliminary Plat shall comply with all of the City's Permit and Development Center's administrative review requirements; and



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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.

MOVED by Westergaard to adopt; refer to the City Manager and Community Development to work with the Developers on proper placement of the sidewalk prior to final approval of the Plat.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank
Assistant City Attorney

(13-2018-1.50)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, 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. McFranklin Council Mayor

Diane Rauh City Clerk