



Roll Call Number

18-1404

Agenda Item Number

18

Date August 20, 2018

RESOLUTION SETTING HEARING ON REQUEST FROM 50TH AND DOUGLAS, LLC TO REZONE PROPERTY IN THE VICINITY OF 3905 50TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 2, 2018, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from 50th and Douglas, LLC (owner), represented by Matt Connolly (officer), to rezone real property in the vicinity of 3905 50th Street ("Property") from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development District, and for approval of a PUD Conceptual Plan "Beaverdale Townhomes", for development of approximately 2.74 acres for 21 rowhouse one-story townhomes on a private drive accessed from 50th Street, subject to the following revisions to the PUD Conceptual Plan:

1. Review and approval of the finalized building elevations by the Planning Administrator. This includes, but is not limited to, windows, doors, siding, decks, porches and color schemes.
2. Siding shall consist of masonry, fiber cement board, wood or engineered wood. The use of vinyl siding is prohibited.
3. A brick wainscot shall be provided along the front facades of all buildings and along external facing side facades (Units 1, 8, 9, 12, 13 and 21).
4. The brick wainscot required by condition #3 shall extend a minimum of 4 feet along the interior side facades from the front of the building (Units 4, 5, 16 and 17).
5. All brick siding shall consist of full depth products. The use of thin brick is prohibited.
6. Trim boards shall be provided around all windows and doors and at the corners of the buildings to the satisfaction of the Planning Administrator.
7. A rectangular vent element shall be provided in the gable ends of the buildings.
8. Overhead garage doors shall include windows.
9. All dwelling units shall have architectural asphalt shingles.
10. Each unit shall have an attached garage large enough to store two standard size vehicles.
11. The driveway to each unit shall be a maximum of 20 feet wide (40 feet when combined with the adjoining unit).
12. Raingardens, bioswales, landscaping and/or detached sidewalks shall be provided to visually break up paved surfaces through the center of the development to the satisfaction of the Planning Administrator.
13. An overstory tree shall be planted in the front yard area of each unit.
14. Foundation plantings shall be provided around the perimeter of the buildings in addition to providing site plantings that comply with the "R-3" District Landscaping Standards. Rear facades that directly face a bioswale are exempt from the foundation planting requirement.
15. Landscaping and fencing shall be provided in accordance with the "R-3" District landscaping standards.
16. A tree protection and mitigation plan shall be submitted for administrative review by City staff pursuant to Chapter 42, Article X of the City Code.
17. All roof mounted mechanical and HVAC equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
18. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed along the rear half of internal side facades or rear facades of the buildings.
19. All service lines to the buildings shall be located underground.
20. Any signage shall comply with the "R-3" District sign regulations and the "FSO" Freestanding Sign Overlay District.



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- 21. The PUD Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with brick that match the masonry materials used on the proposed mixed-use building and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note shall be added to state that all refuse collection containers must be located within a building.
- 22. All exterior lighting shall consist of full cutoff, down-directional fixtures. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.
- 23. A 4-foot detached sidewalk shall be provided on the west side of the private drive only; and

WHEREAS, the Property is legally described as follows:

LOT 16 SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

AND

LOT 15 (EXCEPT THE WEST 130 FEET) IN SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

AND

THE EAST 204.2 FEET OF LOT 14 IN SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

AND

LOT 11 (EXCEPT THE WEST 140 FEET) IN SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

AND

THE WEST 140 FEET OF LOT 13 IN SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

LOT 13 (EXCEPT THE WEST 140 FEET) IN SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE WEST 140 FEET OF LOT 12 IN SENGAL PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND



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LOT 12 (EXCEPT THE WEST 140 FEET) IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE WEST 140 FEET OF LOT 10 IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

LOT 10 (EXCEPT THE WEST 140 FEET) IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE WEST 140 FEET OF LOT 9 IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

LOT 9 (EXCEPT THE WEST 140 FEET) IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE WEST 140 FEET OF LOT 8 IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

LOT 8 (EXCEPT THE WEST 140 FEET) IN SENG A PLACE, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

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 and approval of the PUD Conceptual Plan are to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on September 10, 2018, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposals 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.



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MOVED BY Boesen TO ADOPT.

FORM APPROVED:

Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(ZON2018-00137)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED

APPROVED

J. M. Frank for Cownie

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