



Roll Call Number

19-0283

Agenda Item Number

21

Date February 25, 2019

**RESOLUTION SETTING HEARING ON REQUEST FROM SAVANNAH HOMES, INC.  
TO REZONE PROPERTY LOCATED AT 4320 EAST 46<sup>TH</sup> STREET**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on February 7, 2019, its members voted 9-0 in support of a motion to recommend **APPROVAL** of a request from Savannah Homes, Inc. (purchaser), represented by Ted Grob (officer), to rezone property located at 4320 East 46<sup>th</sup> Street ("Property") from "A-1" Agricultural District to Limited "R1-60" One-Family Low-Density Residential District, to allow subdivision of the Property into approximately 16 single-family residential lots, subject to the following conditions:

1. Any development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. Any development upon the Property shall include a minimum of one street tree 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. Any house shall have a full basement unless determined infeasible by the City's Building Official and Planning Administrator.
5. Any 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 on any house shall have trim that is no less than 4 nominal 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. Any 1-story house shall be constructed with a minimum of 1,250 square feet of above-grade finished floor area.
10. Any 1-½-story house shall be constructed with a minimum of 1,350 square feet of above-grade finished floor area, with a minimum of 1,000 square feet on the first floor.
11. Any 2-story house shall be constructed with a minimum of 1,400 square feet of above-grade finished floor area, with a minimum of 1,000 square feet on the first floor.
12. Exterior material for any house 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; and



Roll Call Number

190283

Agenda Item Number

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Date February 25, 2019

WHEREAS, the Property is legally described as follows:

THE NORTH 5 ACRES OF THE EAST 1/2 OF THE SOUTH 30 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 79, RANGE 23, WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, EXCEPT PARCEL B BOOK 7498 PAGE 966.

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 Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on March 11, 2019, 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

(ZON2019-00001)

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.

J. M. Franklin Cownie Mayor

Diane Rauh City Clerk