



Roll Call Number

19-1103

Agenda Item Number

29

Date July 15, 2019

RESOLUTION SETTING HEARING ON REQUEST FROM 2425 HUBBELL AVE LLC TO AMEND PLANDSM: CREATING OUR TOMORROW PLAN, REZONE PROPERTY, AND AMEND PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 1424, 1428, 1432 AND 1436 EAST 25TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 20, 2019, its members voted 10-0 in support of a motion to recommend APPROVAL of a request from 2425 Hubbell Ave LLC (owner), represented by Todd Mendenhall (officer), to rezone property located at 1424, 1428, 1432 and 1436 East 25th Street (collectively "Property") from "PUD" Planned Unit Development to Limited "R1-60" One-Family Low-Density Residential District, and to amend the Townsend Engineering PUD Conceptual Plan, to allow the Property to be removed from the existing PUD and developed for single-family residential dwellings, subject to the following conditions:

- 1. Any modified lot configuration shall be in accordance with a Plat approved by the City's Permit and Development Center and recorded with Polk County. Any lot that is not determined to be a Lot of Record and that does not comply with "R1-60" District regulations, shall be subject to approval of any necessary zoning appeals by the City's Zoning Board of Adjustment.
2. Any dwelling constructed shall be subject to provision of a garage that at a minimum is large enough to provide 1 parking space and 80 square feet of storage space. A paved driveway shall be provided for vehicular access to the garage.
3. Any dwelling constructed shall have exterior materials of 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 City's Planning Administrator.
4. Any dwelling shall be constructed with a front porch of not less than 60 square feet or with a front facade of which at least 1/3 shall be clad with stone or brick masonry.
5. Any dwelling constructed shall have window and door trim on all facades that is a minimum of 4 inches (nominal) wide.
6. Any dwelling constructed shall include a roof covered with architectural profile asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
7. Any construction shall be in compliance with all applicable building codes with issuance of all necessary permits by the City's Permit and Development Center; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on June 20, 2019, its members voted 10-0 in support of a motion to recommend APPROVAL of a request from 2425 Hubbell Ave LLC (owner), represented by Todd Mendenhall (officer), to amend the PlanDSM: Creating Our Tomorrow Plan future land use designation for that portion of the Property located at 1424, 1428, 1432 and 1436 East 25th Street from Industrial to Low Density Residential to allow for the above-described rezoning and development; and

WHEREAS, the Property is legally described as follows:

LOTS 11 THROUGH 13 INCLUSIVE IN SALM'S ADDITION TO EASTON PLACE, AN OFFICIAL PLAT; AND LOTS 1 AND 2 AND THE EAST 58 FEET OF LOT 9, IN BAYARD PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; AND

WHEREAS, if approved, the PUD Conceptual Plan as amended will be legally described as follows:



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LOTS 98 THROUGH 125 INCLUSIVE AND THE INTERVENING VACATED UNNAMED STREETS AND ALLEYS, AND VACATED DUBUQUE AVENUE RIGHT-OF-WAY ALL IN HUBBELL AVENUE ADDITION, AN OFFICIAL PLAT; AND LOTS 5 THROUGH 10 INCLUSIVE IN SALM'S ADDITION TO EASTON PLACE, AN OFFICIAL PLAT; AND LOTS 9 AND 10 EXCEPT THE EAST 58 FEET OF LOT 9, IN BAYARD PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

CONTAINING 8.42 ACRES.

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 amendment to PlanDSM, and the proposed rezoning and PUD Conceptual Plan amendment, 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 August 5, 2019, 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.

MOVED BY Gatto TO ADOPT.

FORM APPROVED:

Glenna K. Frank signature and name, Assistant City Attorney

(ZON2019-00091)

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

J.M. Frank signature and name, 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 signature and name, City Clerk