

★ **Roll Call Number**

Agenda Item Number
26

.....
Date December 18, 2006

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held December 7, 2006, the members voted 10-0 in support of a motion to **APPROVE** the request from Hubbell Realty Company (owner) represented by John Hendrickson (officer), for approval of a preliminary subdivision plat for "The Brownstones on Grand" for property located at 207 Grand Avenue, to provide separate lots for 43 row house condominium dwellings along with common space parcels subject to compliance with all comments identified in the attached letter from the Permit and Development Center Administrator.

MOVED by _____ to receive and file.

FORM APPROVED:

Roger K Brown
 Roger K. Brown
 Assistant City Attorney

NOTE: The final subdivision plat will be submitted for City Council approval at a later date.

(13-2006-1.19)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
TOTAL				
MOTION CARRIED	APPROVED			

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.

_____ Mayor

_____ City Clerk

December 18, 2006

Date _____

Agenda Item 26

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held December 7, 2006, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels				X
Dann Flaherty	X			
Bruce Heilman	X			
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz	X			
Kaye Lozier	X			
Brian Meyer				X
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson				X
Kent Sovern				X
Tim Urban	X			
Marc Wallace	X			



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309 -1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

APPROVE the request from Hubbell Realty Company (owner) represented by John Hendrickson (officer), for approval of a preliminary subdivision plat for "The Brownstones on Grand" for property located at 207 Grand Avenue, to provide separate lots for 43 row house condominium dwellings along with common space parcels subject to compliance with all comments identified in the attached letter from the Permit and Development Center Administrator. (13-2006-1.19)

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of the requested preliminary subdivision plat subject to compliance with all comments identified in the attached letter from the Permit and Development Center Administrator.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The request for review and approval of a preliminary subdivision plat for "Brownstones on Grand" would allow division of the site into 43 lots for row house units and common areas for access drives and open space. The preliminary subdivision plat provides 10 lots oriented toward Grand Avenue, 9 lots oriented toward 2nd Avenue, 8 lots oriented toward Watson Powell, Jr. Way, and 16 lots oriented towards an open space in the middle of the site. The majority of the lots measure approximately 22' x 44'. Two east/west driveways and one north/south driveway across the site provide access to future garages on each lot.
2. **Size of Site:** 1.59 acres.
3. **Existing Zoning (site):** "C-3" Central Business District Commercial District and Gambling Games Prohibition Overlay District.
4. **Existing Land Use (site):** The site contained a surface parking lot prior to redevelopment of the site as a row house residential use.
5. **Adjacent Land Use and Zoning:**
 - North* – "C-3", Uses include Watson Powell, Jr. Way and a building being renovated for use as InPlay (entertainment venue and restaurant).
 - South* – "C-3", Uses include Grand Avenue and the 3-story Civic Court Apartment complex.
 - East* – "D-R", Uses include northbound 2nd Avenue and open space to be developed as Hanson Triangle Plaza as part of the Riverwalk.
 - West* – "C-3", Uses include southbound 3rd Street, RDG Planning and Design office, and surface parking lots.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood is predominantly commercial with scattered multiple-family residential uses. The future Hanson Triangle Plaza, a component of the Principal Riverwalk, is located directly across 2nd Avenue to the east.
7. **Applicable Recognized Neighborhood:** Downtown Des Moines Neighborhood.
8. **Relevant Zoning History:** On October 20, 2005, the Plan and Zoning Commission approved of a Site Plan under design guidelines for multiple-family residential for the subject property to allow development of up to 43 row house units.
9. **2020 Community Character Land Use Plan Designation:** Downtown Intensive, Mixed Use Office/Residential.
10. **Applicable Regulations:** The Commission shall determine if such preliminary plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the preliminary plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written

request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Drainage/Grading:** Grading of the site has commenced in accordance with an approved grading plan and permit.
2. **Utilities:** The preliminary subdivision plat must be revised to show sanitary sewer lines on the site. The plat does demonstrate that new water mains will be located within the common areas designated for access drives and that an existing storm sewer on the site will be relocated so that it is within the common areas.
3. **Traffic/Street System:** The preliminary subdivision plat does not propose any new public streets. However, the plat must be amended to demonstrate that adjoining Watson Powell, Jr. Parkway will be narrowed by 2' in accordance with the site plan approved for the site.
4. **Access or Parking:** The preliminary subdivision plat demonstrates that all lots would have access from two east/west driveways with approaches from 3rd Street and one north/south driveway with an approach from Watson Powell, Jr. Parkway. All driveways across the site are at least 24'-wide.

The preliminary plat demonstrates that the existing public sidewalks around the entire perimeter of the site will be maintained and restored as necessary. The preliminary subdivision plat must be amended to reflect the relocated and widened sidewalk along Watson Powell, Jr. Parkway as required by the approved site plan.

SUMMARY OF DISCUSSION

There was no one in the audience to speak on this item.

Brian Millard moved for approval of the staff recommendation for approval of the requested preliminary subdivision plat subject to compliance with all comments identified in the attached letter from the Permit and Development Center Administrator.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment

26

November 30th, 2006

Wally Pelds
Pelds Engineering
2323 Dixon
Des Moines, IA 50316

RE: Brownstones on Grand Avenue Preliminary Plat (Amended
Letter)
13-06-1.19

Dear Mr. Pelds:

We have reviewed the first (1st) submittal of preliminary plat for the Brownstones on Grand Avenue project located at 201 Grand Avenue and have determined that the following conditions must be satisfied before final site plat approval can be granted.

Engineering

1. Show all sanitary sewers on the site. It appears that the sewer layer may have been turned off for printing.
2. There appear to be 2 sanitary sewers shown connecting to the MH in 3rd Street. We do not allow private sewer MH's in R.O.W.
3. Show all proposed lot numbers/letters.

Planning

4. Show the addresses of the proposed lots (reference previous site plan mailed to Pelds Engineering).
5. Please lighten up the "old" pavement lines to make the plat clearer to read.
6. Show a solid line for existing and under construction buildings, and a dashed line for proposed buildings.
7. Do all of the lot boundaries shown encompass exterior decks, balconies and means of egress? The lot lines on the plat do not **appear** to include the balconies and stairs shown on the site plan.
8. The R.O.W. (sidewalk) shown on the north does not match up with the reconfiguration that was approved on the site plan.
9. Dimension the existing sidewalks/R.O.W. widths on the plat.



PERMIT AND
DEVELOPMENT CENTER
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
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ALL-AMERICA CITY
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Please submit **three (3) copies** of the revised plat satisfying the above listed items. Failure to resubmit such amended plat within 90 days from the date of this letter shall cause the application to lapse, and will require the payment of a new application fee to resume the application process.

If you have any questions contact Ryan Moffatt @ **283-4975** or email him @ rlmoffatt@dmgov.org.

Sincerely,

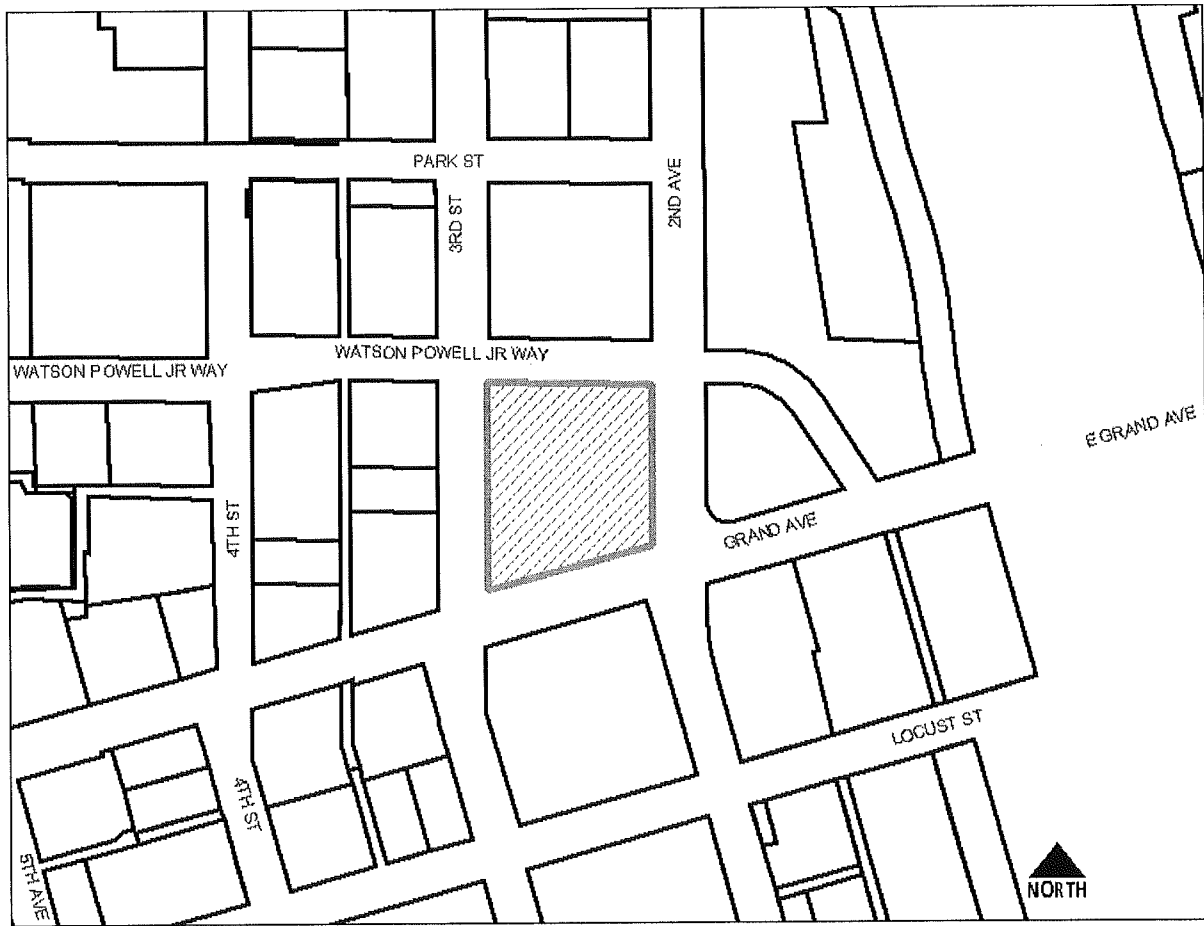
A handwritten signature in black ink, appearing to read "Phillip Delafield", is written over a circular stamp. The signature is somewhat stylized and overlaps the stamp.

Phillip Delafield
Permit and Development Administrator

26

Request from Hubbell Realty Company (owner) represented by John Hendrickson (officer) for review and approval of a preliminary subdivision plat for property located at 207 Grand Avenue.				File #	
				13-2007-1.19	
Description of Action	Review and approval of a preliminary subdivision plat "The Brownstones on Grand" to provide separate lots for 42 row house condominium dwellings along with common space parcels.				
2020 Community Character Plan	Downtown: Intensive, Mixed Use Office/ Residential.				
Horizon 2025 Transportation Plan	No Planned Improvements.				
Current Zoning District	"C-3" Central Business District Commercial District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	N/A	N/A	N/A	N/A	
Plan and Zoning Commission Action	Approval	10-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	N/A

Hubbell Realty (The Brownstones on Grand - Preliminary Subdivision) - 207 Grand Ave 13-2006-1.19



26

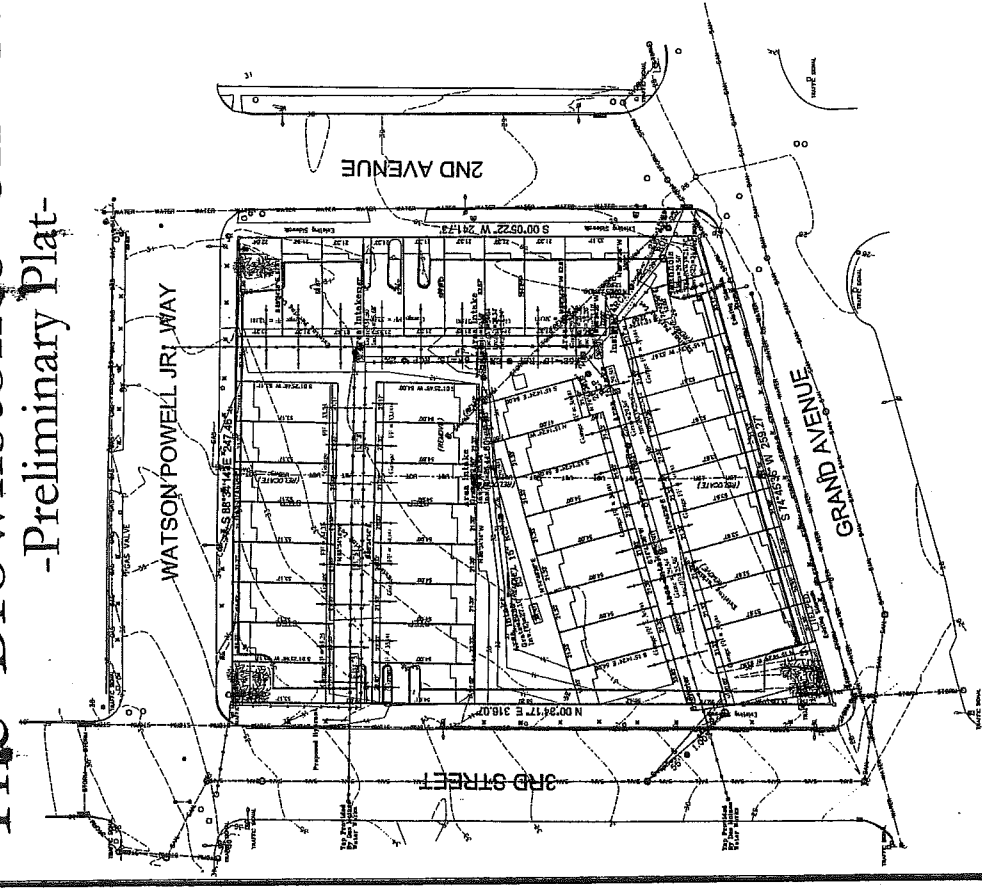
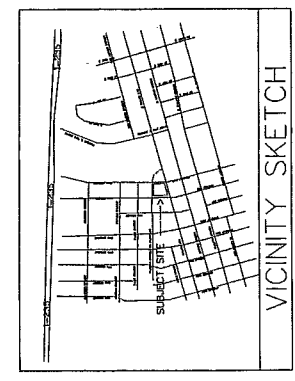
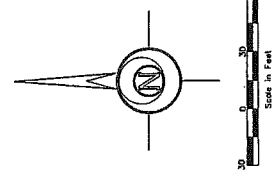
The Brownstones on Grand

-Preliminary Plat-

LEGAL DESCRIPTION:
 LOTS 1, 2, 3 AND 4, EXCEPT THE WEST 9 FEET THEREOF, AND LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

OWNER/DEVELOPER:
 HUBBELL REALTY COMPANY
 WEST DES MOINES, IA 50266-2520
 ATTN: JOHN HENRIKSSON
 PROJECT MANAGER
 PH: (515) 281-2018

ZONING:
 EXISTING AND PROPOSED
 C-3 (CENTRAL BUSINESS DISTRICT COMMERCIAL DISTRICTS)



**THE BROWNSTONES ON GRAND
 PRELIMINARY PLAT
 DES MOINES, POLK COUNTY, IOWA**

1" = 30' 9-19-2005 A. Leo Pelds 10662

Examined and approved for filing this Preliminary Plat as Corrected - Physical Book No.

STANDARD SYMBOLS:
 1. SECTION CORNER
 2. POWER POLE
 3. POWER POLE FOUND
 4. SECTION CORNER FOUND
 5. SECTION CORNER FOUND SET
 6. POWER POLE FOUND SET
 7. RANDED FLOOR

LEGEND:
 * PARKING METER
 +/- MORE OR LESS
 ○ FIRE HYDRANT
 ○ MANHOLE
 ○ 12" x 3" SPOT ELEVATION (e 1)
 ACC./P.C.C. ASPHALT/PORTLAND CEMENT CONCRETE DRIVE / TEL. CABLE TELEVISION

UTILITY LINE OR PIPE:
 --- GAS
 --- WATER
 --- STORM SEWER
 --- UNDERGROUND ELEC. / TEL.
 --- CABLE TELEVISION

A. LEO PELDS ENGINEERING COMPANY
 P.O. BOX 4626
 DES MOINES, IOWA 50316
 PHONE (515) 281-6186

Engineers

Planners
Surveyors