

Date June 14, 2021 - Reconvened on June 16, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM HUBBELL REALTY COMPANY FOR THE 10TH AMENDMENT TO THE RIVERWOODS LEGACY PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED IN THE VICINITY OF RIVERWOODS ROAD AND RIVER RIDGE AVENUE

WHEREAS, on May 24, 2021, by Roll Call No. 21-0778, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on May 6, 2021, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Hubbell Realty Company (owner), represented by Steve Mosely (officer), for the 10th Amendment to the Riverwoods Legacy Planned Unit Development (PUD) Conceptual Plan for property located in the vicinity of Riverwoods Road and River Ridge Avenue (“Property”), to revise areas identified as F, G and H on said Plan by revising the configuration of the single-household residential lots in “Area F” and replacing “Area G” and “Area H” with an open space/conservation area, and to eliminate the extension of River Ridge Road to East Park Avenue and reduce the length of the Grand River Drive cul-de-sac, subject to the following modifications:

1. Provision of a note that states development of the Property must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. Provision of a note to state that any and all portions of this area designated as “Parkland” that the City is not willing to accept ownership for, shall be designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
3. Provision of a note that states the City will require the future plat to be located within a horizontal property regime, with the detention basins and open space areas designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
4. Provision of a note that states any stormwater basin shall be designed to the satisfaction of the both the City’s Engineering Department Director and the City’s Park & Recreation Department Director to ensure that it is designed in a manner that prevents future erosion issues that could potentially impact the recreational trail.
5. Provision of a note that states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
6. Provision of a note stating that permanent trail easements shall be provided for the Carl Voss Trail and for the trail spur providing access to the Carl Voss Trail from River Ridge Road, where these easements ensure that the trail shall not be moved or impacted by the developer.
7. Provision of a note stating the primary section of the Carl Voss Trail passing through the Riverwoods PUD shall not be altered by the amendment and shall not be closed at any time as a result of construction or development in the vicinity.
8. Provision of a note stating that the reconfigured trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac shall be designed and constructed to the City’s standards as reviewed and approved by the City’s Park & Recreation Department Director.
9. Provision of a note stating that the developer shall be responsible for all construction and costs associated with removing and reconstructing the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac, and that any construction shall be to the City’s standards for trail construction to the satisfaction of the City’s Park & Recreation Department Director.



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- 10. Provision of a note stating that the developer shall work with the City’s Park & Recreation Director on an acceptable temporary closure of the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac, where the temporary closure is limited to as minimal of time as possible, and where the developer shall be responsible for neighborhood outreach and for provision of and maintenance of trail detour signage during any temporary closure to the satisfaction of the City’s Park & Recreation Department Director. In addition, this temporary closure requires a 2-week notice, with detour signage in place at the start of the 2-week notice period.
- 11. Provision of an 8-foot wide sidewalk along one side of the River Ridge Road cul-de-sac to connect Riverwoods Avenue to the trail spur.
- 12. Provision of the following additional notes on the “PUD” Conceptual Plan:
 - a) No same house architectural elevation shall be built on adjacent lots.
 - b) Any house shall have a minimum two-car attached garage.
 - c) Any house constructed shall generally match one of the PUD House Character Elevations, including illustrative trim and siding mixes. Material upgrades and alternative house design may be approved by the Planning and Urban Design Administrator.
 - d) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
 - e) Any house shall be constructed with a minimum of 1,200 square feet of area.
 - f) Exterior material for any house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, LP Smart Siding, or fiber cement board; and

WHEREAS, the Property is legally described as follows:

EXCEPT LOT 3, WOODS ON THE RIVER PLAT 1, AN OFFICIAL PLAT AND OUTLOTS Y AND Z, WOODS ON THE RIVER PLAT 2, AN OFFICIAL PLAT;

PART OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. LYING SOUTH AND WEST OF HARTFORD AVENUE AND EAST OF SE 22ND STREET EXCEPT THE WEST 8 ACRES OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 13; AND LOTS 1 AND 2 AND OUTLOT X IN WOODS ON THE RIVER PLAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE

NORTH 89°(DEGREES) 44'(MINUTES) 44”(SECONDS) WEST, 1742.79 FEET ALONG THE SOUTH LINE OF SAID SECTION 13 TO A POINT ON THE EAST LINE OF LOT 1 IN SAID WOODS ON THE RIVER PLAT 2; THENCE

SOUTH 04°23'00” WEST, 99.83 FEET ALONG THE EAST LINE OF SAID LOT 1 IN WOODS ON THE RIVER PLAT 2 TO THE SOUTHEAST CORNER OF SAID LOT 1 IN WOODS ON THE RIVER PLAT 2; THENCE

NORTHWESTERLY 98.76 FEET ALONG THE ARC OF A CURVE IN THE SOUTH LINE OF SAID LOT 1 AND LOT 2 IN WOODS ON THE RIVER PLAT 2 CONCAVE NORTHERLY AND HAVING



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A RADIUS OF 881.73 FEET AND A 98.71 FEET LONG CHORD THAT BEARS NORTH 76°49'15"W; THENCE

NORTH 73°36'43" WEST, 104.92 FEET ALONG THE SOUTH LINES OF SAID LOT 2 AND OUTLOT X IN WOODS ON THE RIVER PLAT 2; THENCE

NORTHWESTERLY 4.41 FEET ALONG THE ARC OF A CURVE IN THE SOUTH LINE OF SAID OUTLOT X IN WOODS ON THE RIVER PLAT 2 CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1100.40 FEET AND A 4.41 FEET LONG CHORD THAT BEARS NORTH 73°43'36" WEST TO THE SOUTHWEST CORNER OF SAID OUTLOT X IN WOODS ON THE RIVER PLAT 2, A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIVERWOODS AVENUE; THENCE

NORTH 06°03'10" EAST, 85.30 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIVERWOODS AVENUE; THENCE

NORTH 04°20'11" EAST, 91.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIVERWOODS AVENUE; THENCE

NORTHERLY 240.69 FEET ALONG THE ARC OF A CURVE IN THE EAST RIGHT-OF-WAY LINE OF SAID RIVERWOODS AVENUE CONCAVE WESTERLY AND HAVING A RADIUS OF 1524.00 FEET AND A 240.44 FEET LONG CHORD THAT BEARS NORTH 00°34'07" EAST; THENCE

NORTH 03°57'21" WEST, 75.70 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID RIVERWOODS AVENUE TO ITS INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF E. VIRGINIA AVENUE; THENCE

SOUTH 86°02'39" WEST, 85.56 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. VIRGINIA AVENUE; THENCE

NORTHWESTERLY 129.13 FEET ALONG THE ARC OF A CURVE IN THE NORTH RIGHT-OF-WAY LINE OF SAID E. VIRGINIA AVENUE CONCAVE NORTHERLY AND HAVING A RADIUS OF 175.00 FEET AND A 126.22 FEET LONG CHORD THAT BEARS NORTH 72°48'58" WEST; THENCE

NORTH 51°40'36" WEST, 121.27 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E. VIRGINIA AVENUE; THENCE

NORTHWESTERLY 151.98 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 225.00 FEET AND A 149.11 FEET LONG CHORD THAT BEARS NORTH 71°01'38" WEST TO THE WEST LINE OF WOODS ON THE RIVER PLAT 1, AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA; THENCE

NORTH 00°23'03" WEST, 728.04 FEET ALONG THE WEST LINE OF SAID WOODS ON THE RIVER PLAT 1; THENCE

NORTH 89°43'04" WEST, 234.02 FEET ALONG THE WEST LINE OF SAID WOODS ON THE RIVER PLAT 1 TO THE EAST RIGHT-OF-WAY LINE OF SE 22ND STREET; THENCE



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NORTH 00°23'03" WEST, 1020.05 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTH 00°59'02" EAST, 120.38 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTH 09°41'01" EAST, 120.55 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTHEASTERLY 80.38 FEET ALONG THE ARC OF A CURVE IN THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 380.28 FEET AND AN 80.23 FEET LONG CHORD THAT BEARS NORTH 23°15'57" EAST; THENCE

NORTH 36°45'27" EAST, 119.63 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTH 45°28'50" EAST, 121.35 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTH 43°07'32" WEST, 5.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTH 46°52'26" EAST, 541.96 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTHEASTERLY 208.32 FEET ALONG THE ARC OF A CURVE IN THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 407.82 FEET AND A 206.06 FEET LONG CHORD THAT BEARS NORTH 32°14'26" EAST; THENCE

NORTH 17°36'26" EAST, 630.95 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET; THENCE

NORTHEASTERLY 67.87 FEET ALONG THE ARC OF A CURVE IN THE EAST RIGHT-OF-WAY LINE OF SAID SE 22ND STREET AND THE SOUTHWEST RIGHT-OF-WAY LINE OF HARTFORD AVENUE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35.00 FEET AND A 57.72 FEET LONG CHORD THAT BEARS NORTH 73°09'26" EAST; THENCE

SOUTH 51°17'34" EAST, 1955.91 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARTFORD AVENUE; THENCE

SOUTH 50°47'50" EAST, 147.38 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARTFORD AVENUE; THENCE

SOUTHEASTERLY 1313.35 FEET ALONG THE ARC OF A CURVE IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARTFORD AVENUE CONCAVE SOUTHWESTERLY AND HAVING A



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RADIUS OF 2764.93 FEET AND A 1301.04 FEET LONG CHORD THAT BEARS SOUTH 36°11'06" EAST; THENCE

SOUTH 21°38'23" EAST, 137.55 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARTFORD AVENUE; THENCE

SOUTH 21°10'38" EAST, 1641.47 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID HARTFORD AVENUE TO THE SOUTH LINE OF SAID SECTION 13; THENCE

NORTH 89°43'10" WEST, 1386.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 13 TO THE POINT OF BEGINNING.

CONTAINING 236.39 ACRES, MORE OR LESS; AND

WHEREAS, on May 24, 2021, by Roll Call No. 21-0778, it was duly resolved by the City Council that the request for approval of the 10th Amendment to the PUD Conceptual Plan be set down for hearing on June 14, 2021, at 5:00 p.m., in the Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Conceptual Plan Amendment; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Conceptual Plan Amendment, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

- 1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 10th Amendment to the Riverwoods Legacy PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 10th Amendment to the Riverwoods Legacy PUD Conceptual Plan, as on file in the Development Services Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved subject to the modifications stated above.

FORM APPROVED:

MOVED BY _____ TO ADOPT.

/s/ Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2021-00028)

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

CERTIFICATE

I, P. KAY CMELIK, 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.

MOTION CARRIED

APPROVED

Mayor

City Clerk

May 18, 2021

Date 6/14/21

Agenda Item 73

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 May 6, 2021 meeting, the following action was taken regarding a request from Hubbell Realty Company (owner) represented by Steve Mosely (officer) for review and approval of a 10th Amendment to the Riverwoods Legacy PUD Conceptual Plan, for property in the vicinity of Riverwoods Road and River Ridge Avenue, to revise areas F, G, and H by eliminating the extension of River Ridge Road and reducing the length of the Grand River Drive cul-de-sac and increasing the open space/conservation area, as well as to add additional house typical designs.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier				X
Emily Webb				X

APPROVAL of the 10th Amendment to the Riverwoods Legacy PUD Conceptual Plan, subject to the following modifications:

1. Provision of a note that states development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. Provision of a note to state that any and all portions of this area designated as "Parkland" that the City is not willing to accept ownership for, shall be designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
3. Provision of a note that states the City will require the future plat to be located within a horizontal property regime, with the detention basins and open space areas designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
4. Provision of a note that states any stormwater basin shall be designed to the satisfaction of the both the City's Engineering Department Director and the City's Park & Recreation Department Director to ensure that it is designed in a manner that prevents future erosion issues that could potentially impact the recreational trail.
5. Provision of a note that states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
6. Provision of a state note stating that permanent trail easements shall be provided for the Carl Voss Trail and for the trail spur providing access to the Carl Voss Trail from River Ridge Road, where these easements ensure that the trail shall not be moved or impacted by the developer.
7. Provision of a note stating the primary section of the Carl Voss Trail passing through the Riverwoods PUD shall not be altered by the amendment and shall not be closed at any time as a result of construction or development in the vicinity.
8. Provision of a note stating that the reconfigured trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac shall be designed and constructed to the City's standards as reviewed and approved by the City's Park & Recreation Department Director.
9. Provision of a note stating that the developer shall be responsible for all construction and costs associated with removing and reconstructing the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac, and that any construction shall be to the City's standards for trail construction to the satisfaction of the City's Park & Recreation Department Director.
10. Provision of a note stating that the developer shall work with the City's Park & Recreation Director on an acceptable temporary closure of the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac,

where the temporary closure is limited to as minimal of time as possible, and where the developer shall be responsible for neighborhood outreach and for provision of and maintenance of trail detour signage during any temporary closure to the satisfaction of the City's Park & Recreation Department Director. In addition, this temporary closure requires a 2-week notice, with detour signage in place at the start of the 2-week notice period.

11. Provision of an 8-foot wide sidewalk along one side of the River Ridge Road cul-de-sac to connect Riverwoods Avenue to the trail spur.
12. Provision of the following notes on the "PUD" Conceptual Plan:
 - a) No same house architectural elevation shall be built on adjacent lots.
 - b) Any house shall have a minimum two-car attached garage.
 - c) Any house constructed shall generally match one of the PUD House Character Elevations, including illustrative trim and siding mixes. Material upgrades and alternative house design may be approved by the Planning and Urban Design Administrator.
 - d) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
 - e) Any house shall be constructed with a minimum of 1,200 square feet of area.
 - f) Exterior material for any house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, LP Smart Siding, or fiber cement board. (ZON2021-00028)

Written Responses

8 in Favor

28 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the 10th Amendment to the Riverwoods Legacy PUD Conceptual Plan, subject to the following modifications:

1. Provision of a note that states development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. Provision of a note to state that any and all portions of this area designated as "Parkland" that the City is not willing to accept ownership for, shall be designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
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4. Provision of a note that states any stormwater basin shall be designed to the satisfaction of the both the City's Engineering Department Director and the City's Park & Recreation Department Director to ensure that it is designed in a manner that prevents future erosion issues that could potentially impact the recreational trail.
5. Provision of a note that states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
6. Provision of a state note stating that permanent trail easements shall be provided for the Carl Voss Trail and for the trail spur providing access to the Carl Voss Trail from River Ridge Road, where these easements ensure that the trail shall not be moved or impacted by the developer.
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 - b) Any house shall have a minimum two-car attached garage.
 - c) Any house constructed shall generally match one of the PUD House Character Elevations, including illustrative trim and siding mixes. Material upgrades and alternative house design may be approved by the Planning and Urban Design Administrator.

- d) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- e) Any house shall be constructed with a minimum of 1,200 square feet of area.
- f) Exterior material for any house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, LP Smart Siding, or fiber cement board.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the "PUD" Conceptual Plan would revise the configuration of the one-household residential lots in "Area F" and would replace "Area G" and "Area H" with an open space/conservation area. It would also eliminate the extension of River Ridge Road to East Park Avenue and reduce the length of the Grand River Drive cul-de-sac.
2. **Size of Site:** The area of the entire Riverwoods "PUD" District is approximately 240 acres.
3. **Existing Zoning (site):** Riverwoods "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The portion of the Riverwood "PUD" District that would be impacted by the proposed amendment is generally undeveloped and contains a segment of a recreational trail known as the Carl Voss Trail.
5. **Adjacent Land Use and Zoning:**
 - North** – "F", Uses are Harford Avenue, Cownie Soccer Complex, and floodplain.
 - South** – "N2b" & "NX2", Uses are one-household dwellings, multiple-household dwellings, and vacant land.
 - East** – "F", Uses are Harford Avenue, Cownie Soccer Complex, and floodplain.
 - West** – "N2b", "NX2", & "P1", Uses are one-household dwellings, multiple-household dwellings, and Cownie Baseball Complex.
6. **General Neighborhood/Area Land Uses:** The area consists of a mix of one-household dwellings, multiple-household dwellings, and park/recreational uses. A significant portion of the Riverwoods "PUD" District is a heavily wooded parcel owned by the City of Des Moines.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Riverwoods Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Preliminary Agenda for the April 1, 2021 meeting on March 12, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on March 12, 2021 (20 days prior to the April 1, 2021 public hearing) and on March 22, 2021 (10 days prior to the April 1, 2021 public hearing) to the Riverwoods Neighborhood and to the primary titleholder on file with the Polk County Assessor for each property within the PUD and within 250 of the PUD

boundary. A final agenda was mailed to the neighborhood associations on March 26, 2021, on April 9, 2021, and on April 30, 2021.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Riverwoods Neighborhood notices were mailed to Denise Benda, 2230 East Caulder Court, Des Moines, IA 50320.

The applicant is required to conduct neighborhood outreach as part of the PUD Conceptual Plan amendment process. A letter was mailed on March 8, 2021. The applicant can provide a summary of the neighborhood meeting comments at the Plan and Zoning Commission hearing upon request.

8. **Relevant Zoning History:** The property was rezoned to “PUD” Planned Unit Development District on April 25, 1994 by Ordinance 13,027. Since that time, the Riverwoods “PUD” Conceptual Plan has been amended nine (9) times.
9. **PlanDSM Future Land Use Plan Designation:** Low Density Residential and Park/Open Space.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended “PUD” Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** A significant portion of the subject property is heavily wooded. Staff recommends provision of a note that states development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.

The proposed “PUD” Conceptual Plan demonstrates that excess land at the periphery of the proposed lots for one-household development would be contained in an outlot that could potentially be dedicated to the City as parkland. Staff recommends provision of a note to state that any and all portions of this area that the City is not willing to accept ownership for shall be designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.

- 2. Drainage:** The proposed “PUD” Conceptual Plan demonstrates a stormwater detention basin within an outlot at the eastern periphery of the site. The City will require the entire future plat to be located within a horizontal property regime, with the detention basin designated as common area shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.

Given the proximity of the proposed stormwater basin to the existing Carl Voss Recreation Trail, staff recommends provision of a note that states any stormwater basin shall be designed to the satisfaction of the both the City’s Engineering Department and the City’s Park & Recreation Department to ensure that it is designed in a manner that prevents future erosion issues that could potentially impact the recreational trail.

The “PUD” Conceptual Plan must also include a note that states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.

- 3. Traffic/Street System:** The proposed amendment to the “PUD” Conceptual Plan would revise the configuration of the one-household residential lots in “Area F” and would replace “Area G” and “Area H” with an open space/conservation area. The areas identified as “Area G” and “Area H” are within a parcel that is currently owned by the City of Des Moines. The proposed amendment would also eliminate the extension of River Ridge Road to East Park Avenue and reduce the length of the Grand River Drive cul-de-sac. Staff believes that these revisions are appropriate and would preserve a significant area of existing mature tree canopy. Planning staff also believes that the existing Riverwoods Avenue can accommodate the north/south traffic through the existing “Riverwoods” development to East Park Avenue.
- 4. Recreational Trail:** There is a 10-foot wide recreational trail (known as the Carl Voss Trail) that passes through the eastern portion of the “PUD” District, as well as a trail spur that provides access to the trail from River Ridge Road. Portions of this existing trail are within temporary easements that are conditional upon permanent easements being provided at the time the area develops. Therefore, staff recommends provision of a note stating that permanent trail easements shall be provided for the Carl Voss Trail and for the trail spur providing access to the trail from River Ridge Road, where these easements ensure that the trail shall not be moved or impacted by the developer.

Since the Carl Voss Trail is a vital component of the City’s trail network, staff recommends provision of a note stating the primary section of the Carl Voss Trail passing through the Riverwoods PUD shall not be altered by the amendment and shall not be closed at any time as a result of construction or development in the vicinity.

Since the proposed River Ridge Road cul-de-sac would impact the trail spur that provides access to the Carl Voss Trail from River Ridge Road, staff recommends provision of a note stating that the reconfigured trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac shall be designed and constructed to the City’s standards as reviewed and approved by the City’s Park & Recreation Department Director.

Staff recommends provision of a note stating that the developer shall be responsible for all construction and costs associated with removing and reconstructing the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac, and that any construction shall be to the City's standards for trail construction to the satisfaction of the City's Park & Recreation Department Director.

The developer indicates that the existing trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac would need to be closed for approximately 90 days (barring weather delays) during construction of the new street. In order to minimize the temporary disruption of access to the Carl Voss Trail during construction, Staff recommends provision of a note stating that the developer shall work with the City's Park & Recreation Director on an acceptable temporary closure of the trail spur, where the closure is limited to as minimal of time as possible, and where the developer shall be responsible for neighborhood outreach and for provision of and maintenance of trail detour signage during any closure to the satisfaction of the City's Park & Recreation Department Director. In addition, this temporary closure requires a 2-week notice, with detour signage in place at the start of the 2-week notice period.

Finally, staff recommends provision of an 8-foot wide sidewalk along one side of the River Ridge Road cul-de-sac to connect Riverwoods Avenue to the trail spur.

- 5. Urban Design:** The proposed "PUD" Conceptual Plan would essentially allow for a total of 22 lots, each at least 60 feet wide, for one-household development. The Conceptual Plan provides eight (8) character examples of front facades of homes that would be constructed. Staff has recommended the notes listed as "Condition 12" below, to ensure appropriate development.

After meeting with the applicant, Staff is proposing the following revisions to the condition previously recommended for the April 15, 2021 Commission meeting:

Provision of the following notes on the "PUD" Conceptual Plan:

- a) No same house architectural elevation shall be built on adjacent lots.
- b) Any house shall have a minimum two-car attached garage.
- c) ~~The front façade of any house shall contain one of the following:~~
 - i. ~~A front porch of not less than 60 square feet; or~~
 - ii. ~~Stone or brick masonry siding covering at least 1/3 of the façade; or~~
 - iii. ~~Two varying types of siding, differentiated by pattern and/or texture.~~

Any house constructed shall match one of the PUD House Character Elevations, including illustrative trim and siding mixes. Material upgrades and alternative house design may be approved by the Planning and Urban Design Administrator.
- d) ~~All windows and doors on the front façade of any house shall have trim that is no less than 4 nominal inches in width.~~
- e) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- f) Any house shall be constructed with a minimum of 1,200 square feet of area.
- g) Exterior material for any house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, masonite, LP Smart Siding, or fiber cement board.

h) ~~Any chain link fence shall have black vinyl cladding.~~

SUMMARY OF DISCUSSION

Bert Drost presented staff report and recommendation.

Jason Van Essen stated it's normal for a neighborhood that develops over time to have undeveloped areas previously granted for development. The PUD conceptual plan contemplated a street coming through the trees with more trees being eliminated to facilitate more lots than what is proposed now. A lot has been done to preserve woodlands in this particular development.

Eric Bohenkamp 6900 Westown Parkway, representing Hubbell Realty stated he isn't here to present anything tonight but would answer questions the commissioners or residents may have. He wanted to note, they have donated a significant portion of the wooded area within Riverwoods to the City and are sensitive to the neighborhood and the concerns with deforestation.

Dory Briles asked if they agree with staff recommendation?

Eric Bohenkamp stated yes.

CHAIRPERSON OPENED THE PUBLIC HEARING

None were present or requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Francis Boggus made a motion for approval of the 10th Amendment to the Riverwoods Legacy PUD Conceptual Plan, subject to the following modifications:


1. Provision of a note that states development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. Provision of a note to state that any and all portions of this area designated as "Parkland" that the City is not willing to accept ownership for, shall be designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.
3. Provision of a note that states the City will require the future plat to be located within a horizontal property regime, with the detention basins and open space areas designated as common areas shared by the owners of all the residential units. Common areas within a horizontal property regime are not separately taxed. In a horizontal property regime, the value of the common areas is allocated among the residential units.

4. Provision of a note that states any stormwater basin shall be designed to the satisfaction of the both the City's Engineering Department Director and the City's Park & Recreation Department Director to ensure that it is designed in a manner that prevents future erosion issues that could potentially impact the recreational trail.
5. Provision of a note that states that a soils report and stormwater runoff control plan per City Code Section 106-136 is required and that all grading is subject to an approved grading permit and soil erosion control plan.
6. Provision of a state note stating that permanent trail easements shall be provided for the Carl Voss Trail and for the trail spur providing access to the Carl Voss Trail from River Ridge Road, where these easements ensure that the trail shall not be moved or impacted by the developer.
7. Provision of a note stating the primary section of the Carl Voss Trail passing through the Riverwoods PUD shall not be altered by the amendment and shall not be closed at any time as a result of construction or development in the vicinity.
8. Provision of a note stating that the reconfigured trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac shall be designed and constructed to the City's standards as reviewed and approved by the City's Park & Recreation Department Director.
9. Provision of a note stating that the developer shall be responsible for all construction and costs associated with removing and reconstructing the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac, and that any construction shall be to the City's standards for trail construction to the satisfaction of the City's Park & Recreation Department Director.
10. Provision of a note stating that the developer shall work with the City's Park & Recreation Director on an acceptable temporary closure of the trail spur providing access to the Carl Voss Trail from the bulb of the River Ridge Road cul-de-sac, where the temporary closure is limited to as minimal of time as possible, and where the developer shall be responsible for neighborhood outreach and for provision of and maintenance of trail detour signage during any temporary closure to the satisfaction of the City's Park & Recreation Department Director. In addition, this temporary closure requires a 2-week notice, with detour signage in place at the start of the 2-week notice period.
11. Provision of an 8-foot wide sidewalk along one side of the River Ridge Road cul-de-sac to connect Riverwoods Avenue to the trail spur.
12. Provision of the following notes on the "PUD" Conceptual Plan:
 - a) No same house architectural elevation shall be built on adjacent lots.
 - b) Any house shall have a minimum two-car attached garage.
 - c) Any house constructed shall generally match one of the PUD House Character Elevations, including illustrative trim and siding mixes. Material upgrades and alternative house design may be approved by the Planning and Urban Design Administrator.

- d) The roof on any house constructed shall be of asphalt type shingles or cedar shakes. Standard 3-tab shingles are prohibited.
- e) Any house shall be constructed with a minimum of 1,200 square feet of area.
- f) Exterior material for any house constructed shall be masonry (brick or stone), vinyl of no less than 0.042 thickness, cedar, LP Smart Siding, or fiber cement board.

Motion passed: 12-0

Respectfully submitted,



Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

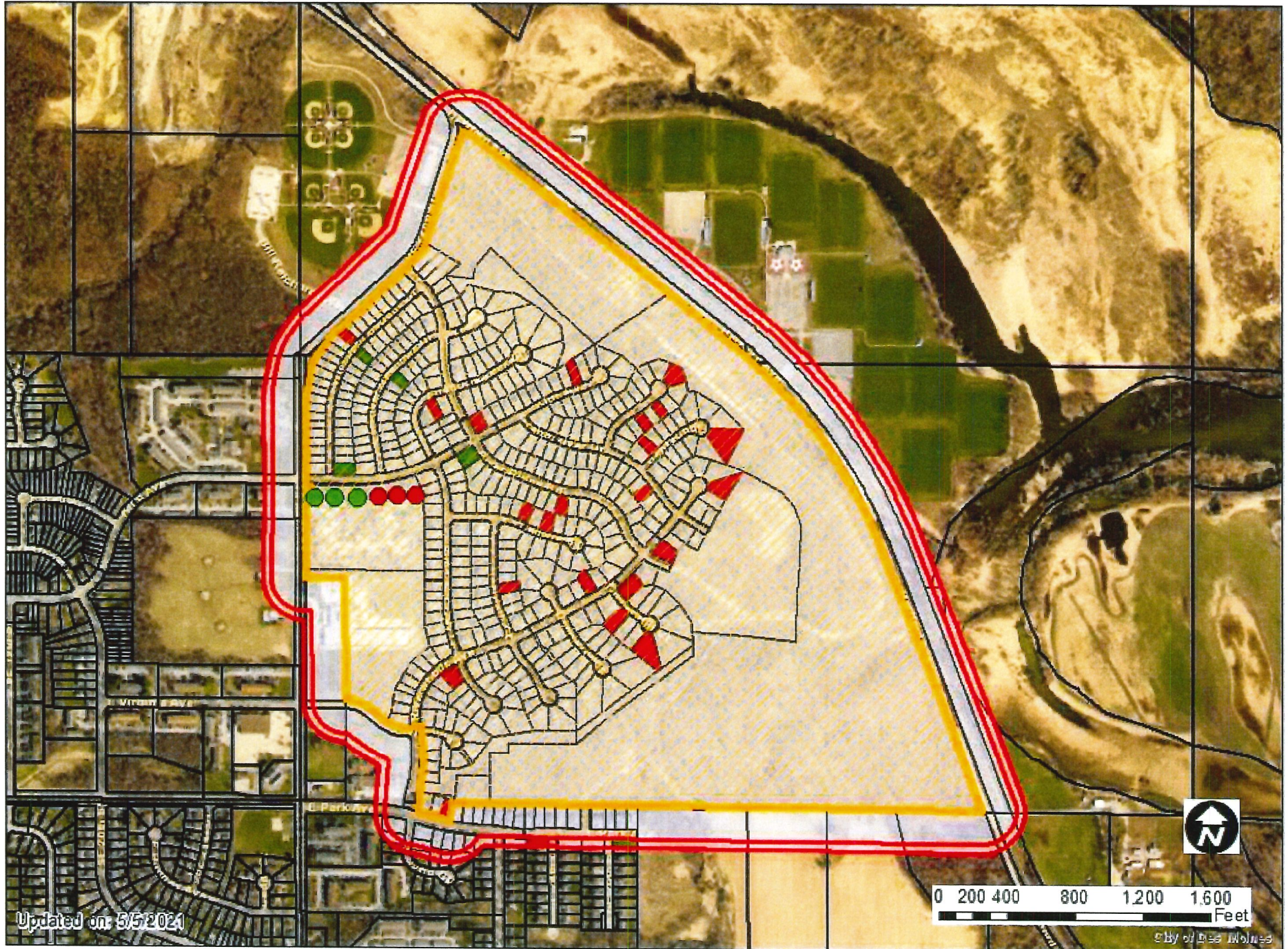
Request from Hubbell Realty Company (owner) represented by Steve Mosely (officer) for the property located in the vicinity of Riverwoods Road and River Ridge Avenue		File # ZON2021-00028		
Description of Action	Review and approval of a 10 th Amendment to the Riverwoods Legacy PUD Conceptual Plan, to revise areas F, G, and H by eliminating the extension of River Ridge Road and reducing the length of the Grand River Drive cul-de-sac and increasing the open space/conservation area. Also, to add the allowance for 50-foot lot width minimums and additional house typical designs.			
PlanDSM Future Land Use	Current: Low Density Residential, Park/Open Space with Development Control Zone Overlay, and Public/Semi-Public. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	Riverwoods Legacy "PUD" Planned Unit Development.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	8	28		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Hubbell Realty Company, Vicinity of Riverwoods Avenue and River Ridge Road

ZON2021-00028



1 inch = 753 feet



Updated on: 5/5/2024

1 inch = 752 feet

RECEIVED
COMMUNITY DEVELOPMENT

MAR 29 2021

The Plan and Zoning Commission

City of Des Moines

I am writing in regards to the proposed Riverwoods PUD zoning amendment that Hubbell Realty has proposed. My husband and I strongly oppose this change for several reasons. First, the city of Des Moines recently spent thousands of taxpayer dollars to build the Carl Voss bike trail that runs alongside the Riverwoods development. The trailhead that connects River Ridge Road to this bike trail was part of that project. Hundreds of people access the bike trail via the River Ridge Road trailhead. The trailhead took months to complete, with constant ground work, construction, heavy machinery, and disruption to the residents near it. It is completely unacceptable to tear out something that was just put in, that was benefitting everyone in the neighborhood.

Second, over the last several years, we have had representatives from Hubbell come out to this area and explain to us that the trees (black locusts) in the proposed area were not to be touched. They are "protected" trees. As residents, we have battled these trees for years, but accepted them as part of the beauty that came with the neighborhood. Why is it now okay to take them out?

Another concern of ours is the saturation of the infrastructure of this particular neighborhood and nearby streets/roads. Side street parking has already overtaken River Ridge Road. Park Avenue, SE 22nd, and Hartford are busy roads, in all likelihood not intended for the amount of traffic that relies on them daily. Then, you add the baseball and soccer complexes to the equation and it is nearly impossible some days for residents to get home. All of the new houses and sports facilities have been added without any additional improvements to the roads.

As 20 year residents of this neighborhood, we are also concerned with cramming 20 houses into the proposed space. Lots have gotten smaller and smaller over the years. We can't help but wonder what will happen to the value of our land and older homes when smaller houses and lots are built in our backyard.

We know none of this affects any of you, but we love our house and wooded neighborhood. We understand that the original 30 year old plan for Riverwoods included a road, not cul-de-sac, but what we'd really like is for the land to be left the way it is. This plan is unnecessary. Hubbell already has land that they are building on the other end of River Ridge Road. I am asking that this land be left alone so that everyone can enjoy the Carl Voss bike trail and the beauty of the woods. When is enough enough?

Kelli Folkerts

Riverwoods Resident

ZON2021-00028

Item: _____ Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Marcus C. Song

Name: Marcus Song

Address: 2505 River Meadows Dr

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 29 2021

Reason for opposing or approving this request may be listed below:

ZON2021-00028

Item: _____ Date: 03-24-2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: James R. Martin

Name: JAMES R. MARTIN

Address: 2811 SE 27th St #120, ASM, IA.

50320

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 29 2021

Reason for opposing or approving this request may be listed below:

ZON2021-00028

Item:

Date:

3-24-21

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Robert Jones

Name:

2700 River Ridge Road

Address:

Des Moines, Iowa 50320-2825

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 29 2021

Reason for opposing or approving this request may be listed below:

ZON2021-00028

Item:

Date:

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

[Handwritten Signature]

Name:

2811 SE 22ND ST # 930

Address:

DESMOINES, IOWA 50320

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 29 2021

Reason for opposing or approving this request may be listed below:

WAY NOT?

ZON2021-00028

Item:

Date: 3-25-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

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COMMUNITY DEVELOPMENT

MAR 29 2021

Signature:

Joe Cross

Name:

Joe Cross

Address:

2350 East Glenwood Dr,
Dm IA 50320-

Reason for opposing or approving this request may be listed below:

- Enough is Enough -

Item: ZON2021-00028

Date:

Please mark one of the following

I am in favor of the request

I am not in favor of the request

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COMMUNITY DEVELOPMENT

MAR 29 2021

Signature:

Yvonne Fielder

Name:

Yvonne Fielder

Address:

3006 Timber Hill Court

Reason for opposing or approving this request may be listed below:

Three letters in one month with differing info is suspect! How does reducing the length of Grand River Drive corridor affect areas F, G, & H? How does proposal increase open space/conservation area? 50 foot lot widths makes area look overcrowded.
- I Vote No -

ZON2021-00028

Item:

Date:

3/24/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 29 2021

Signature:

Michael Anderson

Name:

Ariane C. Anderson

Address:

2404 E. Glenwood Dr.

PSM - Ia 50320

Reason for opposing or approving this request may be listed below:

We already have "way to much" traffic in & out of River Woods through Hartford & Park Ave as through traffic road ways!

ZON2021-00028

Item:

Date:

3-25-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

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COMMUNITY DEVELOPMENT

MAR 29 2021

Signature:

Randall Folkerts

Name:

Randall Folkerts

Address:

2515 Riverwoods Ave.

Reason for opposing or approving this request may be listed below:

- lack of improvement to SE side infrastructure
- deforestation
- small lots, small houses
- tearing out bike trail

Item: ZON2021-00028

Date: 3-24-2021

Please mark one of the following:

I am in favor of the request

I am not in favor of the request

Signature:

Nancy This

Name:

Nancy This

Address:

3018 Timber Hill Ct

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 29 2021

Reason for opposing or approving this request may be listed below:

This neighborhood is large
enough. More houses means
more unwanted traffic.

ZON2021-00028

Item: _____

Date: _____

3-27-2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Holly Dommer

Name: _____

Holly Dommer

Address: _____

2811 SE 22nd St. #1040
Des Moines, IA 50230

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 31 2021

Reason for opposing or approving this request may be listed below:

ZON2021-00028

Item: _____

Date: _____

3/29/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

John Manternach

Name: _____

John Manternach

Address: _____

3001 Timber Hill Ct

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 31 2021

Reason for opposing or approving this request may be listed below:

Main concern is the 50ft lot width. The number of cars parked on River Ridge Rd is already high. Also seems like a waste with new trail just finished and now would be tore out. The name of the neighborhood is River Woods. Hate to see all the woods removed.

ZON2021-00028

Item:

Date: 3-28-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Roger D. Shoemaker

Name: ROGER D. SHOEMAKER

Address: 2515 Eagle Point Ct.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

MAR 31 2021

Reason for opposing or approving this request may be listed below:

Hubble does not keep his association promise. The area has to pay dues & he does nothing to IN force it. He is NOT good on his word. We pay dues for a run down area

ZON2021-00028

Item:

Date:

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Lois E Wergeland

Name: Ms. Lois E. Wergeland

Address: 2226 E Park Ave
Des Moines, IA 50320

Staff Use Only

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COMMUNITY DEVELOPMENT

MAR 31 2021

Reason for opposing or approving this request may be listed below:

poor access to street - Riverviews only ext, too busy no
not necessary to remove trees and tear up
new bike path. Lots too small - crowded
cul de sac.

Item: ZON2021-00028 Date: 3-28-21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: [Signature]

Name: TICK

Address: 3212 SE 22nd Ct.

Staff Use Only

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COMMUNITY DEVELOPMENT
MAR 31 2021

Reason for opposing or approving this request may be listed below:

Takes away from the country outlook
and bike trails away from the
landscape.

Item: ZON2021-00028 Date: 24 March 2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: [Signature]

Name: Robert Meath

Address: 2505 Grand River Dr.

Staff Use Only

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COMMUNITY DEVELOPMENT
MAR 31 2021

Reason for opposing or approving this request may be listed below:

1) Land by the baseball park is still undeveloped. 2) New walk path was just
put in last year. Your proposal wants to tear it up. 2a) Is Hubble paying
for this? 3) More traffic from development will increase.

Item: ZON2021-00028 Date: 3-29-2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

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COMMUNITY DEVELOPMENT
MAR 31 2021

Signature: Thomas Sherrard
 Name: Thomas Sherrard
 Address: 2734 River Ridge Rd DSM 50320

Reason for opposing or approving this request may be listed below:

I don't want the additional traffic this will
bring and we finally got access to the bike trail
and this development will disrupt that access
for too long.

Item: ZON2021-00028 Date: 3/24/2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

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COMMUNITY DEVELOPMENT
MAR 31 2021

Signature: Nora A. Melendez Ramirez
 Name: Nora A. Melendez Ramirez
 Address: 2436 Whispering Ridge Dr.
DSM: IA 50320

Reason for opposing or approving this request may be listed below:

I purchased property because of the nature, trees,
and trails in this area. There is already enough
houses being developed. Please stop tearing down the
beauty of our neighborhood for profit.

Item: ZON2021-00028 Date: 3-27-2021

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: Walter Anderson

Name: WALTER ANDERSON

Address: 2605 BEST RIDGE CT

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COMMUNITY DEVELOPMENT
MAR 31 2021

Reason for opposing or approving this request may be listed below:

I REVIEWED ALL ADJACENT HOUSES AND THE LOTS
SEEM TOO SMALL. MOST HOUSES HERE ARE A MINIMUM
OF 53 FOOT WIDE TO STREET.

Item: ZON2021-00028 Date: 3-24-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Kathy Williamson

Name: Kathy Williamson

Address: 2233 Riverwoods Ave

Staff Use Only

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COMMUNITY DEVELOPMENT

APR 02 2021

Reason for opposing or approving this request may be listed below:

Don't need any more homes built in
the neighborhood.

Item: ZON2021-00028 Date: 3/27/2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Deanna Colson

Name: Deanna Colson and Michael Colson

Address: 2811 SE 22nd St, Unit 1230
Des Moines, IA 50320

Staff Use Only

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COMMUNITY DEVELOPMENT

APR 02 2021

Reason for opposing or approving this request may be listed below:

We are against corporate greed.

Item: ZON2021-00028

Date: 03/26/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Mythuy Nguyen

Name: MYTHUY NGUYEN

Address: 2624 Bend Ridge Ct

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 02 2021

Reason for opposing or approving this request may be listed below:

Item: ZON2021-00028

Date: 24 MAR 21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: Gerry Lovejoy

Name: GERALD LOVEJOY

Address: 2537 RIVERWOODS AVE

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 02 2021

Reason for opposing or approving this request may be listed below:

ALL HUBBELL CARES ABOUT IS TAKING AWAY GREEN SPACE
THE BIKE TRAIL IS PERFECT THE WAY IT IS NOW.

Item: ZON2021-00028

Date: 3-25-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Phoumine Baccam
Phoumine Baccam
2923 Deerpath ct
DM, IA 50320

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 02 2021

Reason for opposing or approving this request may be listed below:

No access to the Trail



ZON2021-00028

Item: _____

Date: 03-26-2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Rico Lova
RICO LOVAN
2523 EAGLE POINT CT.

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 02 2021

Reason for opposing or approving this request may be listed below:

#1. Buyers renting out homes. Renters
don't value property like homeowners.
#2. Traffic - already too crowded streets.
-unsafe intersections; no control or sign for right of w

ZON2021-00028

Item:

Date:

3/25/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature:

Name:

JUSTIN D'SOUZA

Address:

3205 SE 25th St.

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 02 2021

Reason for opposing or approving this request may be listed below:

ZON2021-00028

Item:

Date:

3-15-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature:

Name:

Henry Nguyen

Address:

2316 King Ave.

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 02 2021

Reason for opposing or approving this request may be listed below:

New constructions damage our
street and no one fixes them.

ZON2021-00028

Item:

Date:

3/31/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only

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COMMUNITY DEVELOPMENT

APR 12 2021

Signature:

Tom McInnes

Name:

Tom McInnes

Address:

3204 SE 241st CT

Reason for opposing or approving this request may be listed below:

B ~~to much traffic as it is~~

to much traffic as it is

~~to much traffic as it is~~

Item:

ZON2021-00028

Date:

3-25-2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

APR 12 2021

Signature:

Patrick Goebel

Name:

PATRICK GOEBEL

Address:

2424 KING AVE PSM

Reason for opposing or approving this request may be listed below:

SMALLER LOTS - SMALL HOMES - LOWER

PROPERTY VALUES FOR THE WHOLE

AREA

Item: _____ Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: JERRY BAKER

Address: 2811 SE 22ND ST. UNIT 1316

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
APR 12 2021

Reason for opposing or approving this request may be listed below:

PEOPLE ARE DRIVING KING ST AT
40-50 MPH EVERY DAY. TOO MUCH
TRAFFIC NOW!

Item: ZON2021-00028 Date: 3/26/2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: Roxana Ferrero + Derck Khamma

Address: 2408 Riverwoods Ave

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
APR 12 2021

Reason for opposing or approving this request may be listed below:

Neighborhood is already crowded, the trail has
already been paid by us, to be broken down it
makes no sense.

ZON2021-00028

Item: _____

Date: 3/25/21

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
 RECEIVED
 COMMUNITY DEVELOPMENT
 APR 12 2021

Signature: Lori S. Vaughn

Name: 2811 SE 22nd SE #540

Address: Des Moines, IA 50320

Reason for opposing or approving this request may be listed below:

Hartford + SE 14th intersection will not support the extra traffic which is BAD. Ruins new trail entrance. People will park cars in new neighborhood during sporting events.
DEFORRESTATION ☹️

ZON2021-00028

Item: _____

Date: _____

Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Staff Use Only
 RECEIVED
 COMMUNITY DEVELOPMENT
 APR 12 2021

Signature: April Marquardt

Name: April Marquardt

Address: 2575 Shadow Creek Lane

Reason for opposing or approving this request may be listed below:

Neighborhood is already packed full. Lot sizes don't need to be any smaller than already are. No sense in tearing up the new path + redoing as it was just completed.

ZON2021-00028

Item: _____

Date: 03/30/2021

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
APR 12 2021

Signature: [Handwritten Signature]

Name: Marianne Rodrigues

Address: 2437 Whispering Ridge Dr.
50320

Reason for opposing or approving this request may be listed below:

More houses mean more tax^{Revenue} for schools.

ZON2021-00028

Item: _____

Date: 3/29/21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Staff Use Only
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COMMUNITY DEVELOPMENT
APR 12 2021

Signature: [Handwritten Signature]

Name: Spencer Hope

Address: 2045 Whispering Ridge Dr.

Reason for opposing or approving this request may be listed below:

ZON2021-00028

Item: _____ Date: _____

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: _____

Name: RYAN HUDSON

Address: 2503 EAGLE POINT CT

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

APR 15 2021

Reason for opposing or approving this request may be listed below:

THIS PROPOSED ADDITION TAKES AWAY PREVIOUS WOODS/TREES, &
ALSO REMOVES PRIVACY FOR THE CLOSEST HOMES. TAX MONITORING
ALSO JUST SPENT ADDING A TRAIL ENTRANCE IN 2020 THAT
WOULD THEN SOON BE TAKEN AWAY

Item: ZON2021-00028

Date: 3-31-21

Please mark one of the following

I am in favor of the request

I am not in favor of the request

Signature: 

Name: LANCE THOMPSON

Address: 3206 SE 23RD ST DSM IA

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

APR 21 2021

Reason for opposing or approving this request may be listed below:

NO NEED FOR THIS DEVELOPMENT INTO OUR WOODED
PARK AREAS.

PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS AMENDMENT # 10

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA

SHEET 1 OF 4

PRE-APPLICATION MEETING HELD 02/23/21
DES MOINES 2020 COMMUNITY CHARACTER PLAN USES: LOW DENSITY RESIDENTIAL

PROPOSED USE

THE PROPOSED USE SHALL BE A CONTINUATION OF THE EXISTING SINGLE FAMILY AND TOWNHOUSE DEVELOPMENT IN A DIFFERENT CONFIGURATION FROM THE ORIGINAL MASTER PLAN.

BULK REGULATIONS SINGLE FAMILY

LOT WIDTH: 60' MIN AT FRONT YARD SETBACK
FRONT YARD SETBACK: 25' MIN
REAR YARD SETBACK: 25' MIN
SIDE YARD SETBACK: 5' EACH SIDE MIN

LAND AREA

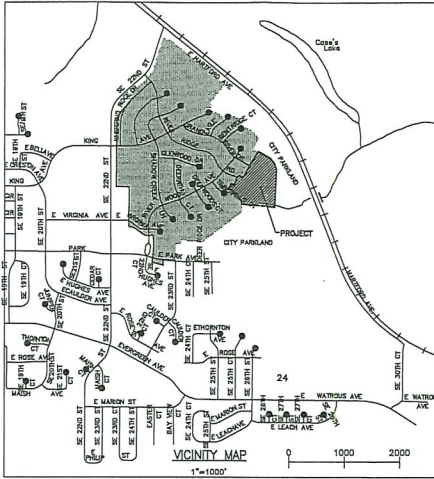
236.39 AC

DEVELOPMENT SCHEDULE

BEGIN: JULY 2021
COMPLETED: DEC. 2023

SINGLE FAMILY

- SINGLE FAMILY HOUSES TO INCLUDE 1,2 OR 3 CAR ATTACHED OR DETACHED GARAGES.
- LANDSCAPING SHALL INCLUDE STREET TREES ON EACH SIDE OF ALL PUBLIC STREETS WITH 50' SPACING MAXIMUM. TREES SHALL BE 1" P CALIPER MINIMUM SPECIES TO COMPLY WITH ALLOWABLE STREET TREES AS LISTED IN CITY OF DES MOINES LANDSCAPE POLICY.



City Council Approval of PUD rezoning
Roll Call No. 94-1512, Ordinance No. 13,027 April 25, 1994 (10-24-1.02)

City Council Approval of PUD rezoning to include Outlot X Roadside Park
Roll Call No. 94-4143, Ordinance No. 13,108 October 24, 1994 (10-24-1.02-1)

Amendment 2 (administrative) to PUD Conceptual Plan to reflect Development Plan approval of 58 townhome units in 14 - four unit clusters in

Amendment 3 (administrative) to PUD Conceptual Plan to move 8-foot sidewalk from the north and west side of Riverwoods Drive and eliminate a through street connection to reflect Woods on the River Plat 3 as approved.
February 16, 1997 (10-24-1.02-3)

Amendment 4 (administrative) to PUD Conceptual Plan to shift street locations in Area "F" to conform to the topography.
January 28, 2002 (10-24-1.02-4)

Amendment 5 (administrative) to the PUD Conceptual Plan to revise Areas "D" and "E" to remove 112 townhomes and re-designate for 64 single-family lots with a minimum 60-foot lot width.
March 27, 2003 (20N2003-00016)

Amendment 6 to the PUD Conceptual Plan to eliminate 300 apartment units for Area "C" and re-designate for 122 single-family lots with minimum 60-foot lot width.
Roll Call No. 03-1077 May 5, 2003 (20N2003-00017)

Amendment 7 Administrative Interpretation/Answer for a home occupation at 2807 Bent Ridge Court (Area "F") for a home office for a graphic designer for as long as Linda and Milton Eschbacher own occupants.
January 21, 2009.

Amendment 8 New PUD established to remove the neighborhood commercial Area "A" from Riverwoods PUD. 2210 East Park Ave.
Roll call 12-0458 04/09/12.

Amendment 9 to allow existing single family houses to be used for home based retail uses 09/29/15 Roll call 15-1512.

Amendment 10 to the PUD Conceptual Plan to change area F, G and H by eliminating the proposed extension of River Ridge Road as a through street to the south and shortening the proposed cul-de-sac extension of Grand River Drive. Minimum lot widths to be 50'. The area of the adjacent green space to be increased and preserve existing trees. Roll Call 20/22/xx

PLANNING DIRECTOR _____ DATE _____

LEGAL DESCRIPTION

Part of Section 13, Township 78 North, Range 24 West of the 5th P.M. 1/4th South and West of Hartford Avenue and East of SE 22nd Street except the West 8 acres of the SW 1/4 of the SW 1/4 of said Section 13; and Lots 1 and 2 and Outlot X in Woods on the River Plat 2, an Official Plat all now included in and forming a part of the City of Des Moines, Polk County, Iowa, being more particularly described as follows:

Beginning at the South Quarter Corner of said Section 13; thence
 North 89°(degrees) 44'(minutes) 44"(seconds) West, 1742.79 feet along the South line of said Section 13 to a point on the East line of Lot 1 in said Woods on the River Plat 2; thence
 South 04°23'00" West, 99.83 feet along the East line of said Lot 1 in Woods on the River Plat 2 to the Southeast corner of said Lot 1 in Woods on the River Plat 2; thence
 Northwesterly 98.76 feet along the arc of a curve in the South line of said Lot 1 and Lot 2 in Woods on the River Plat 2 concave northerly and having a radius of 883.78 feet and a 188.21 feet long chord that bears North 75°48'19" by thence
 North 73°36'49" West, 104.52 feet along the South lines of said Lot 2 and Outlot X in Woods on the River Plat 2; thence
 Northwesterly 4.41 feet along the arc of a curve in the South line of said Outlot X in Woods on the River Plat 2 concave southerly and having a radius of 1100.40 feet and a 4.61 feet long chord that bears North 77°48'30" West to the Southwest corner of said Outlot X in Woods on the River Plat 2, a point on the East right-of-way line of Riverwoods Avenue; thence
 North 00°03'10" East, 85.30 feet along the East right-of-way line of said Riverwoods Avenue; thence
 North 04°21'11" East, 91.38 feet along the East right-of-way line of said Riverwoods Avenue; thence
 Northwesterly 240.69 feet along the arc of a curve in the East right-of-way line of said Riverwoods Avenue concave westerly and having a radius of 1524.00 feet and a 240.44 feet long chord that bears North 00°34'07" East; thence
 North 03°57'21" West, 75.70 feet along the East right-of-way line of said Riverwoods Avenue to its intersection with the North right-of-way line of E. Virginia Avenue; thence
 South 80°02'39" West, 85.56 feet along the North right-of-way line of said E. Virginia Avenue; thence
 Northwesterly 129.33 feet along the arc of a curve in the North right-of-way line of said E. Virginia Avenue concave northerly and having a radius of 175.00 feet and a 126.22 feet long chord that bears North 72°48'58" West; thence
 North 51°40'36" West, 121.27 feet along the North right-of-way line of said E. Virginia Avenue; thence
 Northwesterly 151.98 feet along the arc of a curve concave southerly and having a radius of 226.00 feet and a 149.11 feet long chord that bears North 71°01'38" West to the West line of Woods on the River Plat 1, an Official Plat in the City of Des Moines, Polk County, Iowa; thence
 North 00°23'03" West, 728.04 feet along the West line of said Woods on the River Plat 1; thence
 North 89°43'04" West, 234.02 feet along the West line of said Woods on the River Plat 1 to the East right-of-way line of SE 22nd Street; thence
 North 00°23'03" West, 1000.05 feet along the East right-of-way line of said SE 22nd Street; thence
 North 00°59'02" East, 120.38 feet along the East right-of-way line of said SE 22nd Street; thence
 North 09°41'01" East, 120.55 feet along the East right-of-way line of said SE 22nd Street; thence
 Northwesterly 80.38 feet along the arc of a curve in the East right-of-way line of said SE 22nd Street concave southeasterly and having a radius of 380.28 feet and an 80.28 feet long chord that bears North 23°15'57" East; thence
 North 36°45'27" East, 115.63 feet along the East right-of-way line of said SE 22nd Street; thence
 North 45°28'50" East, 119.35 feet along the East right-of-way line of said SE 22nd Street; thence
 North 43°07'32" East, 5.00 feet along the East right-of-way line of said SE 22nd Street; thence
 North 46°52'28" East, 541.56 feet along the East right-of-way line of said SE 22nd Street; thence
 Northwesterly 208.23 feet along the arc of a curve in the East right-of-way line of said SE 22nd Street concave northwesterly and having a radius of 407.82 feet and a 206.08 feet long chord that bears North 32°14'28" East; thence
 North 17°36'26" East, 630.95 feet along the East right-of-way line of said SE 22nd Street; thence
 Northwesterly 67.87 feet along the arc of a curve in the East right-of-way line of said SE 22nd Street and the Southwest right-of-way line of Hartford Avenue concave southerly and having a radius of 35.00 feet and a 57.72 feet long chord that bears North 73°09'26" East; thence
 South 51°17'34" East, 1955.51 feet along the Southwest right-of-way line of said Hartford Avenue; thence
 South 50°47'50" East, 147.38 feet along the Southwest right-of-way line of said Hartford Avenue; thence
 Southeastwesterly 113.35 feet along the arc of a curve in the Southwest right-of-way line of said Hartford Avenue concave southwestwesterly and having a radius of 2764.93 feet and a 1301.04 feet long chord that bears South 36°13'06" East; thence
 South 21°58'23" East, 137.55 feet along the Southwest right-of-way line of said Hartford Avenue; thence
 South 21°18'38" East, 1641.47 feet along the Southwest right-of-way line of said Hartford Avenue to the South line of said Section 13; thence
 North 89°43'10" West, 1386.56 feet along the South line of said Section 13 to the point of beginning.

Containing 236.39 acres, more or less.

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

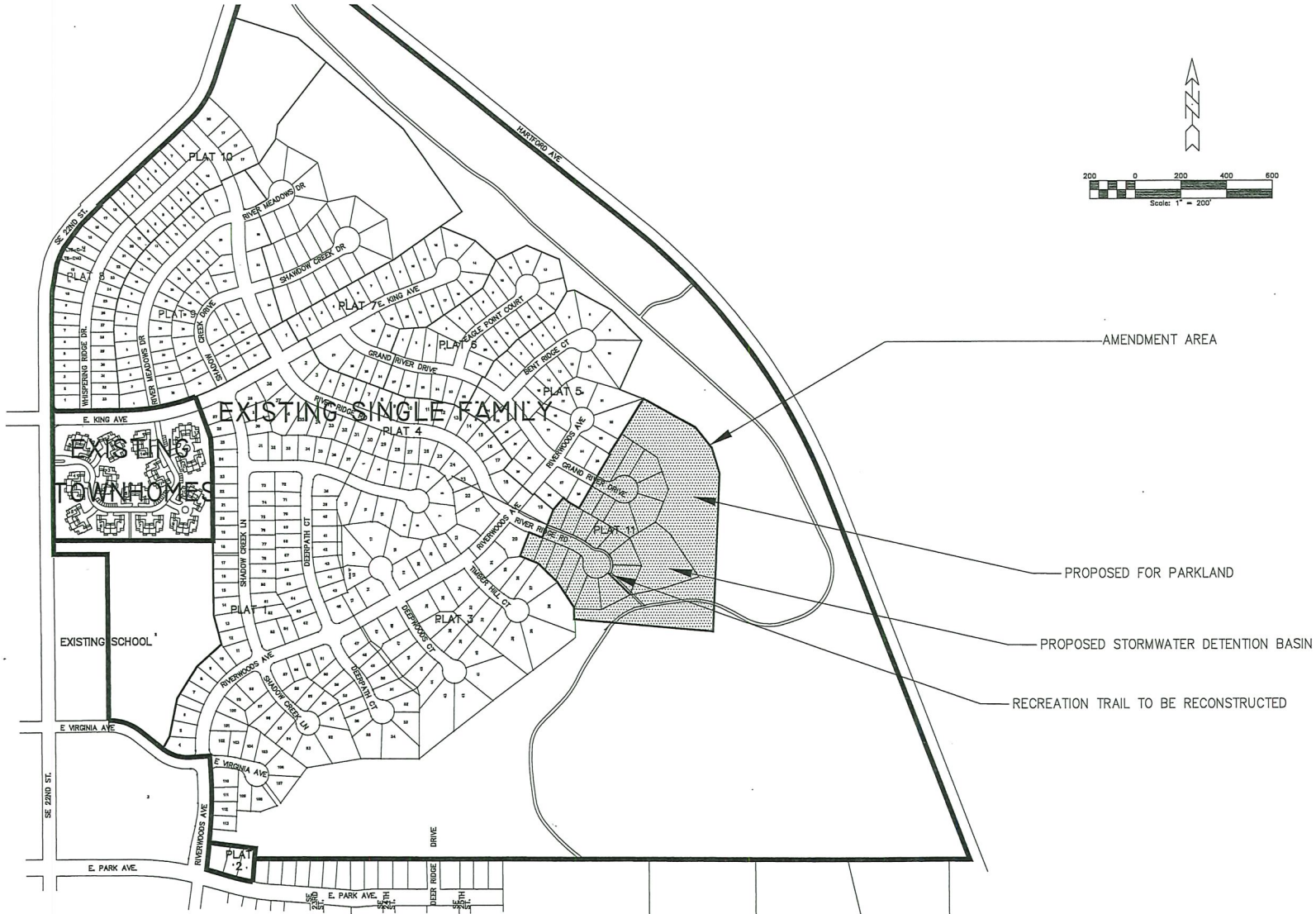
SIGNED _____ DATE _____
 _____ IOWA REG. NO. _____

RIVERWOODS CONCEPTUAL PLAN	
NO. _____ REVISION _____ DATE _____ BY: _____ FOR: _____ PROJECT: _____ LOCATION: _____	DRAWN BY: DSE DATE: 10/21/21 CHECKED BY: _____ DATE: _____ SCALE: 20'-00"=1"=1/8"=1/16" SHEET: 1 OF 4 FIELD BOOK: _____ WEST DES MOINES, IOWA 50305
FRC Engineers, Architects and Surveyors DES MOINES, IOWA 50312 (515) 283-4883	

CPI

PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS
 AMENDMENT # 10

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 2 OF 4



RIVERWOODS MASTER PLAN

NO.	REVISION	DATE	BY	FOR

SCALE:	1" = 200'
DESIGNED BY:	D.S.
CHECKED BY:	
DATE:	04/21/21

LOCATION:	
FIELD BOOK:	20-027
SHEET	2 OF 4
FILE NO.:	20-027

ERG
 Engineers, Inc.
 413 GRAND AVENUE
 DES MOINES, IOWA 50319
 (515) 281-4883

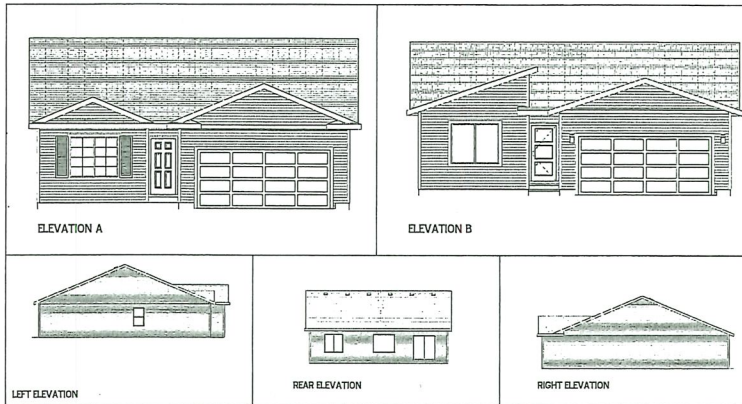
CP-2

04/21/21

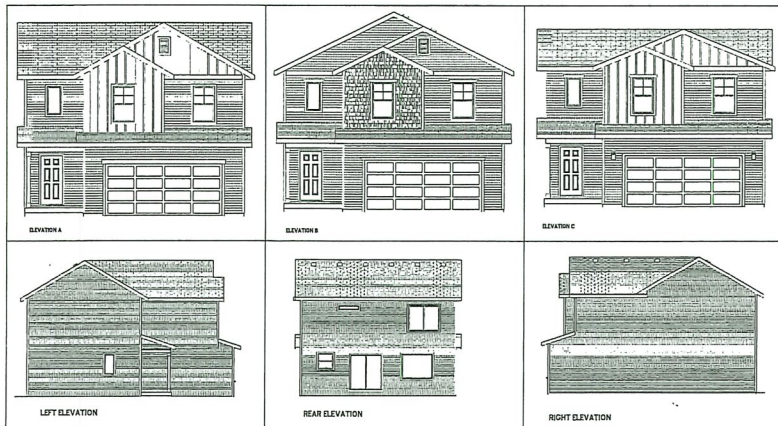
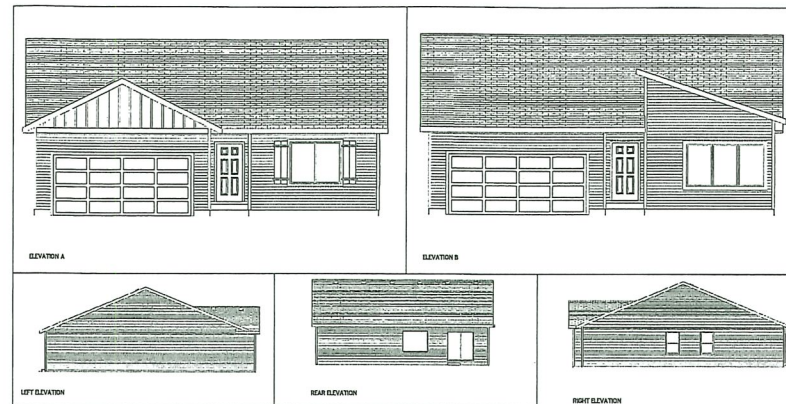
PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS
AMENDMENT # 10

A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEET 3 OF 4

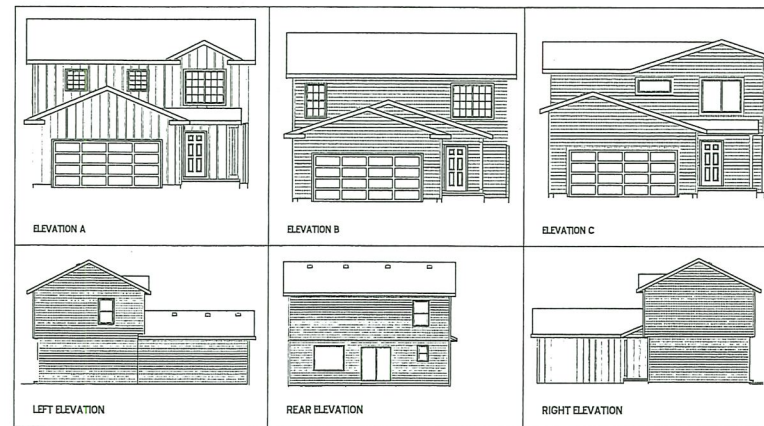
CHARITON



JASMINE



LANSING



SCRANTON

CP3

RIVERWOODS CONCEPTUAL PLAN
 SCALE: 1/4" = 1'-0"
 DATE: 04/21/21
 SHEET 3 OF 4
 FIELD BOOK: 20-027-ELEVATIONS AND ARCHES BY:

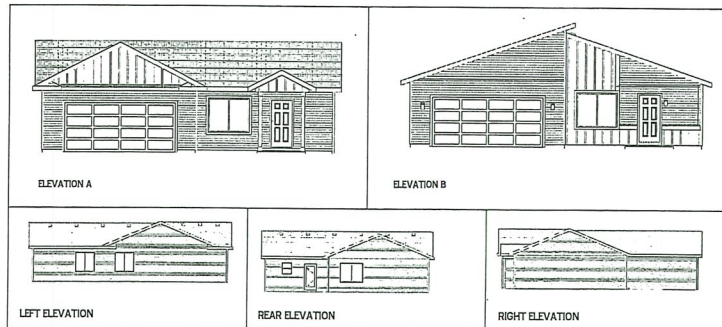
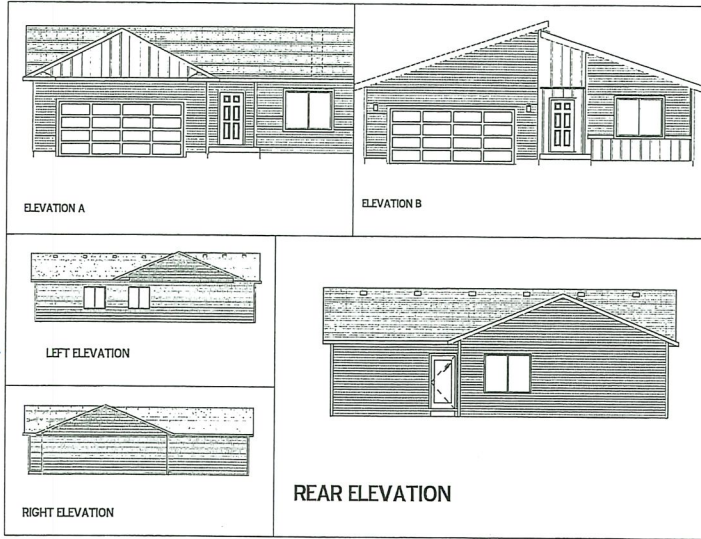
ERC
 Engineers and Surveyors
 500 WEST IOWA PARKWAY
 WEST DES MOINES, IOWA 50312
 (515) 281-4623

20-027

PRELIMINARY CONCEPTUAL PLAN FOR RIVERWOODS
AMENDMENT # 10

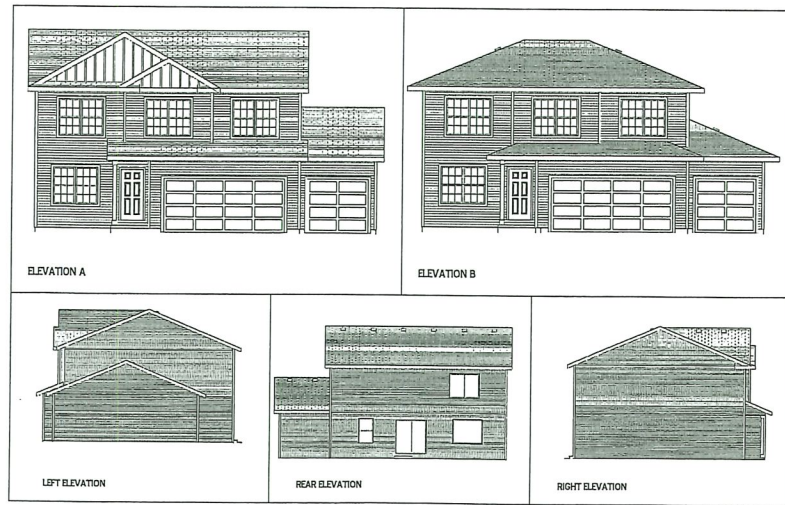
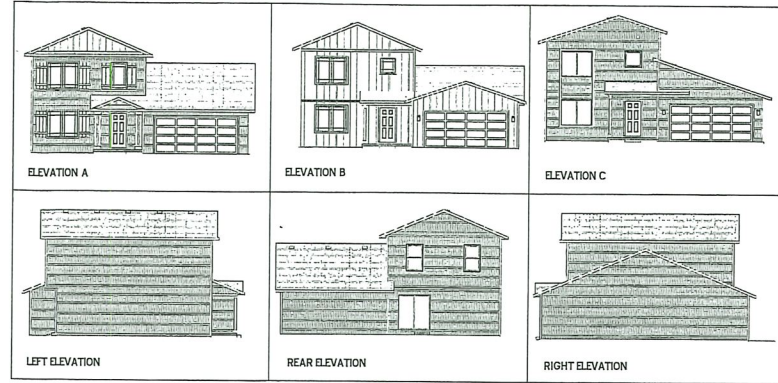
A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
SHEET 4 OF 4

STUART



BROOKE

JAXTON



HAMPTON

RIVERWOODS CONCEPTUAL PLAN		SCALE: 1" = 10'	DESIGNED BY: TJB	DATE: 04/21/21
LOCATION: HIBBEL REALETY COMPANY 6900 WESTOWN PARKWAY WEST DES MOINES, IOWA 50325		DWG: 20-027-ELEVATIONS-2-4	CHECKED BY:	FILE NO.: 20-027
NO.	REVISION	DATE	SHEET 4 OF 4	
FRG Engineering, Resources Group, Inc. 2413 GRAND AVENUE DES MOINES, IOWA 50312 (515) 281-4423		CP4		

CP4

20-027