



Date March 21, 2022

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "VALE STREET DEVELOPMENT PLAN" ON PROPERTY LOCATED IN THE VICINITY OF 709 VALE STREET

WHEREAS, on March 3, 2022, the City of Des Moines Plan and Zoning Commission voted 12-0-1 to APPROVE a request from Anchor Investment Group (owner), represented by Michael Donlin (officer), for Preliminary Plat "Vale Street Development Plan" on property located in the vicinity of 709 Vale Street, to allow subdivision and development of approximately 0.89 acres with 12 rowhome units situated on individual lots and constructed in 2 groups of 6 units each, subject to compliance with all administrative review comments.

WHEREAS, the final subdivision plat will be submitted for City Council approval when completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED BY _____ to receive and file.

FORM APPROVED:

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

(13-2021-1.32)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, GATTO, SHEUMAKER, MANDELBAUM, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED, Mayor.

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.
City Clerk

Date March 21, 2022

Agenda Item 14

Roll Call # _____

March 15, 2022

Communication from the City Plan and Zoning Commission advising that at their March 3, 2022 meeting, the following action was taken regarding a request from Anchor Investment Group, LLC (owner), represented by Michael Donlin (officer), for review and approval of Minor Preliminary Plat "Vale Street Development Plan" for property in the vicinity of 709 Vale Street, to allow division of the property into 12 individual lots for rowhome development.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath			X	
Kayla Berkson	X			
Chris Draper	X			
Jann Freed	X			
Todd Garner	X			
Johnny Alcivar	X			
Lisa Howard				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			

APPROVAL of the proposed Preliminary Plat, subject to compliance with all administrative review comments. (13-2021-1.32)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to subdivide the subject property to create twelve (12) new lots for a rowhome development.
2. **Size of Site:** Approximately 0.89 acres.
3. **Existing Zoning (site):** "NX2" Neighborhood Mix District.
4. **Existing Land Use (site):** Three (3) vacant single-household dwelling units currently occupy the site. They would be removed for construction of the rowhome development.
5. **Adjacent Land Use and Zoning:**
 - North** – "N3c", Uses are Vale Street, one-household dwellings, and undeveloped parcels.
 - South** – "N3c", Uses are one-household dwellings and undeveloped parcels.
 - East** – "N3c", Uses are Southeast 8th Street and one-household dwelling units.
 - West** – "P1", Uses are Southeast 7th Street and undeveloped parcels.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood consists mostly of one-household dwelling units and undeveloped parcels.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Historic East Village Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Preliminary Agenda on February 11, 2022, and mailing of the Final Agenda on February 25, 2022. Notifications of the hearing for this specific item were mailed on February 22, 2022 (10 days prior to the public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

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 Historic East Village Neighborhood notices were mailed to Luke Dickens, 3311 54th Street, Des Moines, IA 50310.
8. **Relevant Zoning History:** On June 8, 2020, by Ordinance 15,900, the property was rezoned from "N3c" Neighborhood District, to "NX2" Neighborhood Mix District.

On October 5, 2020, by Ordinance 15,932, the City of Des Moines vacated a public alley located between Vale Street and East Railroad Avenue from Southeast 7th Street to Southeast 8th Street to Anchor Investment Group, LLC, Thomas V. Ellis, Jr., and David E. Johnson and Vicki Stark.
9. **PlanDSM Future Land Use Plan Designation:** Low-Medium Density Residential.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, 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. Traffic/Street System:** The Preliminary Plat proposes a private alley that would provide vehicular access from both Southeast 7th and Southeast 8th Streets. The City of Des Moines vacated a portion of this alley in October 2020. Public sidewalks are proposed to be installed on all street frontages of the development, with accessible curb ramps at the intersections of Vale and Southeast 7th Streets as well as Vale and Southeast 8th Streets.
- 2. Natural Features:** The site has some existing trees that would be removed during construction. The applicant is proposing a robust landscaping plan as part of the site's development that provides at least one street tree for every 30 feet of each public street frontage. Additional trees will be provided on a per-unit basis in the units' front yards, immediately behind the units, and along the southern border of the site.
- 3. Drainage:** The proposed Preliminary Plat demonstrates stormwater detention in the southern portion of the site. Underground chambers would provide stormwater management for the proposed lots. Additionally, there is an 18" outlet pipe on the east side of the property that redirects stormwater to tie into an existing city facility at the corner of Southeast 8th and Vale Streets. A dedicated grading plan and utility plan with storm sewer information have been provided as part of the proposed site improvements. The overall drainage plan has been reviewed to the satisfaction of City Engineering staff.
- 4. Utilities:** There is an existing sanitary sewer main that runs within Southeast 7th, Vale, and Southeast 8th Streets. The development proposes to connect with this existing infrastructure by utilizing a sanitary sewer extension from both Southeast 7th and Southeast 8th Streets. The developer is proposing to construct a new 8" water main along the Vale Street frontage, with connections to serve each of the individual units. All overhead utilities (e.g., electric) are proposed to be converted to underground service as part of the site improvements.

SUMMARY OF DISCUSSION

Jillian Sommer presented staff report and recommendation.

Michael Donlin, 538 Polk Blvd stated this is a 12-unit townhouse development just south of East Village. They believe this will be a great addition to the neighborhood with integrated improvement to the site.

CHAIRPERSON OPENED THE PUBLIC HEARING

Vicki Stark, 700 E. Railroad Avenue stated we are very concerned about the density of this project. This is a neighborhood of small, single-family homes. Many of the people in this neighborhood have lived there forever and while we support regeneration of neighborhoods, we think this area is not the appropriate place for this project. She has a single-family house on a third of an acre and questions the sensibility of 12 houses on less than an acre.

Michael Donlin stated they do understand this is more density than what's currently on the parcels. Currently there's one garage for all three houses, that allows for two cars to park there. They've tried their best to mitigate additional parking demands with each unit having a two-car garage that will hold 2 cars per unit. We've tried to create a robust landscaping plan to create some buffer wherever possible and do what's best for the neighborhood.

Francis Boggus asked what the price of these homes will be.

Michael Donlin stated \$375,000 - \$415,000.

Chris Draper asked if they are receiving any city subsidies or incentives.

Michael Donlin stated this project is a private investment.

Jason Van Essen stated the density for this site was decided in 2020 when it was rezoned to allow a project of this nature. The city code requires preliminary plats to come before the Commission, but as far as the use and density, that decision has already been made.

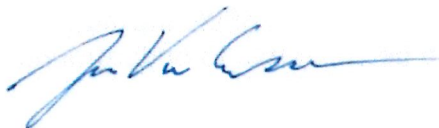
CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Jann Freed made a motion for approval of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

Motion passed: 12-0-1

Respectfully submitted,

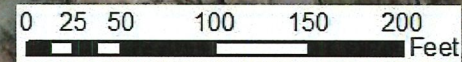


Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh



Updated on: 2/14/2022



City of Des Moines, Information Technology

1 inch = 98 feet

Vale Street Plat 1 - Site Plan/Preliminary Plat Development Plan

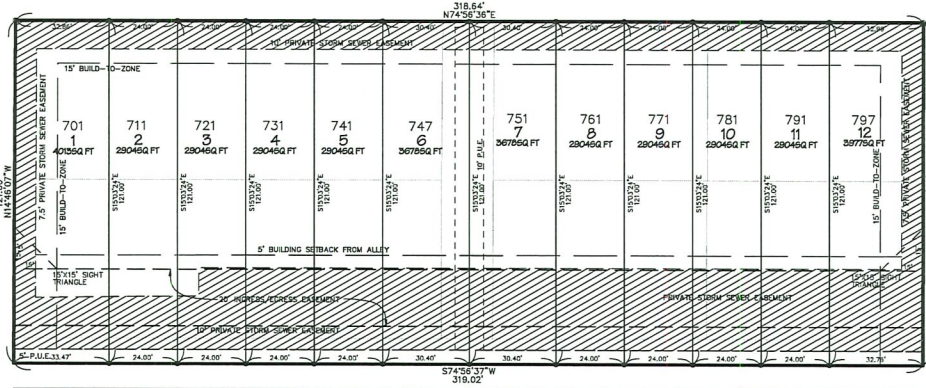


821 SE 7TH STREET
LOT 1 BLK 64 TOWN OF DE MONTE
ZONING N30
887 RENTALS
628 S QUEBEC ST #1-300
CENTENNIAL, CO 80119

820 SE 8TH STREET
LOT 10 BLK 64 TOWN OF DE MONTE
ZONING N30
GREGORY WALSON
725 MAURY ST
DES MONTE, IA 50539-5334

820 SE 8TH ST
LOT 7 BLK 63 TOWN OF DE MONTE
ZONING N30
CAMP 2 CAPITAL LLC
1200 UNIVERSITY AVE STE 124
WEST DES MONTE, IA 52765

Vale Street



700 E RAILROAD AVE
LOT 8 & 9 ALL COR TOW N 23P
LOT 8 & 9 ALL LOT 4 BLK 70 TOWN
OF DE MONTE
DAVID S JOHNSON
702 E RAILROAD AVE
DES MONTE, IA 50539-5330

712 E RAILROAD AVE
LOT 5 & 6 10P LOT 6 BLK 70
TOWN OF DE MONTE
ZONING N30
THOMAS V ELLIS JR
712 E RAILROAD AVE
DES MONTE, IA 50539-5330

812 SE 8TH STREET
N 501' LOT 8, 9 & 7 BLK 70 TOWN
OF DE MONTE
ZONING N30
THOMAS V ELLIS JR
712 E RAILROAD AVE
DES MONTE, IA 50539-5330

1/2 VAC ALLEY EUG S & ADJ A W/ADJ A
VAC VALE STREET
LOT 10 BLK 64 TOWN OF DE MONTE
ZONING N30
DAVID S JOHNSON
DES MONTE, IA 50539-5330

LOTS 8 & 9 BLOCK 70
TOWN OF DE MONTE
DES MONTE, IA 50539-5330

S.E. 7th Street

S.E. 8th Street

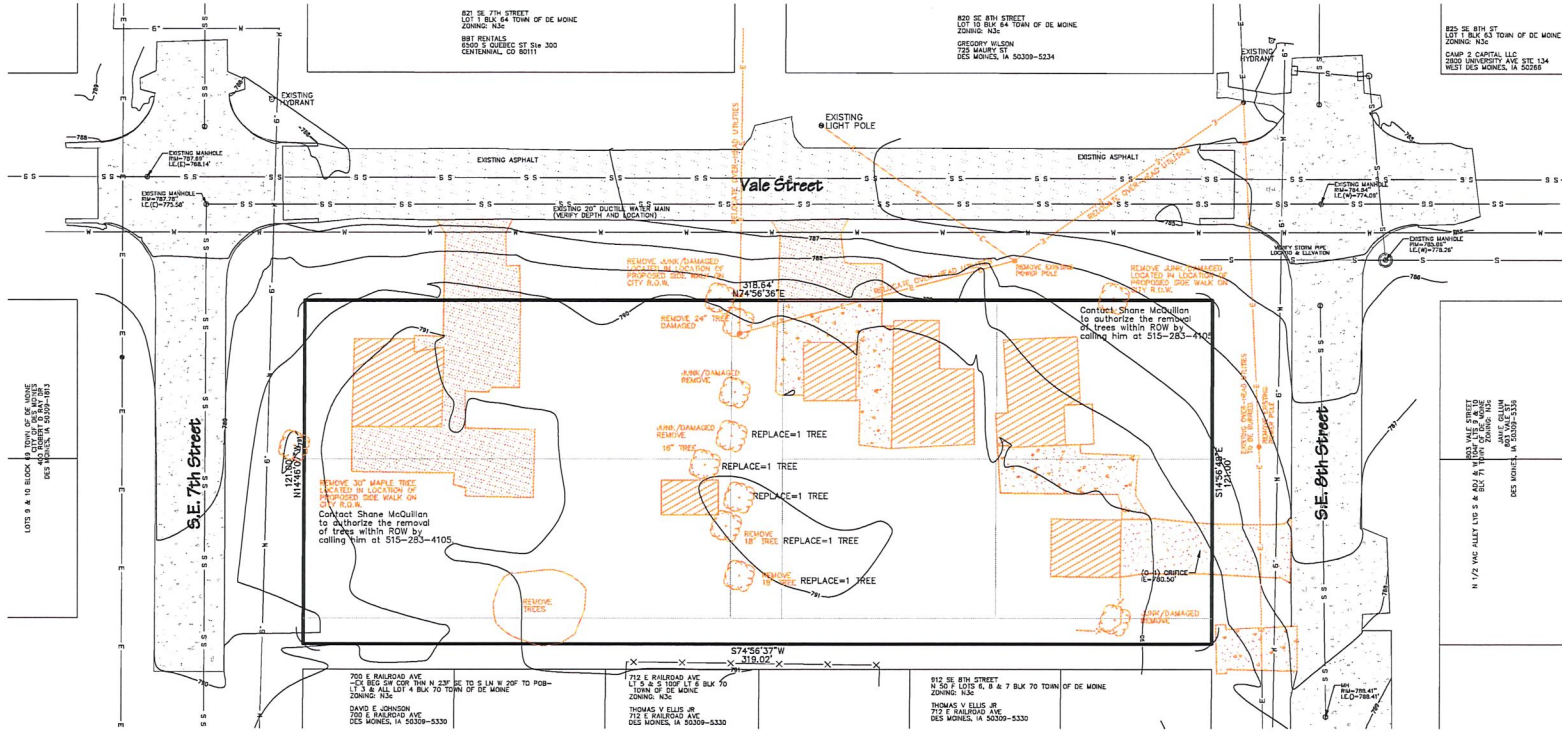
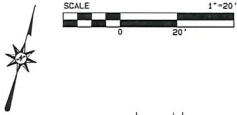
REVISIONS

**ASSOCIATED ENGINEERING
COMPANY OF IOWA**
AEC
1800 BB Johnson Drive, Suite 100, Ottumwa, Iowa 52501
Phone: (319) 535-1155 Fax: (319) 535-1137

Vale Street Plat 1 - Site Plan/Preliminary Plat
LOT AND EASEMENT LOCATION

DATE SUBMITTED: 07-15-2020
DATE PRINTED: 11th July 2022
AEC #: 208365
SHEET 2

Vale Street Plat 1 - Site Plan/Preliminary Plat Development Plan



**ASSOCIATED ENGINEERING
COMPANY OF IOWA**
AEC
Phone: (319) 335-1336 Fax: (319) 335-1377

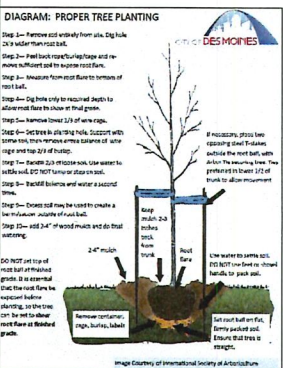
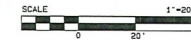
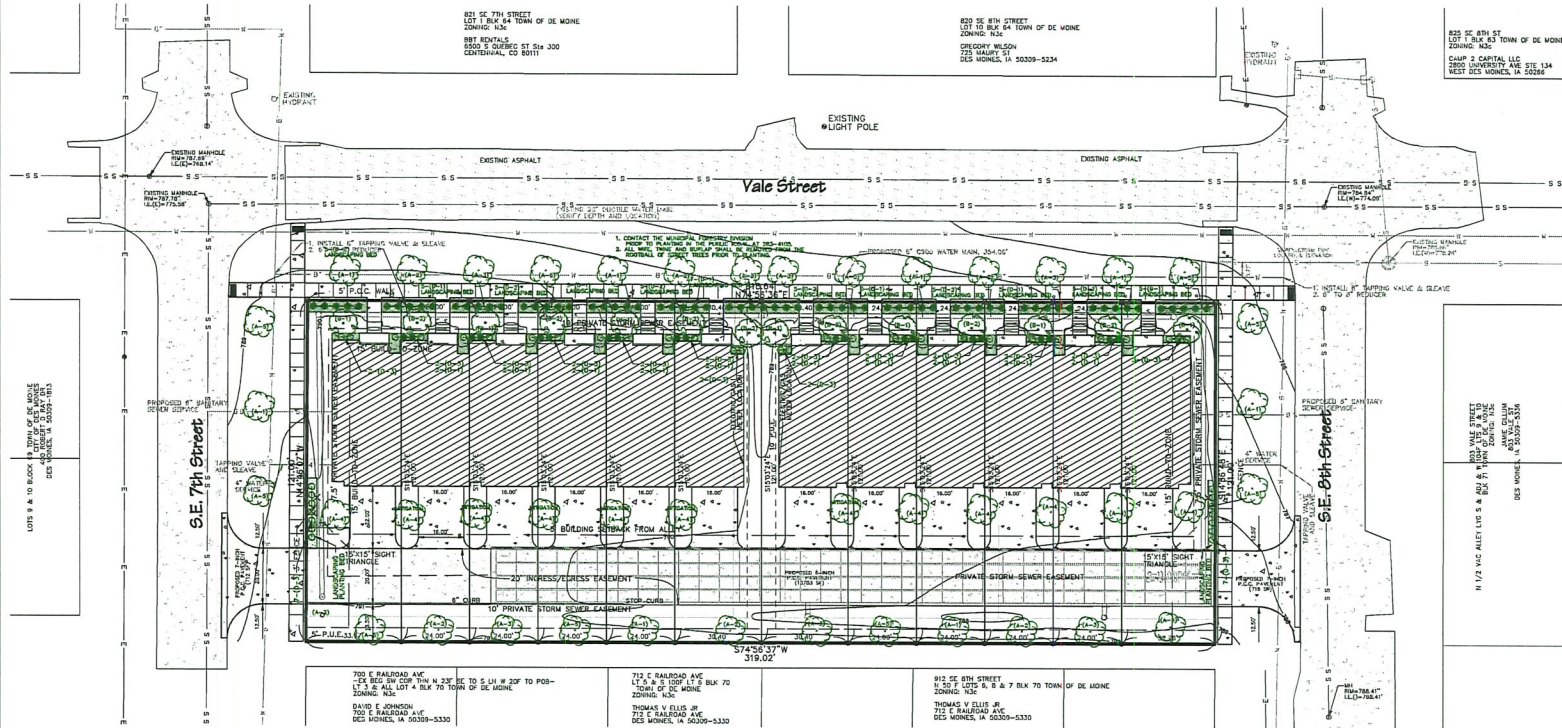
Vale Street Plat 1 - Site Plan/Preliminary Plat
EXISTING SITE/DEMOLITION PLAN

DATE SUBMITTED
07-19-2020

DATE PRINTED
Tue Jan 25, 2022

AEC #: 205385
SHEET 3

Vale Street Plat 1 - Site Plan/Preliminary Plat Development Plan

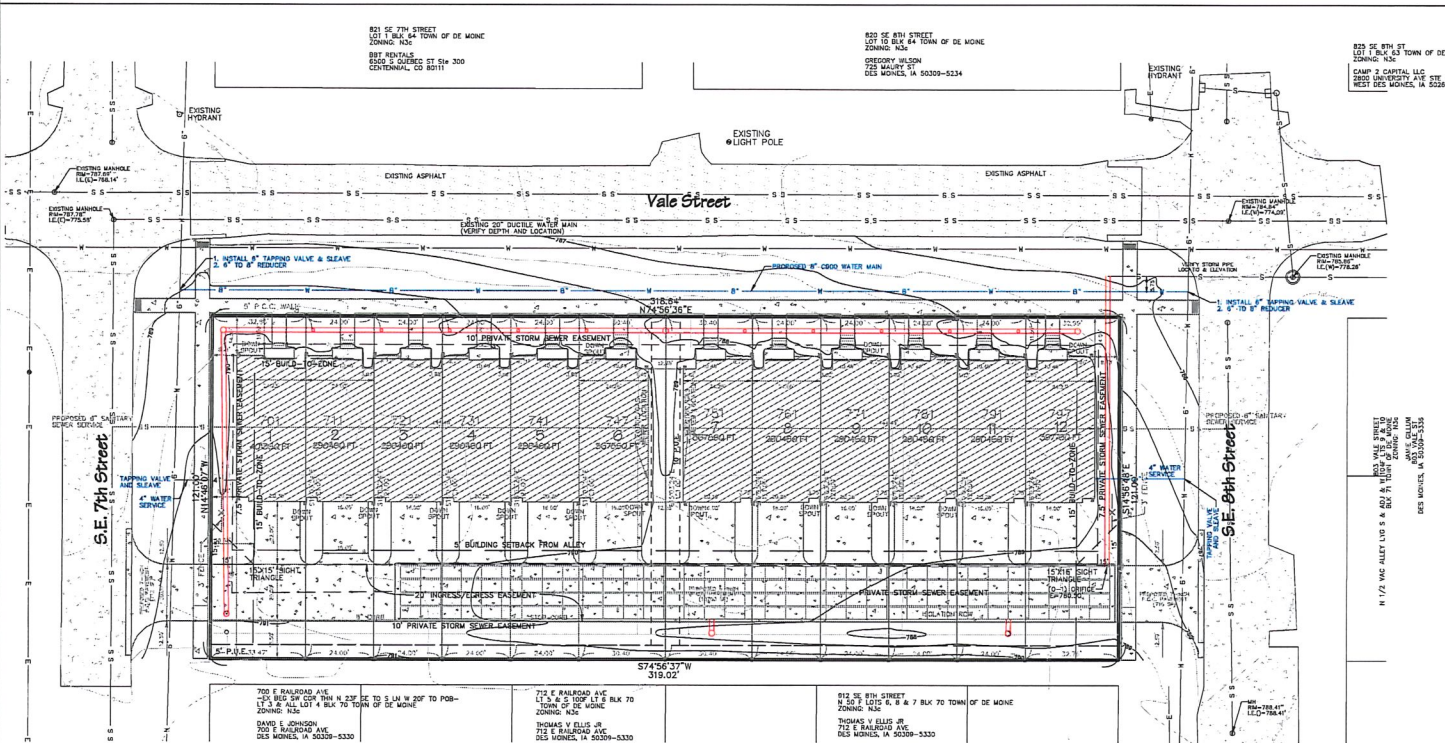


Landscaping Schedule

Label	Common Name	'Cultivars'	Quantity
(A-1)	Elm, Hybrid	Ulmus spp. "Patriot" "Triumph" "Valley Forge" "frontier"	8
(A-2)	Ginkgo	Ginkgo biloba "Autumn Gold" "Laceview" "Princeton Sentry" "Emperor" "Mayer" Only male species	7
(A-3)	Hackberry	Celtis occidentalis "Prairie Pride" "Chicagoland"	8
(A-4)	Honeylocust, Thornless	Gleditsia triacanthos var. inermis "Shademaster"	12
(A-5)	Linden, American	Tilia americana "Wendell" "Redmond"	11
(B-1)	Redbud, Eastern	Cercis canadensis (Tree form only)	7
(B-2)	Cornus, Hardy	Cornus alternifolia sp. (Flower form only)	7
(D-1)	Goldmound Spirea	Spiraea japonica "Goldmound"	57
(D-2)	Red Twig Dogwood Shrub	Cornus sericea	35
(D-3)	Karl Foerster Grass	Calamagrostis canadensis	50

ASSOCIATED ENGINEERING
COMPANY OF IOWA
 AEC
 1800 BRIDGE PLAZA, SUITE 200, DES MOINES, IA 50319
 Phone: (515) 251-3150 Fax: (515) 251-3157
 DATE SUBMITTED: 07-15-2020
 DATE PRINTED: 11th JAN 20, 2022
 AEC #: 209385
 SHEET #

Vale Street Townhomes Plat 1 - Water Main Plan



CONTACT INFORMATION	SITE LOCATION INFORMATION
ANCHOR INVESTMENT GROUP LLC 2820 UNIVERSITY AVENUE, SUITE 134 WEST DES MOINES, IOWA 50266-1258 PHONE #: (515) 281-4330	801 SE 7TH STREET DES MOINES, IOWA 50309
ANCHOR INVESTMENT GROUP LLC 2820 UNIVERSITY AVENUE, SUITE 134 WEST DES MOINES, IOWA 50266-1258 ATTN: SCOTT SULLIVAN PHONE #: (515) 281-4330 EMAIL: ALLIESANDHARTPROPERTY.COM	LEGAL DESCRIPTION S 1/2 & 2 BLK 70 TOWN OF DE MOINE AND S 1/2 W 1/2 ALLEY E & S 1/2 LOTS 1 & 2 BLK 70 TOWN OF DE MOINE S 1/2 LOTS 3 & 4 S 1/2 E W 1/2 LOTS 5 & 10 AND S 1/2 LOTS 6 & 7 BLK 70 TOWN OF DE MOINE AND S 1/2 W 1/2 ALLEY W BLK 70 TOWN OF DE MOINE
DESIGNER: WILSON 725 VALLEY ST DES MOINES, IA 50309-9234	ENGINEERING COMPANY PROJECT MANAGER VICIPRO PROJECTS LLC 1830 SE Princeton Drive, Suite H Des Moines, Iowa 50311 Email: VICIPRO@CFLPDES.COM Phone #: (515) 281-3155 ext. 2
801 SE 8TH ST LOT 1 BLK 63 TOWN OF DE MOINE ZONING: N2	ZONING INFORMATION ZONING: N2

- NOTES**
- All valves and curb boxes are to be marked with metal TEE posts and to be painted blue.
 - Service shall be a minimum of 18" copper pipe size and be installed and installed with fittings rated to a minimum of 150 psi. Water services are to terminate at curb boxes that are to be located at 10' feet inside the R.O.W. all non-metal services.
 - Tracer wire is to be installed and connected to the trace wire on water main. Tracer wire is to be grounded within 3' of water main with a ground rod and terminated at the curb box.
 - Tracer wire is to be brought up outside of valve boxes and fed inside through wet well.
 - Valve box shall have top when they are not in operation. Tracer wire at the hydrants.
 - All fire hydrants are to be furnished with a factory cast of red paint.
 - All fire hydrants are to be furnished with one precast concrete outlet with a 5-inch start-to-end, quick-connect coupling and cap. The cap for the 5-inch start coupling shall have an internal warning tape and a chain attached to the fire hydrant. Chain length shall be 18" and shall be attached to the fire hydrant with a chain. Start-type nipples and caps shall comply with the dimensional requirements of NFPA 1852 Standards for fire hose connections, specifically chapter 4, non-threaded connections.

CITY OF DES MOINES BENCH MARK

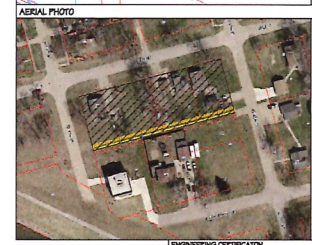
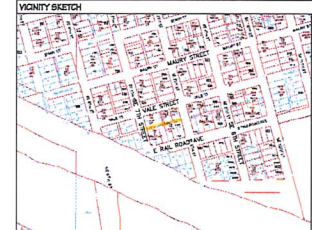
Name: EARTHQUAKE STAKE

Location:

City of Des Moines Small Tract or Corner Public Square

Block: Lot:

From Information on This Page Date in Public Works Department, 124 N 7th Street, Des Moines, IA 50319



ENGINEERING CERTIFICATION

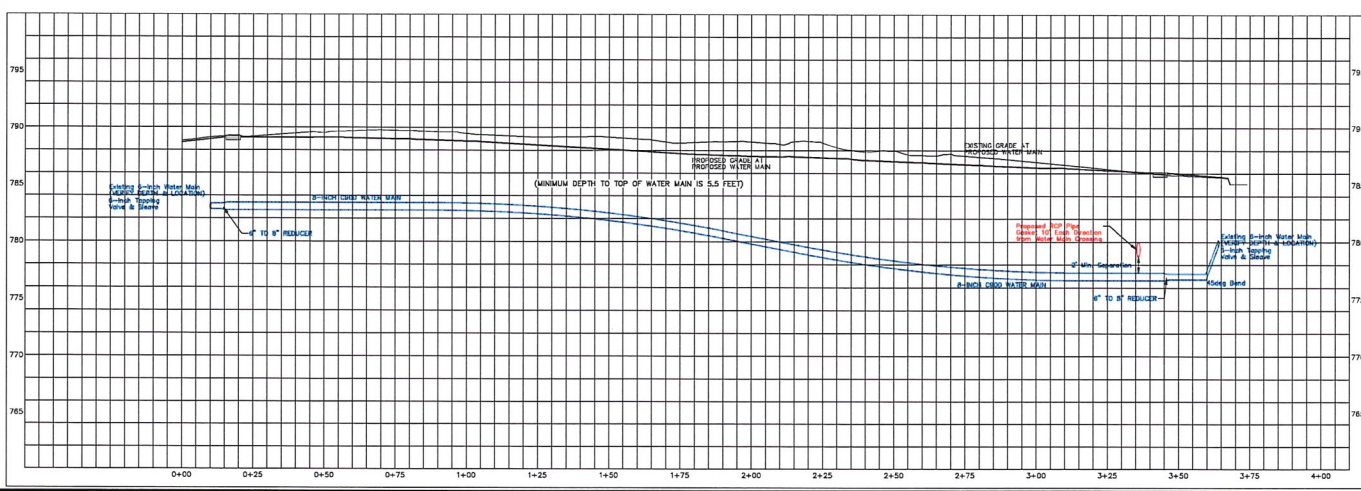
I, the undersigned, being a duly licensed Professional Engineer in the State of Iowa, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the client.

DATE SUBMITTED: 07-20-2020

DATE PRINTED: Tue Jun 25, 2022

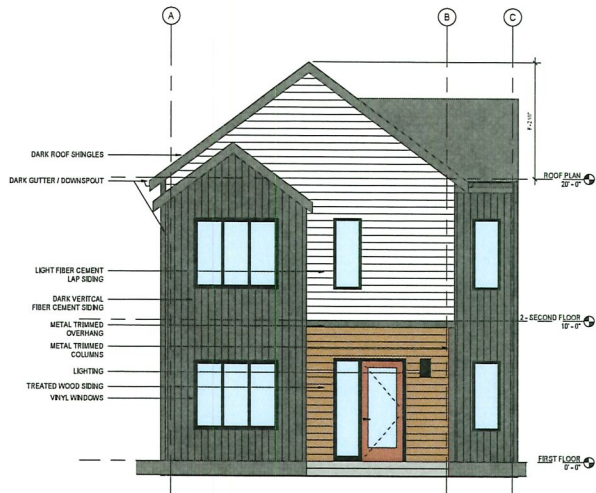
AEC #: 209385

SHEET 1



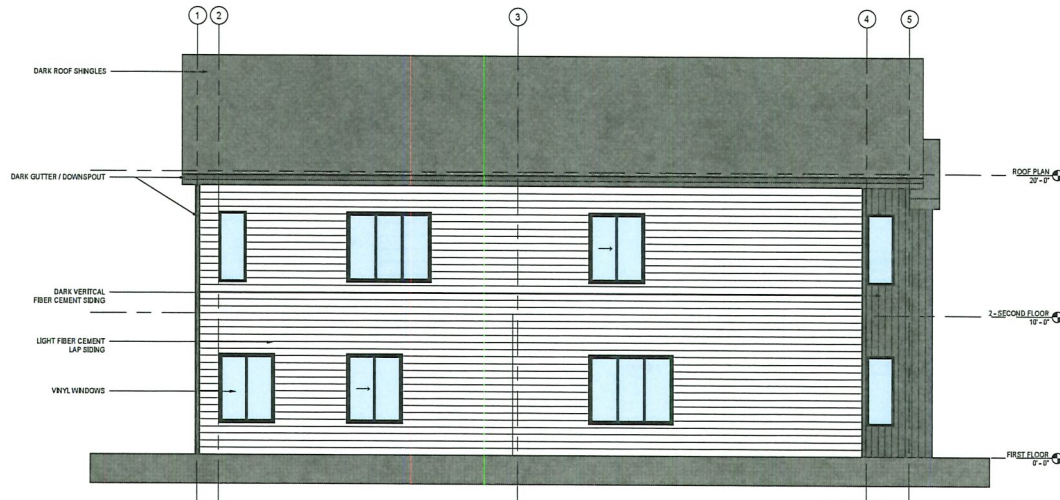
ASSOCIATED ENGINEERING COMPANY OF IOWA
 AEC
 1300 W. Phoenix Drive, Suite 101, Des Moines, Iowa 50311
 Phone: (515) 281-1106 Fax: (515) 281-3177

Vale Street Townhomes Plat 1 - Water Main Plan
 Water Main Plan



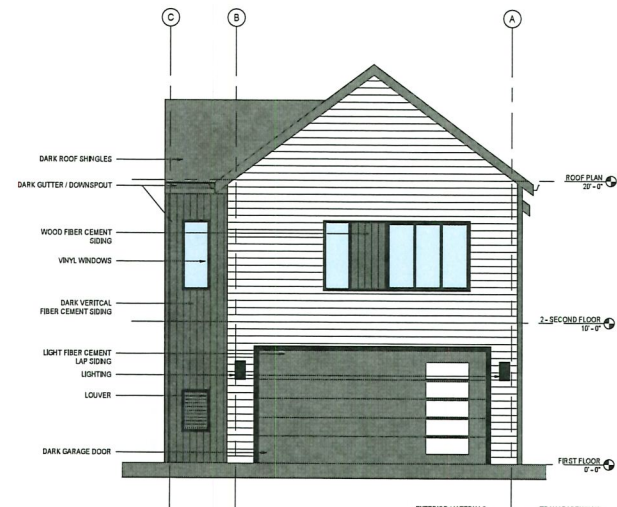
4 UNIT - NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:	TRANSPARENCY %:	
- FIBER CEMENT SIDING	= 315 SF	- FIRST FLOOR = 30%
- TREATED WOOD SIDING	= 58 SF	- SECOND FLOOR = 20%
- WINDOWS, DOOR	= 153 SF	
- TOTAL BUILDING FACADE	= 498 SF	



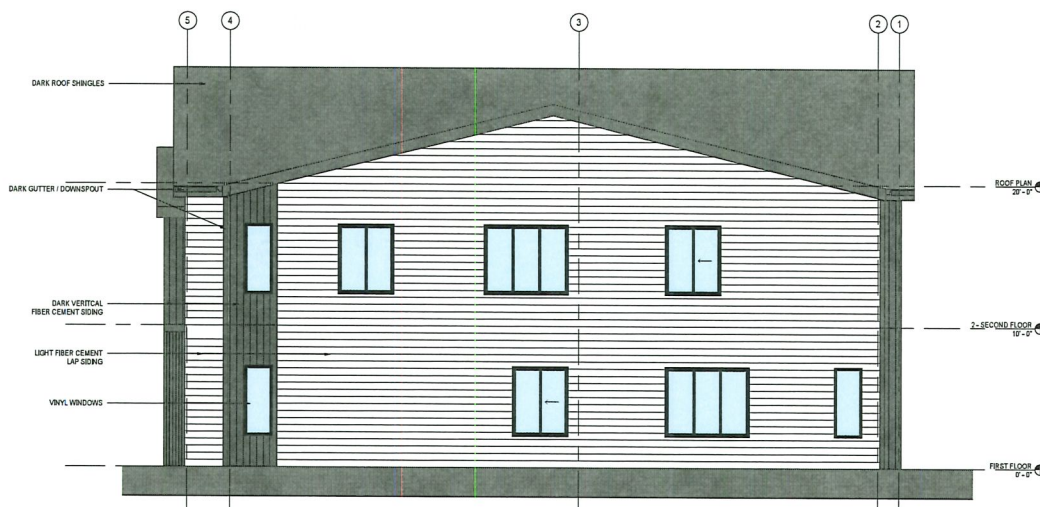
3 UNIT - EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:	TRANSPARENCY %:	
- FIBER CEMENT SIDING	= 884 SF	- FIRST FLOOR = 15%
- TREATED WOOD SIDING	= 8 SF	- SECOND FLOOR = 13%
- WINDOWS, DOOR	= 148 SF	
- TOTAL BUILDING FACADE	= 1022 SF	



2 UNIT - SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:	TRANSPARENCY %:	
- FIBER CEMENT SIDING	= 314 SF	= 8%
- TREATED WOOD SIDING	= 47%	= 17%
- WINDOWS, DOOR	= 188 SF	
- TOTAL BUILDING FACADE	= 592 SF	



1 UNIT - WEST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS:	TRANSPARENCY %:	
- FIBER CEMENT SIDING	= 871 SF	- FIRST FLOOR = 14%
- TREATED WOOD SIDING	= 8 SF	- SECOND FLOOR = 19%
- WINDOWS, DOOR	= 153 SF	
- TOTAL BUILDING FACADE	= 1024 SF	

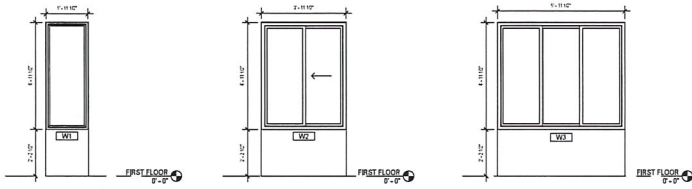
STUDIO M E L E E
1312 LOCUST, SUITE 100Z
DES MOINES, IOWA 50309

ANCHOR INVESTMENT
VALE TOWNHOMES
DES MOINES, IA 50399

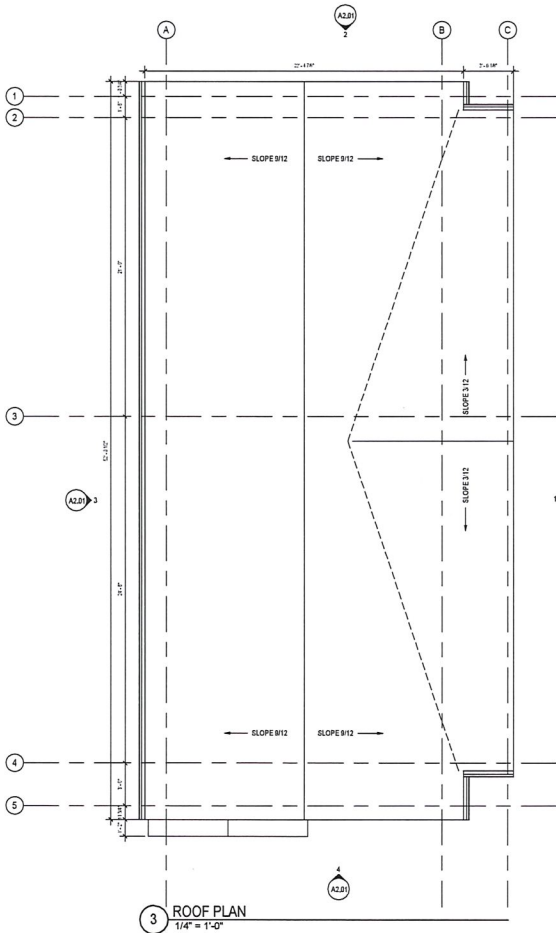
PRINT DATE:
01.06.2022
SHEET NAME:
EXTERIOR ELEVATIONS

A2.01

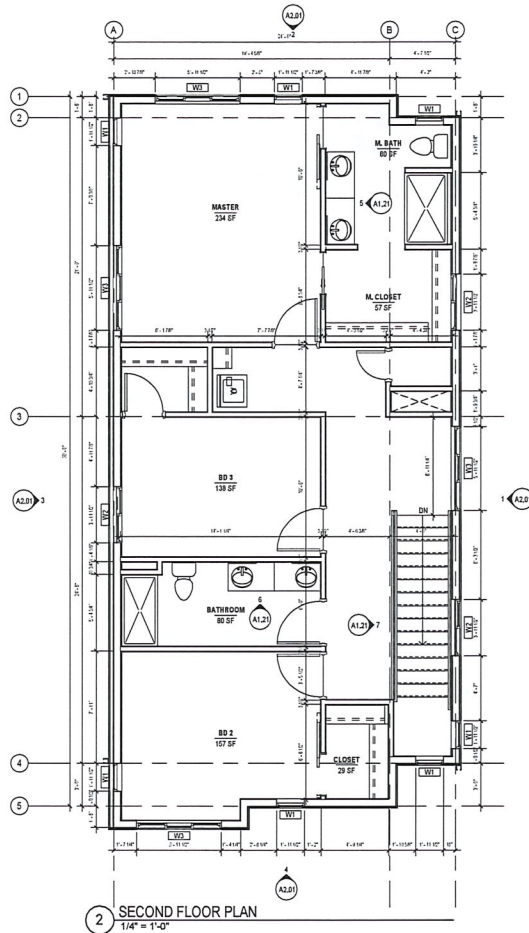
SCHEMATIC DESIGN



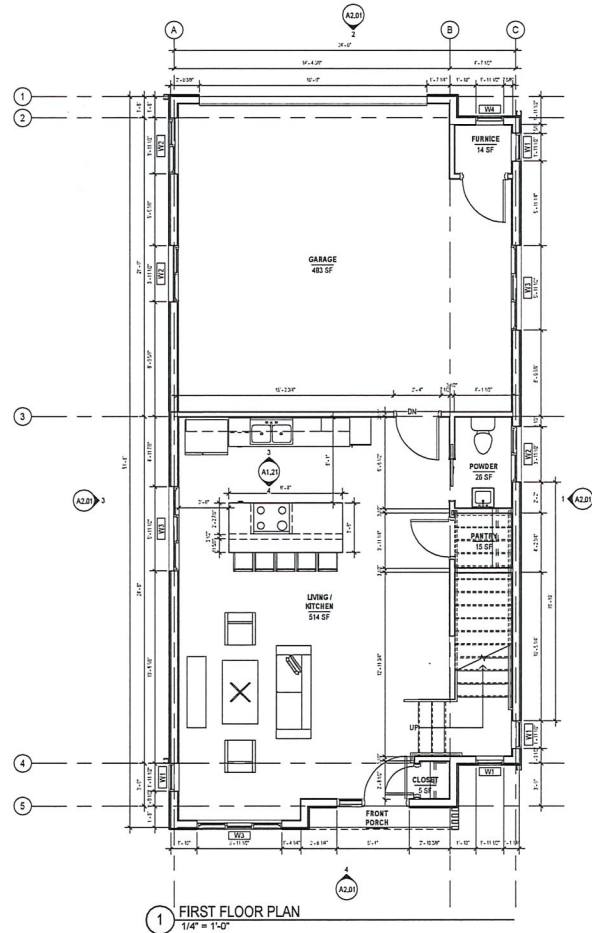
4 GLAZING ELEVATIONS
3/8" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



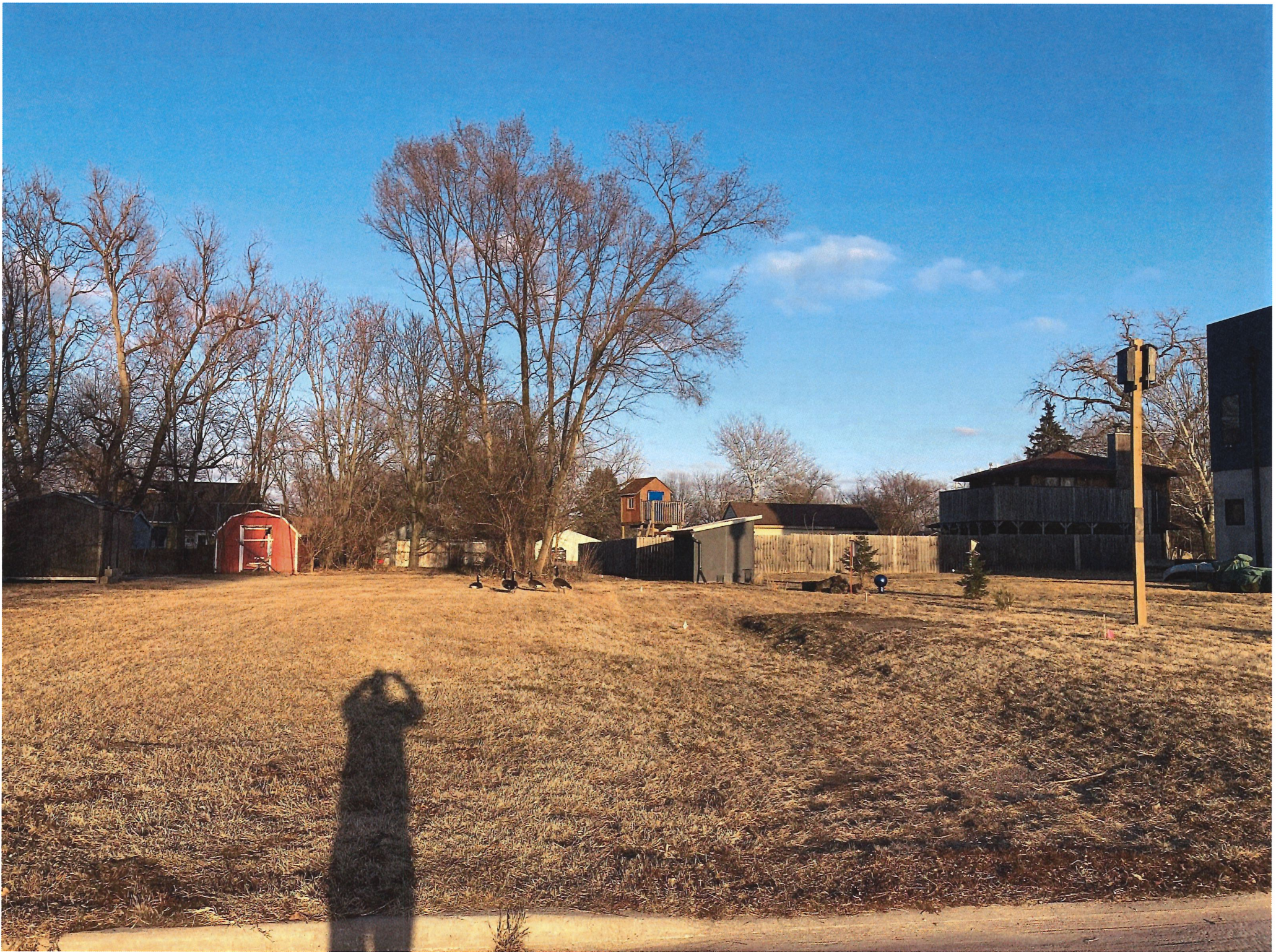
2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

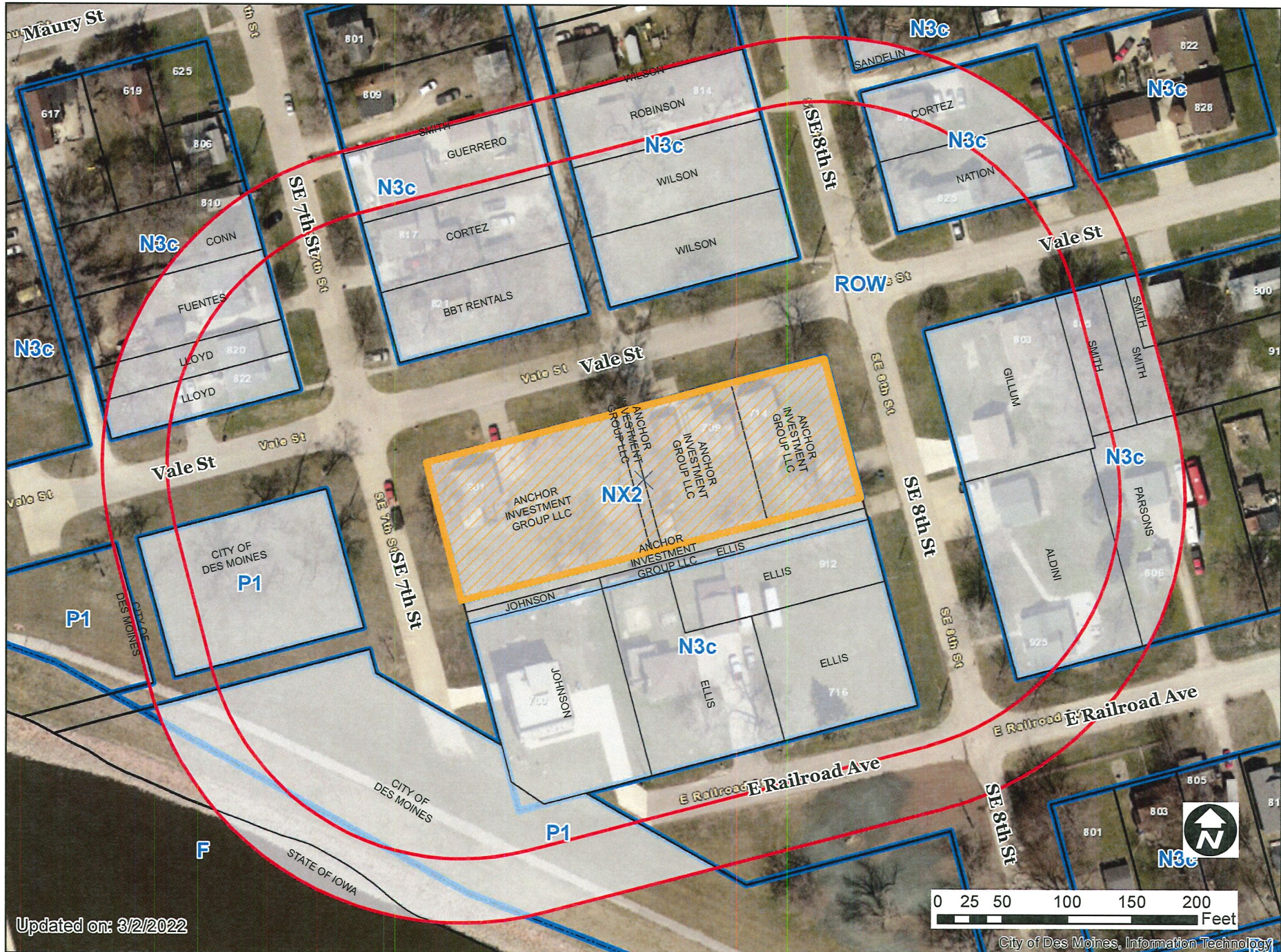
SCHEMATIC DESIGN











Updated on: 3/2/2022



City of Des Moines, Information Technology

1 inch = 98 feet