



**Date** December 12, 2022

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING REQUEST FROM THE OAKS ON FLEUR LLC FOR REVIEW AND APPROVAL OF A PRELIMINARY PLAT "OAKS ON FLEUR PRELIMINARY PLAT" FOR SUBDIVISION OF .92 ACRES OF PROPERTY IN THE VICINITY OF 3020 FLEUR DRIVE INTO 15 SINGLE-HOUSEHOLD LOTS AND ONE OUTLOT FOR A TOWNHOME DEVELOPMENT**

**WHEREAS**, on November 17, 2022, the City of Des Moines Plan and Zoning Commission voted 13-0 for APPROVAL of a Preliminary Plat "Oaks on Fleur Preliminary Plat", submitted by Oaks on Fleur, LLC (owner), represented by Adam Sieren (officer), in form on file in the Development Services Department, for property located in the vicinity of 3020 Fleur Drive, to allow undeveloped property to be divided into 15 lots and one outlot for a Townhome Development, subject to the following condition:

- 1. Compliance with all administrative review comments.

**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 adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.  
Gary D. Goudelock Jr.  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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

Date 13/12/22  
 Agenda Item 19  
 Roll Call # \_\_\_\_\_

December 6, 2022

Communication from the City Plan and Zoning Commission advising that at their November 17, 2022 meeting, the following action was taken regarding a request from The Oaks on Fleur LLC (owner) represented by Adam Sieren (officer) for review and approval of the Preliminary Plat "Oaks on Fleur Preliminary Plat" on 0.94 acres of property in the vicinity of 3020 Fleur Drive for development of 15 one household residential lots.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 13-0 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar				X
Justyn Lewis				X
Carolyn Jenison	X			
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

**APPROVAL** of the proposed Preliminary Plat, subject to compliance with all administrative review comments.

**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 a Preliminary Plat to subdivide the subject property to create 15 lots and one (1) outlot for townhome development.

This Preliminary Plat matches the layout of the Site Plan “The Oaks on Fleur” that was reviewed by the Plan and Zoning Commission on September 15, 2022, for Type 2 Design Alternative considerations.

2. **Size of Site:** 41,318 square feet (0.94 acres).
3. **Existing Zoning (site):** “NX1” Neighborhood District.
4. **Existing Land Use (site):** The existing site is vacant land.
5. **Adjacent Land Use and Zoning:**

**North** – “N3a”, Use is residential.

**South** – “N3a”, Use is residential.

**East** – “N3a”, Use is residential.

**West** – “N3a”, Uses is residential.

6. **General Neighborhood/Area Land Uses:** The area is residential, with one-household dwellings and multi-household dwellings along Fleur Drive.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Southwestern Hills Neighborhood. The neighborhood association was notified of the Commission meeting by mailing of the Preliminary Agenda on October 28, 2022 and mailing of the Final Agenda on November 10, 2022. Notifications of the hearing for this specific item were mailed on November 7, 2022 (11 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 Southwestern Hills Neighborhood notices were mailed to George Davis at 3124 Southwest 29<sup>th</sup> Street, Des Moines, Iowa 50321.

8. **Relevant Zoning History:** City Council approved the rezoning for this site from “N3a” Neighborhood District to “Limited NX1” Neighborhood District on April 4, 2022, under Ordinance Number 16,120. Rezoning was approved subject to conditions.
9. **PlanDSM Future Land Use Plan Designation:** 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

The townhomes will be platted into separate lots for each unit. Stormwater will be managed in compliance with the City's stormwater management requirements, including a private stormwater basin in the outlot. There is a public water main and public sanitary sewer line along the Willowmere Drive frontage that the development will connect to. The site will be accessed by a drive from Willowmere Drive. Tree mitigation will be provided as part of this development.

### SUMMARY OF DISCUSSION


Emily Webb asked if any member of the public or commission desired to speak on the item. No one requested to speak.

### COMMISSION ACTION:

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

Motion passed: 13-0

Respectfully submitted,



Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh





Updated on: 10/12/2022

1 inch = 103 feet



# OAKS ON FLEUR PRELIMINARY PLAT

## SHEET INDEX:

- 1 OF 4 COVER SHEET
- 2 OF 4 SITE SURVEY
- 3 OF 4 LAYOUT PLAN
- 4 OF 4 GRADING PLAN

### PROPERTY DESCRIPTION:

(WARRANTY DEED BOOK 9031, PAGE 92)  
LOT 1 AND THE SOUTH 90 FEET OF THE WEST 193 FEET OF THE EAST 209 FEET OF LOT 1 IN WILLOWBRIAR, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 3910 FLEUR DRIVE, DES MOINES, IOWA 50321, SUBJECT TO ALL ZONING, EASEMENTS AND COVENANTS OF RECORD, IF ANY.

AND

(OUT OF DEED BOOK 18740, PAGE 199-200)  
E/4 E/4 MEAS PERPENDICULAR TO E/1/4-LOT 3  
WILLOWBRIAR

### ADDRESS:

3910 & 3920 FLEUR DRIVE  
DES MOINES, IOWA 50321

### OWNER:

WILLIAM R SHARP  
3910 FLEUR DRIVE  
DES MOINES, IOWA 50321

AND

LYMAN ENTERPRISES  
9912 ECHO RIDGE TRAIL  
HORNWALK, IOWA 50211

### PREPARED FOR:

OAKS ON FLEUR LLC  
ADAM SIEMEN  
3915 WACO COURT  
DES MOINES, IA 50321

### PREPARED BY:

BISHOP ENGINEERING  
3501 104TH ST  
URBANDALE, IA 50322

### ZONING:

CITY OF DES MOINES ZONING MAP  
ZONED: LIMITED NX1 (NEIGHBORHOOD DISTRICT)

### BULK REGULATIONS:

FRONT: 25 FEET  
SIDE: 15 FEET (STREET SIDE)  
REAR: 7, 15 FOR BOTH (INTERIOR)  
40 FEET

BUILDING TYPE: ROW BUILDING

### BENCHMARK:

BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS  
DATUM = NAD 83, 1206N SOUTH  
BENCHMARK DATUM = CITY OF DES MOINES

CITY OF DES MOINES BENCHMARK ID# 3550  
DESCRIPTION: BRASS CAP IN CORNER OF TRAFFIC SIGNAL BASE AT NE CORNER OF PARK AVENUE AND FLEUR DRIVE  
ELEVATION = 129.395

POINT #001, 10 PAGES EAST OF ASPHALT DRIVEWAY  
NORTHING = 527,347.83  
EASTING = 1,028,853.79  
ELEVATION = 129.28  
DESCRIPTION: 3/4" IRON PIPE WITH RED PLASTIC CAP

### UTILITY MAPS PROVIDED BY:

1. ELECTRIC & GAS (IADAM) / (515) 252-6332
2. STORM AND SANITARY (CITY OF DES MOINES) / (515) 237-1299
3. TELEPHONE (IOWA CABLE NETWORK) / (800) 471-3060
4. WATER (DES MOINES WATER WORKS) / (515) 233-4244
5. FIBER OPTIC (CENTURION BUSINESS) / (515) 547-0747
6. FIBER OPTIC (AUREON) / (515) 430-0445
7. FIBER OPTIC (MEDACOM) / (515) 467-2527



### UTILITY NOTES:

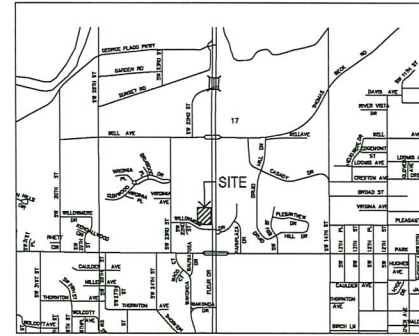
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY. EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING. UNLESS OTHERWISE NOTED, ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

### GENERAL NOTES:

1. SEE PAVEMENT CROSS SECTION DETAIL FOR PAVEMENT THICKNESS REQUIREMENTS.
2. PAVEMENT THICKNESS AND CROSS SECTION DESIGN IS DICTATED BY CITY REQUIREMENTS.
3. ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS.
4. ALL EASEMENTS ARE PUBLIC UNLESS NOTED OTHERWISE.
5. LOTS WILL BE DEVELOPED IN COMPLIANCE WITH THE BUILDING TYPE REGULATIONS FOR ROW BUILDING.

### LIMITED NX1 ZONING CONDITIONS:

1. DRIVE APPROACHES TO THE SITE FROM FLEUR DRIVE ARE PROHIBITED.
2. NO MORE THAN 15 HOUSEHOLD UNITS SHALL BE DEVELOPED.
3. ANY BUILDING THAT DOES NOT FRONT FLEUR DRIVE SHALL NOT EXCEED 2 STORES IN TOTAL HEIGHT.
4. ANY BUILDING THAT DOES NOT FRONT FLEUR DRIVE SHALL HAVE A ROOF FORM AND OVERALL CHARACTER THAT IS SIMILAR TO THE CHARACTER OF THE ONE HOUSEHOLD DWELLINGS IN THE AREA TO THE SATISFACTION OF THE CITY'S PLANNING AND URBAN DESIGN ADMINISTRATOR, AND
5. THE DEVELOPMENT SHALL COMPLY WITH ALL STORMWATER MANAGEMENT STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER.



VICINITY MAP  
(NOT TO SCALE)

### ABBREVIATIONS:

- AC ALLEYS
- ASPH ASPHALT
- BY BOOK
- CONC CONCRETE
- D DEEDED DISTANCE
- EX EXISTING
- ENCL ENCLOSURE
- FF FINISHED FLOOR
- FL FLOW LINE
- M MAHOLE
- MH MEASURED DISTANCE
- OPC ORANGE PLASTIC CAP
- P PLATTED DISTANCE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PREVIOUSLY RECORDED AS PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- RPC RED PLASTIC CAP
- SF SQUARE FEET
- SAN SANITARY
- TYP TYPICAL
- YPC YELLOW PLASTIC CAP
- N NORTH
- S SOUTH
- E EAST
- W WEST

### LEGEND:

- SAN — SANITARY SEWER
- ST — STORM SEWER
- W — WATER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- TELE — TELEPHONE LINE
- FO — FIBER OPTIC
- CATV — CABLE TV
- STORM MANHOLE
- CURB INTAKE
- SURFACE INTAKE
- SANITARY MANHOLE
- CLEANOUT
- ⊕ FIRE HYDRANT
- ⊕ SPRINKLER
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER SHUT OFF
- ⊕ YARD HYDRANT
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC RISER
- ⊕ ELECTRIC VAULT
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ ELECTRIC PANEL
- ⊕ TRANSFORMER
- ⊕ GROUND LIGHT
- ⊕ GUY WIRE
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ AIR CONDITIONING UNIT
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE VAULT
- ⊕ TELEPHONE MANHOLE
- ⊕ TRAFFIC SIGNAL MANHOLE
- ⊕ FIBER OPTIC RISER
- ⊕ FIBER OPTIC VAULT
- ⊕ CABLE TV RISER
- ⊕ SIGN
- ⊕ INDICATES NUMBER OF PARKING STALLS
- ⊕ PROPERTY CORNER - FOUND AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- ⊕ ALL SIDE YARD SETBACKS ARE INTENDED TO BE USED TO CONVEY STORM WATER FROM THE SUBJECT LOT AND ANY ADJACENT LOTS

**PRELIMINARY PLAT APPROVAL:**

APPROVED       APPROVED WITH CONDITIONS

SEE EXHIBIT "A"

PLAT #:

P & Z APPROVAL DATE:

City of Des Moines, Iowa



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, P.L.S., 14770      DATE: \_\_\_\_\_  
LICENSE RENEWAL DATE: DEC. 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: JOEL E. JACKSON, P.E., 18397      DATE: \_\_\_\_\_  
LICENSE RENEWAL DATE: DEC. 31, 2022  
PAGES OR SHEETS COVERED BY THIS SEAL:

**Bishop Engineering**  
"Planning Your Successful Development"  
Des Moines, Iowa 50322-3825  
The City of Des Moines Professional Engineer  
Civil Engineering & Land Surveying    Established 1959

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**OAKS ON FLEUR  
DES MOINES, IA**

**COVER SHEET**

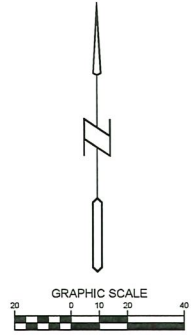
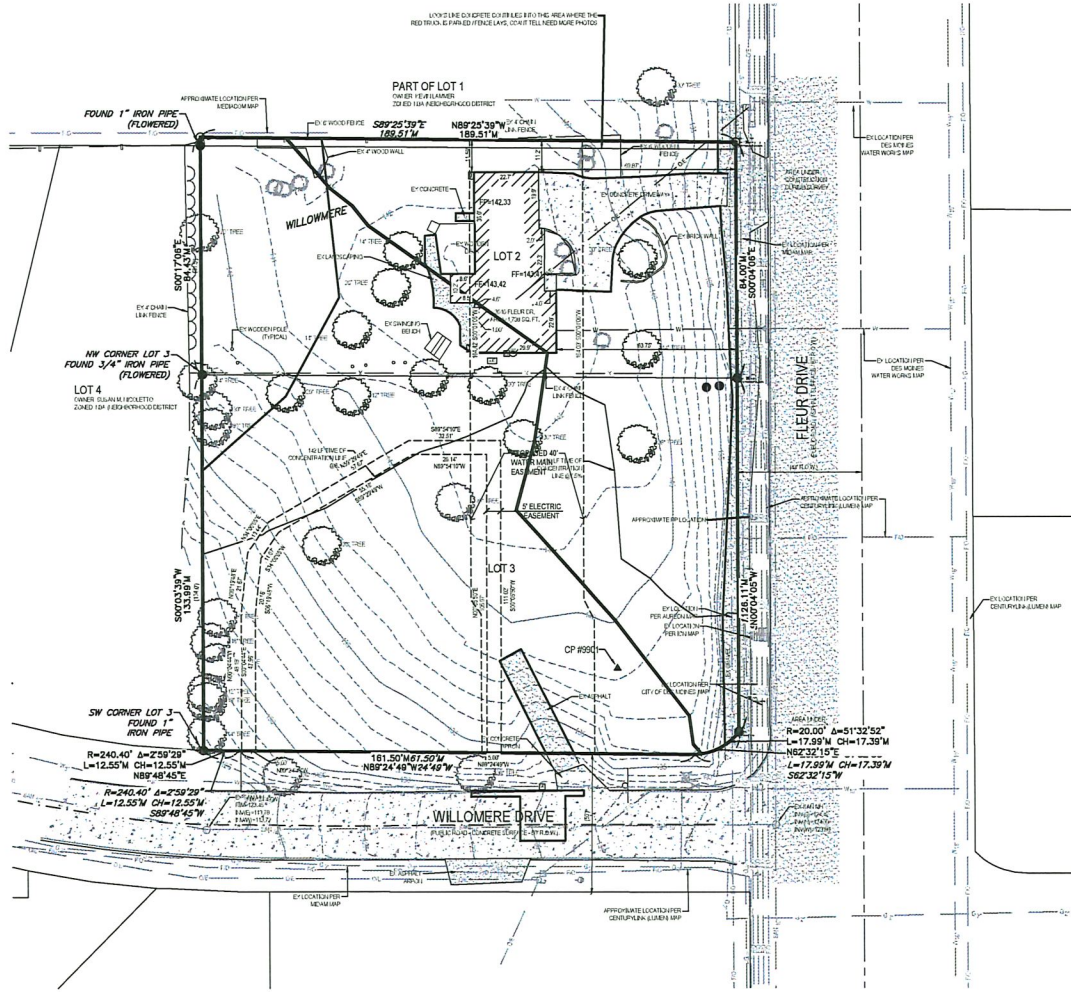
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CHECKED BY:	
REVISION DATE:	4-9-2022 7-19-2022 9-28-2022
PROJECT NUMBER:	210529
SHEET NUMBER:	1 OF 4

18

PRELIMINARY- NOT FOR CONSTRUCTION

8/20/2022 10:41 AM L:\LAND PROJECTS\20210203\OAKS ON FLUVER\DWG\PREL.DWG



OAKS ON FLUVER  
DES MOINES, IA

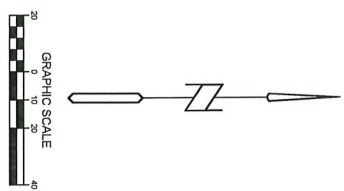
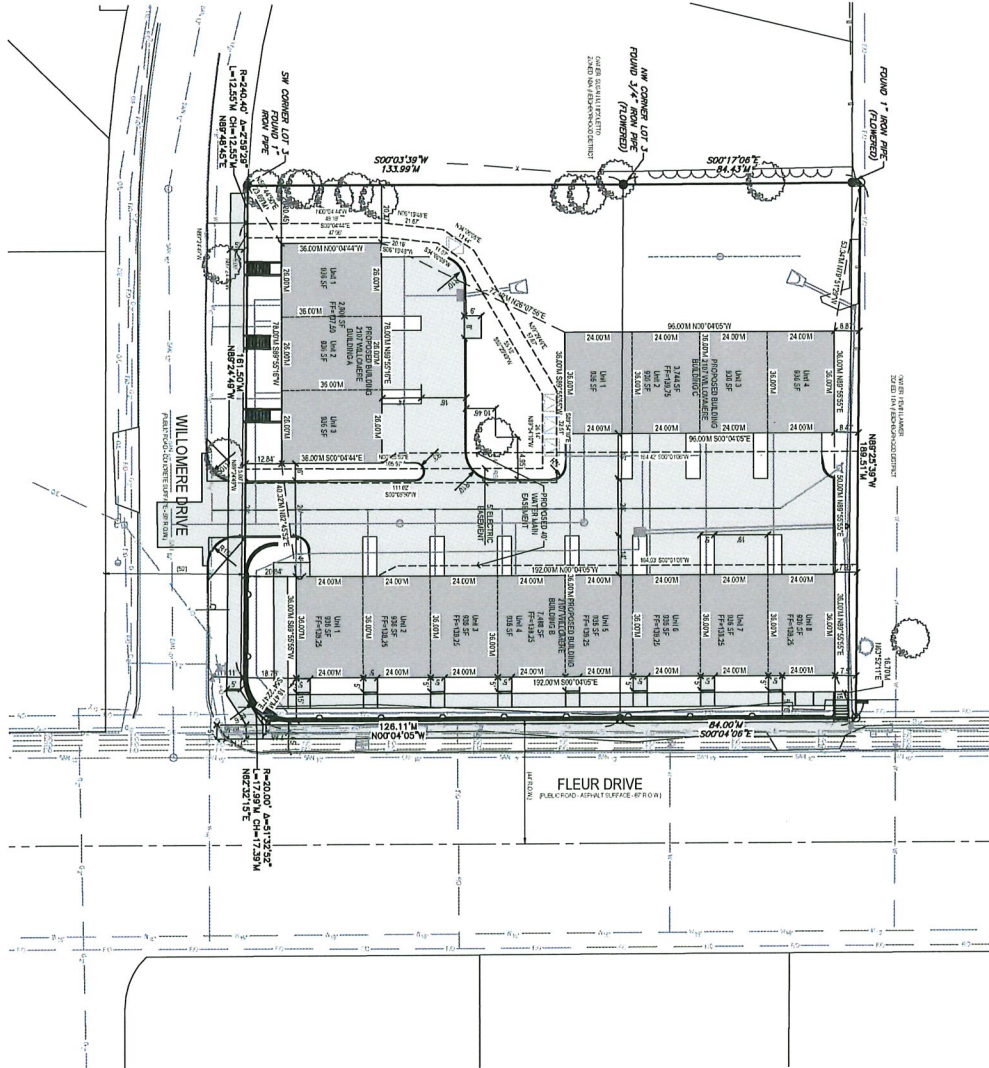
SITE SURVEY

REFERENCE NUMBER:	
DRAWN BY:	DS
CHECKED BY:	
REVISION DATE:	4-9-2022 7-19-2022 9-28-2022
PROJECT NUMBER:	210529
SHEET NUMBER:	2 OF 4



# PRELIMINARY- NOT FOR CONSTRUCTION

02/20/2022 9:45 AM L:\LAND PROJECTS 2021\10529 OAKS ON FLUEROVGRF PLAT DWG



**OAKS ON FLUOR**  
DES MOINES, IA

**LAYOUT PLAN**

PROJECT NUMBER: 210529  
SHEET NUMBER: 3 OF 4

DATE: 4-8-2022  
DRAWN BY: T-J-RODZ  
CHECKED BY: J-S-RODZ

**Bishop Engineering**  
"Planning Your Successful Development"

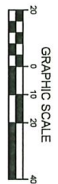
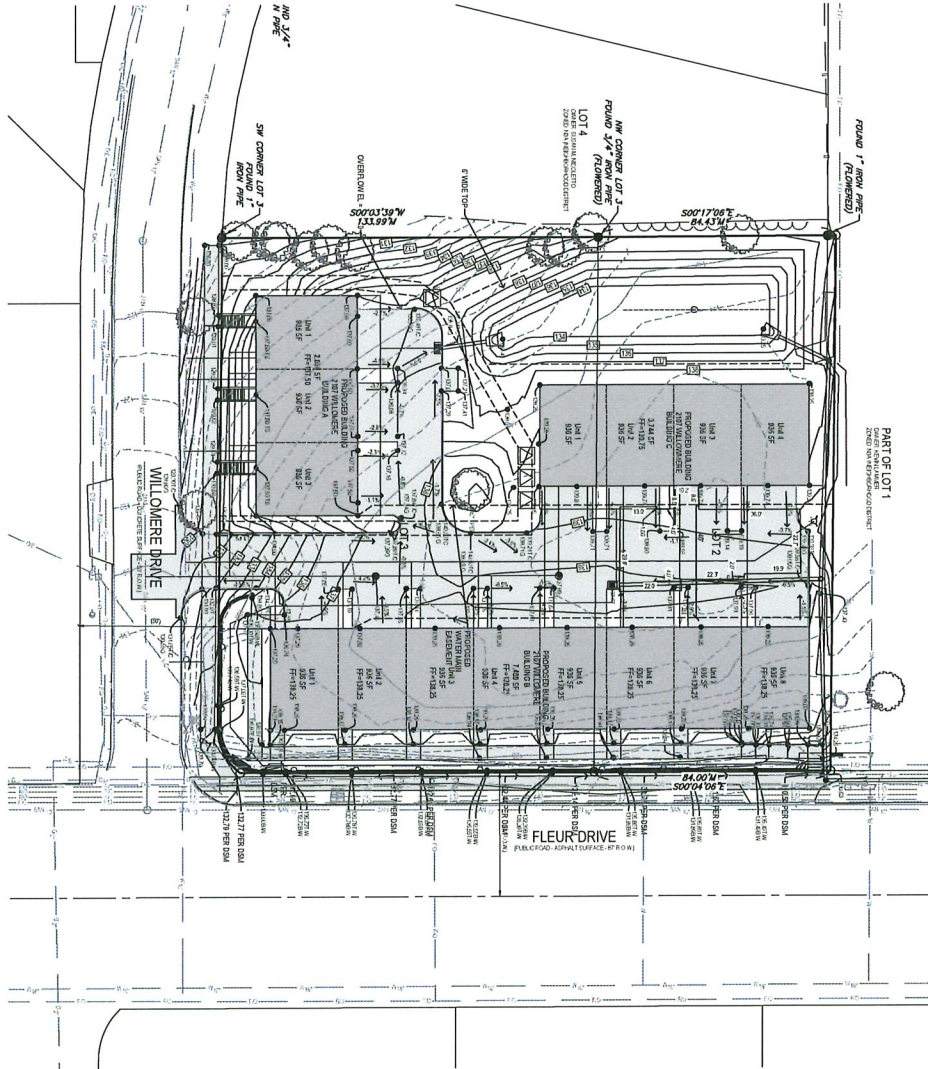
3501 104th Street  
Des Moines, Iowa 50322-3823  
Phone: (515) 276-8467 Fax: (515) 276-6317

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# PRELIMINARY- NOT FOR CONSTRUCTION

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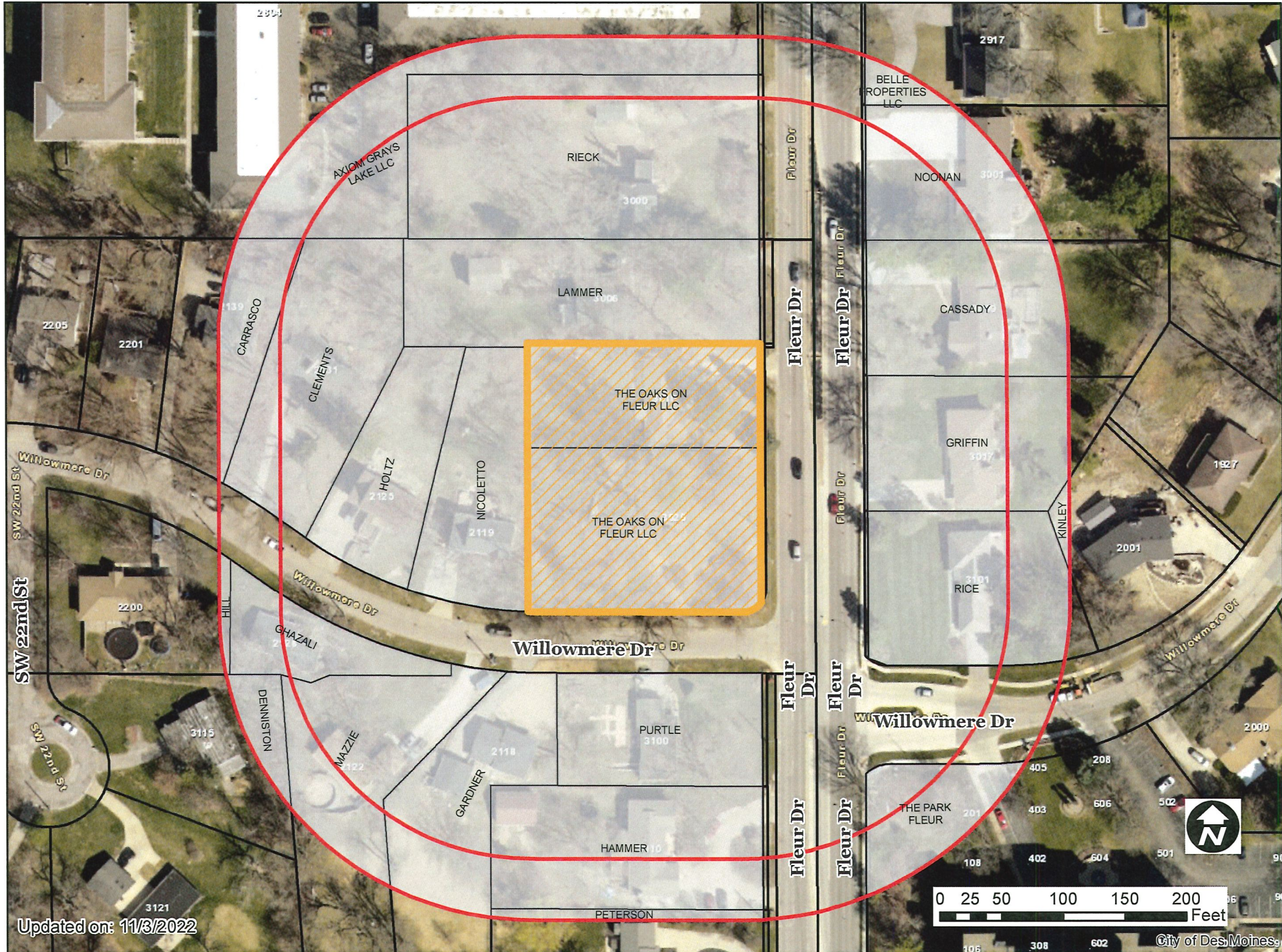
<b>4 OF 4</b>	PROJECT NUMBER <b>210529</b>	DATE <b>4-4-2023</b>	DRAWN BY <b>DS</b>	CHECKED BY <b>DS</b>	OAKS ON FLEUR DES MOINES, IA
	SHEET NUMBER <b>4 OF 4</b>	PROJECT DATE <b>7-19-2022</b>	DATE <b>7-19-2022</b>	DATE <b>7-19-2022</b>	GRADING & UTILITY PLAN

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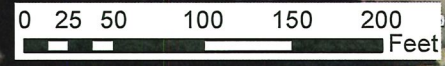
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 Des Moines, Iowa 50322-3825  
 Phone: (515)276-0467 Fax: (515)276-0217

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Updated on: 11/3/2022



City of Des Moines

1 inch = 103 feet