



Roll Call Number

Agenda Item Number

21

Date August 7, 2023

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING THE PRELIMINARY PLAT "WATERBURY COMMONS" ON PROPERTY LOCATED IN THE VICINITY OF 4820 INGERSOLL AVENUE

WHEREAS, on July 20, 2023, the City of Des Moines Plan and Zoning Commission voted 9-0 to APPROVE a request from 4820 Ingersoll Propco, LLC (developer), represented by John Manfredy (officer), for Preliminary Plat "Waterbury Commons" on property located in the vicinity of 4820 Ingersoll Avenue, to allow for sixteen (16) lots for rowhouse development (16 household units) and an outlot, subject to compliance with all administrative review comments; and

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. Second by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill
Assistant City Attorney

(PLAT-2023-000013)

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

MOTION CARRIED APPROVED
Mayor

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.

City Clerk

Date August 7, 2023

Agenda Item 21

Roll Call # _____

August 1, 2023

Communication from the City Plan and Zoning Commission advising that at their July 20, 2023 meeting, the following action was taken regarding a request from 4820 Ingersoll Propco, LLC (developer), represented by John Manfredy (officer), for review and approval of the Preliminary Plat "Waterbury Commons" on 0.89 acres of property in the vicinity of 4820 Ingersoll Avenue, which would allow for sixteen (16) lots for rowhouse development (16 household units) and an outlot.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Leah Rudolphi	X				
Carol Maher	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
Rick Trower	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:** This item was approved at the July 6, 2023 Plan and Zoning Commission meeting. It was discovered after the meeting concluded that the item was noticed incorrectly, therefore, a corrected notice was sent out for a rehearing of this item.

The applicant is proposing to subdivide the subject property to create sixteen (16) lots divided into four 4-unit rowhouse buildings. A site plan is currently being reviewed for the proposed row house type development.

2. **Size of Site:** 0.89 acres.
3. **Existing Zoning (site):** "NX2" Neighborhood District.
4. **Existing Land Use (site):** Redevelopment of a site developed previously as an apartment building.

5. **Adjacent Land Use and Zoning:**

North – "N5"; Uses are one-household dwelling units and Ingersoll Avenue.

South – "N1B"; Uses are one-household dwelling units.

East – "NX2"; Uses are one-household dwelling units and an apartment complex.

West – "NX2", Use is an apartment complex.

6. **General Neighborhood/Area Land Uses:** One-household residential uses sit to the site's north along the Ingersoll Avenue corridor. Areas east and west of the site are populated with mostly multi-household residential uses. The area south of the site along the Grand Avenue corridor is one-household residential and parks and open space.
2. **Applicable Recognized Neighborhood(s):** The subject property is located within the Waterbury Neighborhood. The neighborhood association was notified of the Commission meeting by emailing of the Final Agenda on July 10, 2023. Notifications of the hearing for this specific item were mailed on July 10, 2023 (10 days prior to the public hearing) 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 Services Department. The Waterbury Neighborhood notices were mailed to Kelsey Knight.

8. **Relevant Zoning History:** The site was previously zoned R-3.
9. **PlanDSM Future Land Use Plan Designation:** High 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:** Each of the sixteen (16) new lots would be accessible from Ingersoll Avenue via a singular driveway. The proposed Preliminary Plat also demonstrates public sidewalk improvements along the development's street frontage.
- 2. Urban Design:** The zoning designation encompassing this site's area is "NX2" Neighborhood District. The Preliminary Plat proposes a row building type, and each lot would be developed utilizing the site and building design standards of a Row Building that are detailed in Section 135-2.14 of City Code.
- 3. Natural Features:** The subject property is currently mostly open space as the previous apartment building has been demolished. Trees were removed as part of the proposed site development process. The proposed Preliminary Plat includes a tree mitigation plan to be followed during the site's build-out that complies with Chapter 42, Article X of City Code. Street trees are proposed every 30 feet of the Ingersoll Avenue frontage. Future row home construction would be required to comply with the overall site tree canopy requirements of Chapter 135 of City Code. While relatively flat, there are some changes in grade to the north and south of the subject property.
- 4. Drainage:** Public storm sewer exists within Ingersoll Avenue. These pipes and intakes have been designed for 5-year storm events. For larger storm events, the proposed Preliminary Plat demonstrates a stormwater detention basin with a rain garden at the northern area of the site. This basin has been designed to handle flows from both on/off-site rain events and would provide water quality and channel protection volume to current design standards. The detention basin would ultimately release water through a 4-inch subdrain to an on-site drainage swale to the east and south.
- 5. Utilities:** Public sanitary sewer and water services are sufficient within Ingersoll Avenue.

SUMMARY OF DISCUSSION

Shawna Beron presented staff report and recommendation.

Carol Maher asked if the curb cut as mentioned would remain.

Shawna Beron stated that the existing curb cut would be utilized but will be realigned slightly to minimize impact on the neighbor's property.

Wally Pelds, 2323 Dixon Street, stated that they have been working closely with staff on some of the utility issues in that area to come up with some creative solutions with underground detention and the rain garden.

Carol Maher asked if the sidewalk will be further back and will hook up to the sidewalk from the west.

Wally Pelds stated yes.

Carol Maher asked if any native or prairie plantings were being considered for landscaping.

Wally Pelds stated that landscaping detailed will be included in the site plan. A soil analysis will be done to determine what plants will survive. Native grass and plantings are always preferable. However, it will be dictated by what can be supported by the soil and how water tolerant the plants are in the rain garden area. There is no riprap proposed, as it is softscape.

Carol Maher asked if there is a risk of that area becoming a fly dumping site as there are currently six or seven tires.

Wally Pelds stated that he was not aware of the dumping issue but that is the responsibility of the contractor.

CHAIRPERSON OPENED THE PUBLIC HEARING

Maria Lafrance, 4924 Country Club Blvd, stated that this is the first notice she received regarding this project. She did not receive a notice regarding the density change. She is in opposition to this project. She is able to see the subject property from her kitchen window, as well about 20 bicyclists and pedestrians per hour along Ingersoll Avenue. She and her husband use the bike lanes daily. To the west of 48th Street Ingersoll has two lanes and sidewalk on one side. The area has more greenery and open space, which makes it desirable. Her primary concerns are density, safety and the ratio of concrete to open space. She has concerns about the last time there was 10 inches of rain in one hour. The density proposed may be suitable if the area was more walkable and closer to shops. There is very limited parking on Ingersoll because of the bus stops. At certain times of the day traffic is backed up on Ingersoll. The traffic from this development will make this two-lane road less safe. There is also no place for families to gather. She asks where the trash would be located.

Mike Tramontina, 4819 Waterbury Road, stated that at first blush this appears to be a good project that meets the City's goals. There is a mix of housing in the area including multifamily housing, so this fits the character of the neighborhood. However, this project went from 8 to 16 units with 2-car garages. All the units will have to be shoehorned to allow access, which is not in character with the neighborhood. This should be sent back to the developer to reduce the density to 12 units.

Mark Stallman, 4814 Ingersoll Road, stated that there is concern of the four 4-unit buildings which are 3.5 story will overlook his property. In addition to privacy there is concern of storm water run-off snow removal. Final concern is about traffic due to the additional units and proximity to the attached sidewalk.

Chris Draper asked what type of weather event the retention basin built for.

Wally Pelds stated that it is designed for a 100-year storm.

Chris Draper asked if the event mentioned earlier was a 100-year event.

Wally Pelds stated that he would need to know the exact time frame and how much rain to determine if it was.

Chris Draper stated that what is designed will probably handle such events based on Wally's assessment.

Wally Pelds stated that additionally there is emergency overflow to ensure adjacent properties do not get inundated.

Justyn Lewis asked what the contingency plan for the rain garden is if there is greater than a 100-year event.

Wally Pelds It will spill through the northwest corner into the Ingersoll Avenue.

Justyn Lewis asked if it can be tied to the storm drain since it is so close to the street.

Wally Pelds stated there is no storm drain.

Justyn Lewis where is the next receiver.

Wally Pelds stated it is further west, almost half a mile.

Justyn Lewis asked if the rain garden corresponds to where the ponding concern is.

Wally Pelds stated it is right next to the where the existing building is as shown on the aerial.

Justyn Lewis asked what surface area was being used for calculation of the rain garden.

Wally Pelds stated the site plan indicates that the rain garden will handle most of the stormwater quality water. Additionally, along the long paved section on the western portion has underground detention.

Justyn Lewis stated he feels comfortable with the rain garden, water aspect and SUDAS standards which appears to be followed. He has some concerns that storm sewer does not extend in the area. We need to start thinking about storm sewer and drain network in the City, as well.

Carol Maher asked what the impervious area percentage is.

Shawna Beron stated it is shown as 64 percent on the site plan.

Eric Trower asked about trash collection.

Shawna Beron stated that there will be residential pickup with a total of 32 individual recycling and trash bins.

Emily Webb asked if this would come before the Commission again during site plan.

Shawna Beron stated that the site plan most likely can be approved administratively since there are no type 2 design alternatives that will be needed.

Justyn Lewis asked does each unit get two parking spaces and is there no other parking on site.

Wally Pelds stated that is correct.

Justyn Lewis asked what the plan for snow removal is.

Wally Pelds stated the plan is to push into the drainage spaces as well as the rain garden. If there is a major event it would have to be hauled off like any other place in the City.

Justyn Lewis asked to describe what the swell line is.

Wally Pelds says it has not been completely determined. A couple options were looked at and both works.

Carolyn Jenison asked if the project could be modified to 12 units.

Wally Pelds stated that would be a question for the developer but indicated 16 units are needed to off-set the cost of dealing with stormwater issues.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

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

Motion passed: 9-0

Respectfully submitted,

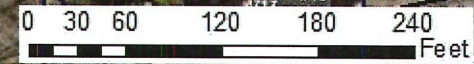


Bert Drost, AICP
Deputy Planning Administrator

BAD:tjh



Updated on: 6/14/2023



1 inch = 115 feet

21





SITE AREA
0.89 ACRES (38,693 SQ.FT.)

LAND USE/BUILDING TYPE
EXISTING: MULTIFAMILY
PROPOSED: ROW BUILDINGS

ZONING
EXISTING: NX2

FLOODPLAIN
PER FEMA MAP #19123C0335F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AN AREA OF MINIMAL HAZARD

OWNER/DEVELOPER
INGERSOLL PROPCO LLC
3035 69TH ST
URBANDALE, IOWA 50322-3905
PROJECT CONTACT: JOHN MANFREDY
PHONE: (773)465-3923
EMAIL: JRMANFREDY@GMAIL.COM

CITY CONTACT
CITY OF DES MOINES
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309
PROJECT CONTACT: SHAWANA BERON
PHONE: (515)283-4581
EMAIL: SBERON@DMGOV.ORG

ENGINEER/ LAND SURVEYOR
PELDS DESIGN SERVICES
2323 OXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONCLE
PHONE: (515) 265-8186
EMAIL: ELARA@PELDS.COM

ARCHITECT
JESSE MICHAEL KULLMAN & ASSOCIATES
250 S. NORTHWEST HWY SUITE 310
PARK RIDGE, ILLINOIS 60068-4262
PROJECT CONTACT: THOMAS DIETZ
PHONE: (847)892-6166
EMAIL: TD1ETZ@JNKA-ARCHITECTS.COM

NOTES
1. ALL EXISTING BUILDINGS SHALL BE DEMOLISHED
2. PROPOSED BUILDINGS WILL BE DEVELOPED IN COMPLIANCE WITH THE BUILDING TYPE REGULATIONS FOR ROW BUILDING.
3. TREE MITIGATION SHALL BE PROVIDED IN ACCORDANCE WITH AN APPROVED SITE PLAN.

PLAN AND ZONING COMMISSION
THIS PRELIMINARY PLAT WAS REVIEWED BY THE PLAN AND ZONING COMMISSION ON JULY 5, 2023. IT WAS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS

PRE-PLAT FOR WATERBURY COMMONS 4820 INGERSOLL AVE DES MOINES, IA

LEGAL DESCRIPTION:
Lots 10, 11, 12, 13, 14 and "A" in Pease Place, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa.

VICINITY MAP



SHEET INDEX

C-001 - COVER
C-103 - SITE PLAN

PRELIMINARY PLAT APPROVAL:

APPROVED APPROVED WITH CONDITIONS – SEE EXHIBIT "A"

IN ACCORDANCE WITH CHAPTER 106, DES MOINES MUNICIPAL CODE, AS AMENDED.

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

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.

VOLDEMARS L. PELDS P.E. IA LIC. NO. 18942 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HEREIN) _____

PELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Oxon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

REVISIONS:		LEGEND:	
F.F.	FINISHED FLOOR	△	CALCULATED SECTION CORNER
+/-	MORE OR LESS	▲	FOUND SECTION CORNER
123.450	GUTTER ELEVATION	□	PARKING SPACE
123.451C	TOP OF CURB ELEVATION	□	SIGN
123.451	EXISTING PROPOSED ELEVATION	□	STREET LIGHT
FL	FLOWLINE ELEVATION	□	POWER POLE
○	CONTROL POINT	□	LIGHT POLE
○	CALCULATED CORNER	□	AREA LIGHT
●	FOUND CORNER	□	ELEC. TRANSFORMER
		□	ELEC. METER
		□	ELEC. BOX
		○	ELEC. MANHOLE
		□	ELEC. VAULT
		□	GUY ANCHOR
		□	UTILITY PEDESTAL
		□	CABLE TV JUNCTION BOX
		□	GAS VALVE
		□	GAS METER
		□	SANITARY SEWER MANHOLE
		□	STORM SEWER MANHOLE
		□	CLEANOUT
		□	DOWNSPOUT
		□	SINGLE INTAKE
		□	AREA INTAKE
		□	THROAT INTAKE
		□	FLARED END SECTION
		□	VALVE
		□	FIRE HYDRANT
		□	WATER METER
		□	WATER VALVE
		□	WATER TEE
		□	PROPOSED UTILITY LINE
		□	EXISTING UTILITY LINE
		□	CATV — CABLE TELEVISION
		□	FO — FIBER OPTIC
		□	O — GAS LINE
		□	OHE — OVERHEAD ELEC.
		□	OHT — OVERHEAD TEL.
		□	SAN — SANITARY SEWER
		□	ST — STORM SEWER
		□	UG — UNDERGROUND ELEC.
		□	UGT — UNDERGROUND TEL.
		□	W — WATER
		□	FENCE LINE

**WATERBURY COMMONS
4820 INGERSOLL AVE
DES MOINES, IA**

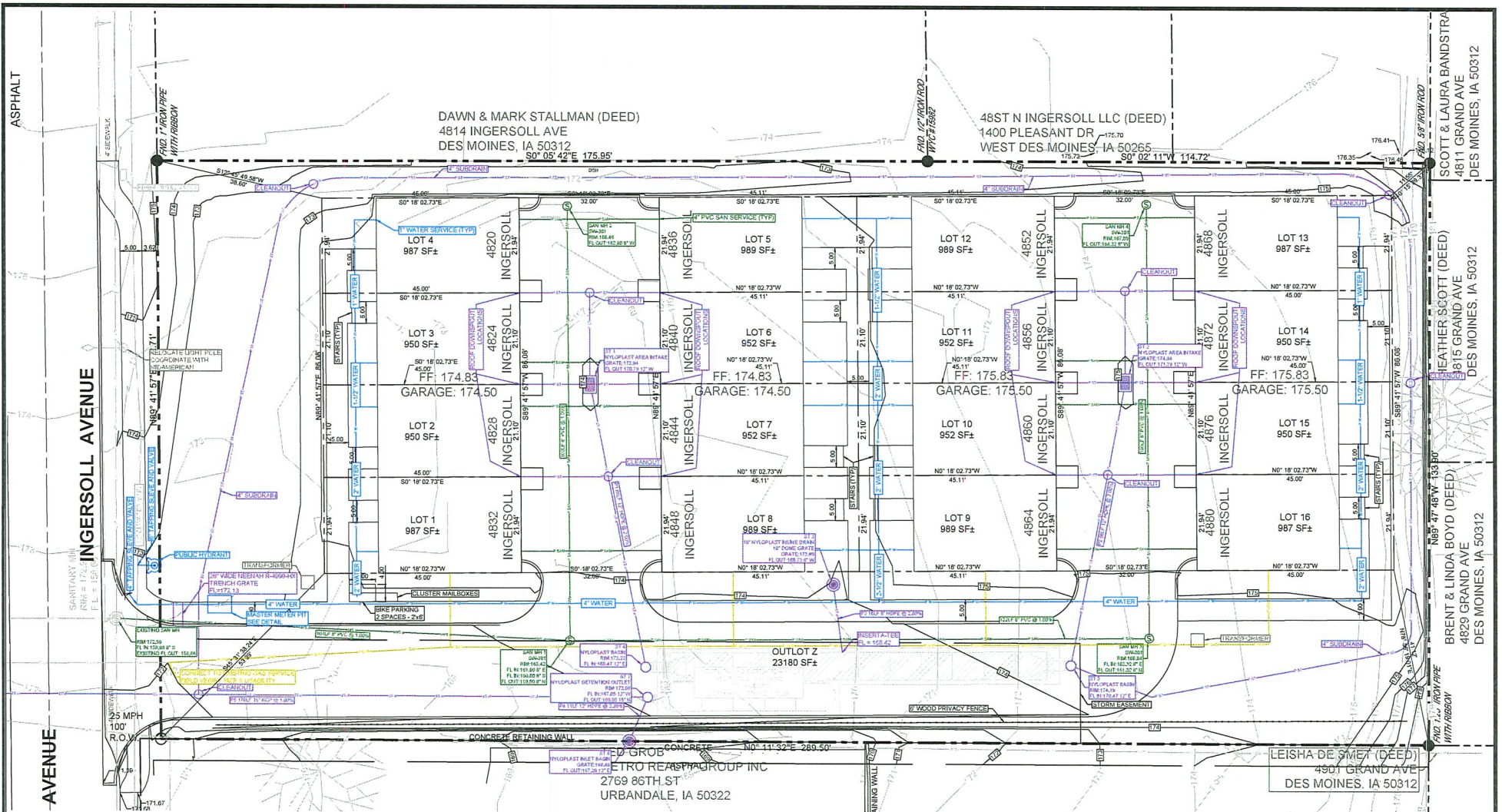
DATE: 06/08/2023

PROJECT: WATERBURY COMMONS

2323 Oxon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

C-001 - PRE-PLAT COVER

21



- NOTES:
- PROPOSED SANITARY SEWER IS PRIVATE.
 - PROPOSED FIRE HYDRANT IS PUBLIC.
 - OVERHEAD UTILITIES SHALL BE UNDERGROUND.




PELDS DESIGN SERVICES


Architecture | Engineering | Surveying

2222 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50306 | PH: 515.265.8196

LEGEND:					
F.F.	FINISHED FLOOR		CALCULATED SECTION CORNER		SINGLE INTAKE
±	MORE OR LESS		FOUND SECTION CORNER		AREA INTAKE
12.450	GUTTER ELEVATION		PARKING SPACE		THROAT INTAKE
123.456	TOP OF CURB ELEVATION		STREET LIGHT		FLARED END SECTION
123.45/123.46	EXISTING/PROPOSED ELEVATION		POWER POLE		VALVE
FL	FLOODELINE ELEVATION		LIGHT POLE		FIRE HYDRANT
○	CONTROL POINT		AREA LIGHT		GAS VALVE
○	CALCULATED CORNER		ELEC. TRANSFORMER		GAS METER
●	FOUND CORNER		ELEC. METER		SANITARY SEWER MANHOLE
			ELEC. BOX		STORM SEWER MANHOLE
			DOWNSPOUT		CLEANOUT
			ELEC. MANHOLE		PROPOSED UTILITY LINE
			ELEC. VAULT		EXISTING UTILITY LINE
			GUY ANCHOR		CABLE TELEVISION
			TEL. JUNCTION BOX		FIBER OPTIC
			GAS VALVE		GAS LINE
			GAS METER		OVERHEAD ELEC.
			SANITARY SEWER MANHOLE		SANITARY SEWER
			STORM SEWER MANHOLE		STORM SEWER
			CLEANOUT		UNDERGROUND ELEC.
			PROPOSED UTILITY LINE		UNDERGROUND TEL.
			EXISTING UTILITY LINE		WATER
					FENCE LINE

WATERBURY COMMONS
4820 INGERSOLL AVE
DES MOINES, IA





Scale in Feet
1" = 10'

DATE:	2/9/2023
DRAWN BY:	A. Peltz
SCALE:	1"=10'
PROJECT NO.:	C-101 - PRE-PLAT LAYOUT
DATE:	2/9/2023
PROJECT NO.:	22-193

ASPHALT

DAWN & MARK STALLMAN (DEED)
4814 INGERSOLL AVE
DES MOINES, IA 50312

4820 N INGERSOLL LLC (DEED)
1400 PLEASANT DR
WEST DES MOINES, IA 50265

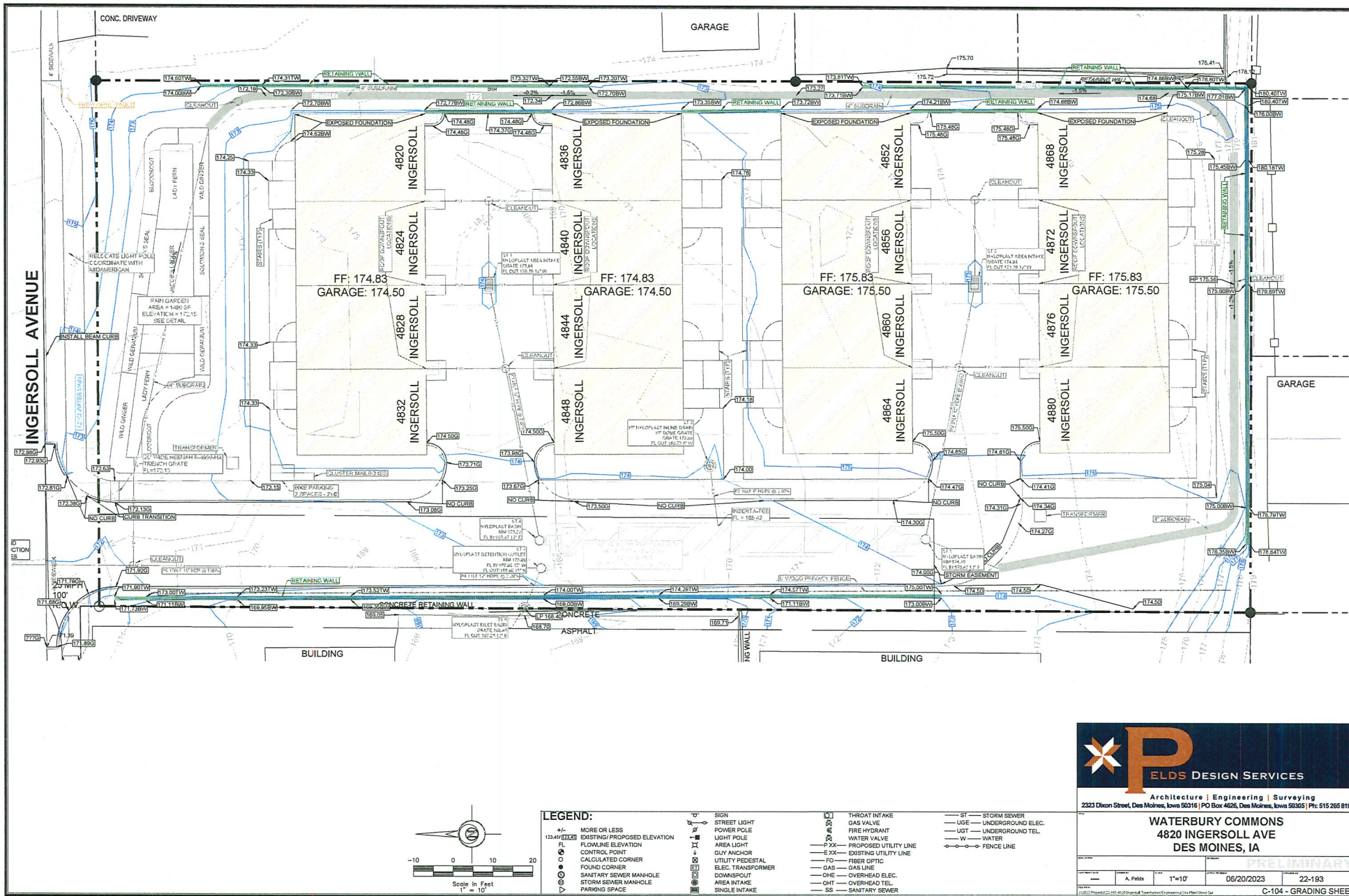
SCOTT & LAURA BANDSTRÅ
4811 GRAND AVE
DES MOINES, IA 50312


HEATHER SCOTT (DEED)
4815 GRAND AVE
DES MOINES, IA 50312

BRENT & LINDA BOYD (DEED)
4829 GRAND AVE
DES MOINES, IA 50312

LEISHA DE SMET (DEED)
4901 GRAND AVE
DES MOINES, IA 50312

25 MPH
100'
R.O.V.





ELDS DESIGN SERVICES

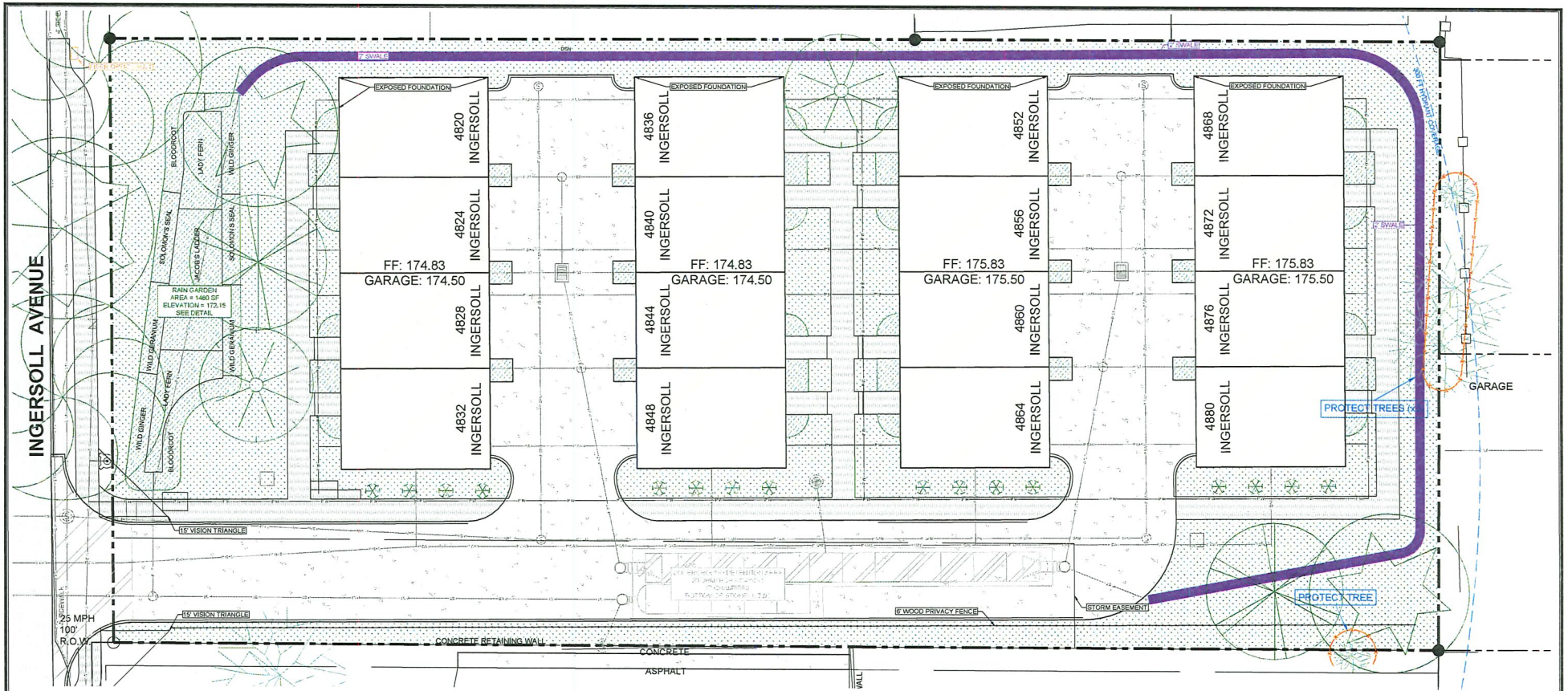
Architecture | Engineering | Surveying
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

WATERBURY COMMONS
4820 INGERSOLL AVE
DES MOINES, IA

PRELIMINARY

A. Peits	1"=10'	06/20/2023	22-193
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C-104 - GRADING SHEET



PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE	MATURE SIZE (HEIGHT & SPREAD)
	2	KENTUCKY COFFEE TREE (DYWIDOKIUS DIOICUS)	2" CALIPER B&B	60'-75' & 40'-50'
	2	LITTLE LEAF LINDEN (TILIA CORDATA)	2" CALIPER B&B	50'-70' & 35'-50'
	1	TULIP TREE (LIRIODENDRON TULIPIFERA)	2" CALIPER B&B	60'-90' & 30'-50'
	2	THORNLESS HONEYLOCUST (GLYCERHIZA TRICANTHOS VAR. INERMIS)	2" CALIPER B&B	60'-80' & 20'-40'
	2	PERSIAN IRONWOOD (PARROTIA PERSICA)	2" CALIPER B&B	20'-40' & 20'-30'
	18	SKYROCKET JUNIPER (JUNIPERUS VIRGINIANA 'SKYROCKET')	2" CALIPER B&B	15' & 2'-3'
	25	TOTAL PROPOSED TREES		

LANDSCAPING REQUIREMENTS:

STREET PLANTING
PROPERTY ZONING DISTRICT: HK2

STREETSCAPE
30% OF FIRST 50 FT OF STREET YARD TO BE LANDSCAPED (4,651 SF @ 0.30)
REQUIRED = 1,365 SF
PROPOSED = 1,480 SF

SITE TREES
REQUIRED: 15% MINIMUM MATURE CANOPY COVERAGE = 38,693 SQ.FT., 15% = 5,804 SF
PROPOSED:
5 CANOPY TREES*1,000 SF = 5,000 SF
18 EVERGREEN TREES*300 SF = 4,800 SF
TOTAL = 9,800 SF

STREET TREES
REQUIRED: 1 TREE PER 30 FT OF STREET FRONTAGE
42 FEET OF FRONTAGE EXCLUDED BY SIGHT TRIANGLES = 132 FT - 42 FT = 90 FT / 30 FT = 3 TREES
PROPOSED: 3 TREES

TREE REMOVAL MITIGATION
17 HACKBERRY - 1 REPLACEMENT
21 HACKBERRY - 2 REPLACEMENTS
31 HACKBERRY - 4 REPLACEMENTS
10 TOTAL TREES PROPOSED

LANDSCAPING NOTES:

- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING AT 515-283-4950
- ALL WIRE, TANK AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF TREES PRIOR TO PLANTING.
- THE CITY ARBORIST SHALL BE CONTACTED AT 515-283-4105 TO AUTHORIZE PLANTING IN THE ROW

- EXISTING PAVEMENT
- PROPOSED BUILDINGS
2,805 SF
- PROPOSED SIDEWALK
3,005 SF
- 8' STANDARD PAVEMENT
10,681 SF
- 7' APPROACH PAVEMENT
565 SF
- SOD & IRRIGATION LIMITS
11,208 SF
- HARDWOOD MULCH LANDSCAPE BED
2,442 SF

LEGEND:

- +/- MORE OR LESS
- 123.45 (123.45) EXISTING/PROPOSED ELEVATION
- FLOWLINE ELEVATION
- CONTROL POINT
- CALCULATED CORNER
- FOUND CORNER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- PARKING SPACE
- SIGN
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- AREA LIGHT
- GUY ANCHOR
- UTILITY PEDESTAL
- ELEC. TRANSFORMER
- DOWNSPOUT
- AREA INTAKE
- SINGLE INTAKE
- THROAT INTAKE
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED UTILITY LINE
- EXISTING UTILITY LINE
- FIBER OPTIC
- GAS LINE
- OVERHEAD ELEC.
- OVERHEAD TEL.
- SANITARY SEWER
- ST — STORM SEWER
- UG — UNDERGROUND ELEC.
- UGT — UNDERGROUND TEL.
- W — WATER
- FENCE LINE

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 licensed engineer under the laws of the State of Iowa.

Daniel C. Willrich
License Number: 05427
Date: 06/20/2023
Project or sheets covered by this seal: LANDSCAPE

ELDS DESIGN SERVICES
Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

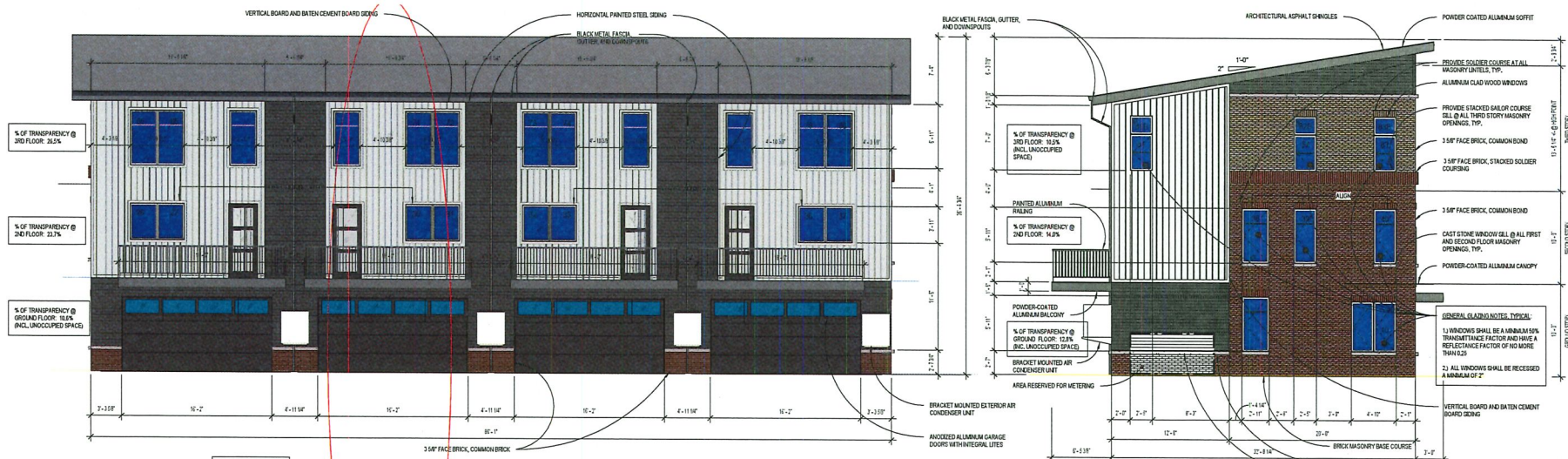
WATERBURY COMMONS
4820 INGERSOLL AVE
DES MOINES, IA

DATE: 06/20/2023
DRAWN BY: A. Peles
SCALE: 1"=10'

DATE: 06/20/2023
DRAWN BY: 22-193

DATE: 06/20/2023
DRAWN BY: 22-193

C-108 - LANDSCAPING SHEET



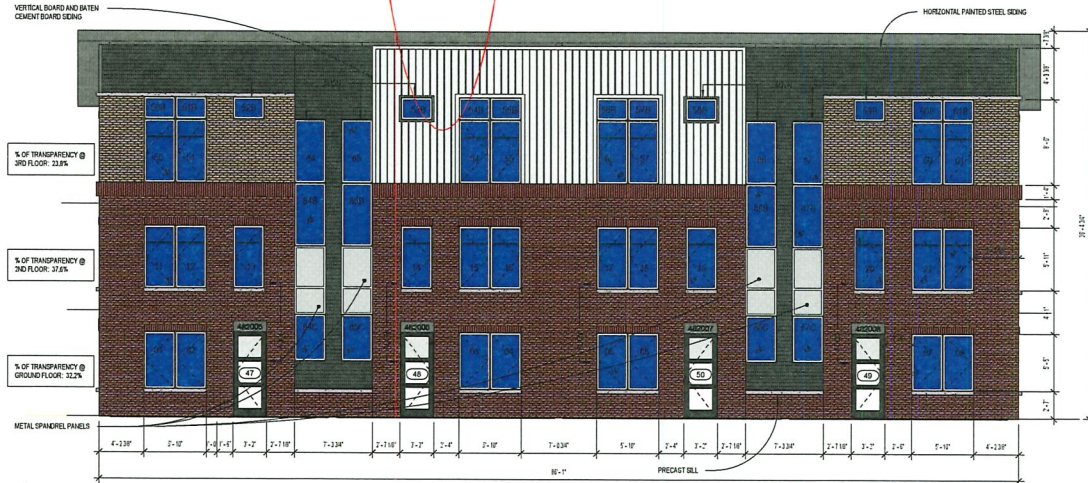
1 TYPICAL REAR ELEV. CALCS
3/16" = 1'-0"

NOTE: REF. 303-1 FOR
BALANCE OF NOTES

MATERIAL	ACTUAL (SF)	ALLOWED (SF)	ALLOWED (%)	ACTUAL (%)	COMPLIES
GLAZING	526				
METAL SIDING	934.6	905.04	40%	40%	Y
FINISH BRICK	44	2262.6	100%	2%	Y
CEMENT BOARD SIDING	778	905.04	40%	34%	Y
TOTAL FACADE AREA	2262.6				

MATERIAL	ACTUAL (SF)	ALLOWED (SF)	ALLOWED (%)	ACTUAL (%)	COMPLIES
GLAZING	129				
METAL SIDING	122	618.6	60%	15%	Y
FINISH BRICK	506	1031	100%	49%	Y
CEMENT BOARD SIDING	244	412.4	40%	24%	Y
TOTAL FACADE AREA	1031				

2 TYPICAL SIDE ELEV. CALCS (1 OF 2)
3/16" = 1'-0"



3 TYPICAL FRONT ELEV. CALCS
3/16" = 1'-0"

NOTE: REF. 303-1 FOR
BALANCE OF NOTES

MATERIAL	ACTUAL (SF)	ALLOWED (SF)	ALLOWED (%)	ACTUAL (%)	COMPLIES
GLAZING	829				
METAL SIDING	437	1162.4	40%	15%	Y
FINISH BRICK	1319	2906	100%	85%	Y
CEMENT BOARD SIDING	321	1162.4	40%	11%	Y
TOTAL FACADE AREA	2906				

MATERIAL	ACTUAL (SF)	ALLOWED (SF)	ALLOWED (%)	ACTUAL (%)	COMPLIES
GLAZING	129				
METAL SIDING	122	618.6	60%	15%	Y
FINISH BRICK	506	1031	100%	49%	Y
CEMENT BOARD SIDING	244	412.4	40%	24%	Y
TOTAL FACADE AREA	1031				

4 TYPICAL SIDE ELEV. CALCS (2 OF 2)
3/16" = 1'-0"

NOTE: REF. 303-1 FOR
BALANCE OF NOTES



**JAEGER NICKOLA KUHLMAN
& ASSOCIATES, LTD.**
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EXTERIOR ELEVATIONS CALCULATIONS

6/6/2023

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INGERSOLL TOWNHOUSE DEVELOPMENT

4820 INGERSOLL AVENUE
DES MOINES, IA 50312

From: Beron, Shawna M.
Sent: Friday, July 7, 2023 10:05 AM
To: Mike Tramontina; 77-03005000000000
Cc: 77-10012450000000; Alicia Knapp 4901 Waterbury Knapp; harley; alison.weisheipl@gmail.com
Subject: RE: [EXTERNAL]July 6 public hearings on 4820 Ingersoll/Waterbury Commons

Mike –

Due to the incorrect notice, this item will be re-heard at the July 20, 2023 P+Z Commission meeting. Public notices will be sent out on Monday, July 10. It has been placed on the public hearing agenda. The meeting begin at 6:00pm.

Thanks,

SHAWNA BERON | CITY OF DES MOINES
Assistant City Planner | Development Services
Desk 515.283.4582 | Mobile 515.979.6305
DSM.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

From: Mike Tramontina <Miketram01@outlook.com>
Sent: Friday, July 7, 2023 8:37 AM
To: Beron, Shawna M. <smberon@dmgov.org>; 77-03005000000000 <marialafrance@gmail.com>
Cc: 77-10012450000000 <eknapp33@yahoo.com>; Alicia Knapp 4901 Waterbury Knapp <knapp.alicia@gmail.com>; harley <danhostager@gmail.com>; alison.weisheipl@gmail.com
Subject: RE: [EXTERNAL]July 6 public hearings on 4820 Ingersoll/Waterbury Commons

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Shawna, I wasn't able to speak at the hearing because the notice I received said the meeting convened at 6:30, however the correct time was 6pm. By the time I arrived at 6:30 this agenda item was approved and the board had moved on.

Had I been able to speak I would have pointed out that 16 units with 32 garages will need to be shoe-horned into the lot. While I do not object to new townhome units I'm very concerned that it is too dense and will be unbecoming of the surrounding neighborhood.

Mike Tramontina
(515) 314-7864
4819 Waterbury Rd
Des Moines, IA 50312

WE SHARE COMMON GROUND

We Take Personal Responsibility
We Care About Our Neighbors
We Believe in a Work Ethic
We Seek a Good Future for Our Children
We Promote Equal Opportunity and Fair Rules
We Help Out Those in Need
We Are Stewards of Our Home and Communities
Government Should Be Of, For, and By Us

Together, We Can Figure This Out

From: Beron, Shawna M. <smberon@dmgov.org>

Sent: Thursday, July 6, 2023 12:53 PM

To: 77-03005000000000 <marialafrance@gmail.com>

Cc: 77-10012450000000 <eknapp33@yahoo.com>; Alicia Knapp 4901 Waterbury Knapp <knapp.alicia@gmail.com>; harley <danhostager@gmail.com>; Miketram01@outlook.com; alison.weisheipl@gmail.com

Subject: RE: [EXTERNAL]July 6 public hearings on 4820 Ingersoll/Waterbury Commons

Both the current zoning district and the land use plan support this density level by right at this site. There is green space proposed in front of the first unit (visible from Ingersoll) to include a rain garden with wildflower plantings. They have proposed street trees to be planted along the Ingersoll frontage as well as improvements to the public sidewalk. The fewer curb cuts pedestrians and bicyclists must cross, the safer it will be for them to use the public sidewalk. Regarding parking, City Code requires 1 parking space per unit and as the proposed garages are 2-stall, they have proposed adequate parking with guest parking available on each double-wide driveway.

This item is on the consent agenda. If you are present at the meeting, it can be pulled off consent and you can be given time to speak; however, this plan meets all of the City's requirements for density, stormwater management, parking, public way (sidewalk), and major materials. City staff are in support of the project as proposed.

SHAWNA BERON | CITY OF DES MOINES

Assistant City Planner | Development Services

Desk 515.283.4582 | Mobile 515.979.6305

DSM.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

From: maria lafrance <marialafrance@gmail.com>

Sent: Thursday, July 6, 2023 11:59 AM

To: Beron, Shawna M. <smberon@dmgov.org>

Cc: 77-10012450000000 <eknapp33@yahoo.com>; Alicia Knapp 4901 Waterbury Knapp <knapp.alicia@gmail.com>; harley <danhostager@gmail.com>; Miketram01@outlook.com; alison.weisheipl@gmail.com

Subject: Re: [EXTERNAL]July 6 public hearings on 4820 Ingersoll/Waterbury Commons

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Thanks for this information. Upon looking at the plans, it appears there is zero guest parking, and zero resident parking unless inside the garages. There is also very little green space.

Compared to similar townhome developments in the area, the 6 unit Greenwood Court townhome development at 41st and Ingersoll (601 41st) has two driveways for 6 units and limited on-site parking, as well as street parking. Ingersoll has very limited street parking at the 4800 block. Another similar development is Patricia Park property at 2004 63rd St., just south of the muffler shop south of Hickman. It appears the units are sandwiched in together with mostly concrete and limited privacy.

I feel this proposal would be detrimental to the surrounding peace and tranquility in the neighborhood and ultimately drive down property values. I ask that the city use reason in limiting the number of townhome units on that site. We need housing infill and affordable housing, but we also need to protect our existing property safety and neighborhood desirability. Hopefully my opinions/concerns will be read aloud?

Maria La France
515-865-8887

On Wed, Jun 28, 2023 at 2:21 PM Beron, Shawna M. <smberon@dmgov.org> wrote:

Maria -

Thank you for expressing your concerns. At this point we would just be approving the preliminary plat and so I can understand why that could leave out some important information to help the community know what will be built here. I am attaching the elevation drawings that we are currently reviewing with the site plan to show the side-by-side 3.5 story townhome units (4 units per building) that they are proposing. I have also attached the site plan layout to show the garage parking in between the buildings screened from the street. There will be upgrades to the sidewalk in front of the development along the right of way to accommodate bicycle and pedestrian traffic and only one drive entrance at the location it was previously.

I believe this plan may address your concerns, but if you still have concerns, please let me know. The site plan is not yet final, but we are close to approval; however, the P+Z meeting you received notice for is to approve the preliminary plat to establish the lots for the townhomes.

Thanks,

SHAWNA BERON | CITY OF DES MOINES
Assistant City Planner | Development Services
Desk 515.283.4582 | Mobile 515.979.6305
DSM.city | 602 Robert D. Ray Drive | Des Moines, Iowa 50309

-----Original Message-----

From: Maria La france <marialafrance@gmail.com>

Sent: Wednesday, June 28, 2023 1:34 PM

To: Beron, Shawna M. <smberon@dmgov.org>

Cc: 77-1001245000000 <eknapp33@yahoo.com>; Alicia Knapp 4901 Waterbury Knapp <knapp.alicia@gmail.com>; harley <danhostager@gmail.com>; Miketram01@outlook.com; alison.weisheipl@gmail.com

Subject: [EXTERNAL]July 6 public hearings on 4820 Ingersoll/Waterbury Commons

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

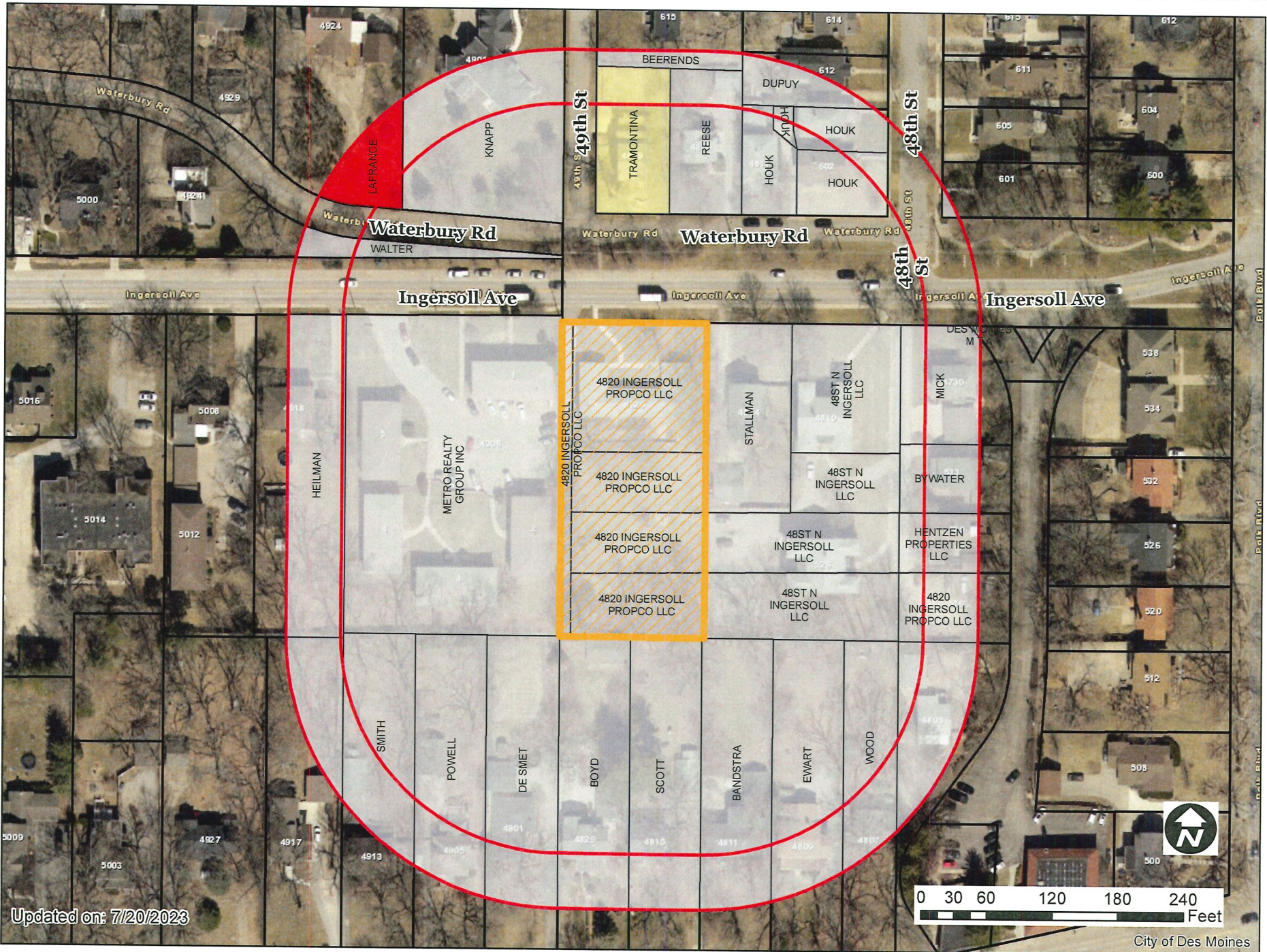
Hi Shawn, I am unable to attend the July 6 meeting regarding 4820 Ingersoll and division of proposed 16 residential lots and outlot Z. I'm hoping you'll read my comments, or will I need to find a representative to read them for me?

I'm hoping that I can email my concerns and be a voice against this proposal. Converting .89 acres into 16+ units would result in lot sizes of .06 acres per household. This is the first public notice I have received regarding this proposal. Ingersoll is a two-lane Rd. at that location and from our kitchen window we see probably about 20 bicyclists per hour and many pedestrians using Ingersoll.

The proposal does not specify any details on how many stories this development would be nor parking and driveway situation. Unless its a high rise, I can't see how it would offer anything other than cramped and inadequate space for that many units.

I would be very amenable to a four unit development at that address for single-family homes, or possibly 6 to 8 for connected townhomes. But 16 units is incompatible with the neighborhood plan and I am against that.

Maria La France
4924 Country Club Blvd.
515-865-8887



Updated on: 7/20/2023

City of Des Moines

1 inch = 115 feet

21