



Roll Call Number

21-1329

Agenda Item Number

22

Date August 23, 2021

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING APPROVAL OF PRELIMINARY PLAT AMENDMENT TO THE “WOODS ON THE RIVER PLAT 11” PLAT FOR PROPERTY LOCATED IN THE VICINITY OF RIVERWOODS ROAD AND RIVER RIDGE AVENUE

WHEREAS, on August 5, 2021, the City of Des Moines Plan and Zoning Commission voted 10-0 to **APPROVE** a request from Hubbell Realty Company (owner), represented by Steve Moseley (officer), for the eleventh major preliminary plat amendment to the “Woods on the River Plat 11” for property located in the vicinity of Riverwoods Road and River Ridge Avenue, to allow for subdivision of the existing platted Outlots, excluding Outlot X, to create 22 additional single-household lots accessible by cul-de-sacs on River Ridge Road and Grand River Drive, subject to the following conditions:

- 1) Compliance with all administrative review comments.
- 2) Compliance with requirements of the Riverwood PUD Conceptual Plan as amended by City Council on June 14, 2021 by Roll Call 21-0924.
- 3) Provision of the following notes on the Preliminary Plat, which are required by 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 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.



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MOVED BY Gatto to receive and file.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

(13-2021-1.45)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
BOESEN	✓			
GATTO	✓			
GRAY	✓			
MANDELBAUM	✓			
VOSS	✓			
WESTERGAARD	✓			
TOTAL	7			

MOTION CARRIED 7 APPROVED

T. M. Franklin Cownie 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.

P. Kay Cmelik

City Clerk