

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> September 10, 2018
	<b>Agenda Item No.</b> 15 <b>Roll Call No.</b> [ _____ ] <b>Communication No.</b> <u>18-446</u> <b>Submitted by:</b> Phillip Delafield, <b>Community Development Director</b>

**AGENDA HEADING:**

Conditionally approving final plat for Gray’s Station Plat 1.

**SYNOPSIS:**

Recommend conditional approval of the final plat for Gray’s Station Plat 1, located in the 200 block of SW 11<sup>th</sup> Street, subject to completion of the required legal documents, and approval of the same by the City Legal Department. The owner and developer of the property is HRC NFS I, LLC, 6900 Westown Parkway, West Des Moines, IA, 50265, Joe Pietruzynski, Authorized Agent.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- Gray’s Station Plat 1 is located at the 200 block of SW 11<sup>th</sup> Street, and comprises approximately 5.3-acres on property that is zoned Planned Unit Development (PUD).
- The proposed development will consist of a 5-story, 84-unit multiple-family residential dwelling at 210 SW 11<sup>th</sup> Street; a 5-story, 131-unit multiple-family residential dwelling at 310 SW 11<sup>th</sup> Street; and a 1-story clubhouse building. The development will comply with zoning regulations as defined by the Gray’s Station PUD Concept Plan.
- This plat is recommended for conditional approval to allow additional time for the receipt of revised legal documents to the satisfaction of the City Legal Department. The conditional approval is valid for a period of 30 days, upon which time reaffirmation of the approval would be required prior to recording the plat.



**PREVIOUS COUNCIL ACTION(S):**

Date: August 14, 2017

Roll Call Number: [17-1407](#), [17-1408](#), and [17-1409](#)

Action: Items regarding Gray's Station in the vicinity of 1300 Tuttle Street:  
([Council Communication No. 17-603](#))

- (A) [Final](#) consideration of ordinance to rezone property from “C-3B” (Central Business Mixed Use) and “FW” (Floodway) to “PUD” (Planned Unit Development) to allow redevelopment of 83.73 acres with mixed use, low-medium density residential, high density residential, and open space areas. Moved by Hensley that this ordinance do now pass, #15,600. Motion Carried 6-1. Nays: Cownie.
- (B) [Urban](#) Renewal Development Agreement with HRC NFS I, LLC and Hubbell Realty Company. Moved by Hensley to adopt. Motion Carried 6-1. Nays: Cownie.
- (C) [Setting](#) date of hearing on approval of documents and conveyance of excess City property, south of and adjoining W. Martin Luther King Jr. Pkwy. and west of and adjoining SW 11<sup>th</sup> Street, to HRC NFS I, LLC, \$970,000, (8-28-17). Moved by Hensley to adopt. Motion Carried 6-1. Nays: Cownie.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: April 5, 2018

Resolution Number: N/A

Action: Request from Hubbell Development Services (developer) represented by Kris Saddoris (officer) for review and approval of a major Preliminary Plat “Linc” on property located at 210 SW

11<sup>th</sup> Street and 310 SW 11<sup>th</sup> Street, to allow the property to be subdivided for two (2) development parcels and two (2) parcels to be dedicated for public street Right-Of-Way.

Dory Briles made a motion for approval of the submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a Final C.O. may be issued.
3. The plat name shall be revised to “Gray’s Station Plat 1.”

THE VOTE: 9-0-1 (Greg Wattier abstained)

Board: Plan and Zoning Commission

Date: February 15, 2018

Resolution Number: N/A

Action: Request from Hubbell Development Services (developer) represented by Kris Saddoris (officer) for review and approval of a PUD Development Plan “LINC”, to allow development of a 5-story, 84-unit multiple-family residential dwelling at 210 SW 11<sup>th</sup> Street; a 5-story, 131-unit multiple-family residential dwelling at 310 SW 11<sup>th</sup> Street; and a 1-story clubhouse building. The subject property is owned by HRC NFS I, LLC..

Dory Briles moved approval of the proposed PUD Development Plan “Linc” subject to the following conditions.

1. Compliance with all administrative comments of the Permit and Development Center.
2. Pedestrian crossings shall be identified on site by the use of paint markings and/or material variation to the satisfaction of the Planning Administrator.
3. All trash enclosures shall be constructed of masonry that is compatible with the primary buildings and shall have solid steel gates.
4. All trash enclosures shall include a pedestrian entrance and be constructed in a manner that shields direct views into the enclosure without the use of a gate to the satisfaction of the Planning Administrator.
5. All site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.
6. Review and approval of all exterior building materials by the Planning Administrator.
7. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
8. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed alongside or rear facades of the building.
9. All signage shall be provided in accordance with the standards identified in the PUD Conceptual Plan.
10. The developer shall coordinate with DART on any necessary transit facilities to the satisfaction of the Planning Administrator.
11. Provision of bike racks throughout the site to the satisfaction of the Planning Administrator.
12. Provision of tree mitigation plan information on the Development Plan to the satisfaction of the Planning Administrator.
13. Provision of street trees to the satisfaction of the City Arborist and Planning Administrator.

14. Review and approval of the finalize landscape plan, including the hardscape and soft cape elements of the plaza by the Planning Administrator.
15. Existing elements of the Martin Luther King, Jr. Parkway streetscape shall be maintained unless determined non-essential by the Planning Administrator.

THE VOTE: 7-0-1 (Greg Wattier abstained)

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Release of required PUD Restoration Bond upon project completion.

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