

COUNCIL COMMUNICATION



Number:	20-347	Meeting:	August 17, 2020
Agenda Item:	12B	Roll Call:	20-1313
Submitted by:	Chris Johansen, Community Development Director		

AGENDA HEADING:

Approval of Final Plat for Bridge District Plat 4.

SYNOPSIS:

Recommend approval of the final plat for Bridge District Plat 4, located in the vicinity of 220 Maple Street. The owner and developer of the property is Bridge District II LLC, 6900 Westown Parkway, West Des Moines, IA, 50266, Eric Bohnenkamp, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The plat contains a total of 3.53-acres of land all zoned Planned Unit Development (PUD). The proposed development will consist of a 5-story, 121-unit multiple-family dwelling with 53 indoor parking spaces and 153 surface off-street parking spaces.
- Bridge District Plat 4 encompasses the final phase of the townhome and multiple-family development in the former “River Hills” area business park, and is located north of Des Moines Street, west of E. 4th Street, and south of Interstate 235.



PREVIOUS COUNCIL ACTION(S):

Date: January 13, 2020

Roll Call Number: [20-0058](#), and [20-0059](#)<http://www.dmgov.org/government/citycouncil/rollcalls/2016/16-0038.pdf>

Action: Items requested by Bridge District II, LLC (Kris Sadoris, Officer) for 220 Maple Street:

- (A) [Receive](#) and file communication from Plan and Zoning Commission regarding approval of the Preliminary Plat “Level” to allow Outlot C of Bridge District Plat 2 to be replatted as a development lot. Moved by Gatto to receive and file. Motion Carried 7-0.
- (B) [Approval](#) of a PUD Development Plan for “Level” to allow development of a 5-story, 121-unit multiple-family dwelling with 53 indoor parking spaces and 153 surface offstreet parking spaces. Moved by Gatto to adopt. Motion Carried 7-0

Date: September 23, 2019

Roll Call Number: [19-1546](#), [19-1547](#), and [19-1548](#)

Action: [On](#) City-Initiated request to rezone 720, 727 and 730 E. 2nd Street, 827-861 E. 2nd Street, 205-221 Maple Street, 350 Maple Street, 101-284 E. Center Street, 832-848 E. 4th Street, 225 E. Center Street and 200 Des Moines Street from “D-R” (Downtown Riverfront) to “PUD” (Planned Unit Development) and approve Bridge District PUD Conceptual Plan to create a unified PUD Zoning District for the previously approved Velocity, Bridge District I, II and III projects including 121 existing and future row dwelling units within “The Banks”, 243 existing multiple-family dwelling units within the “Verve” and “Velocity” buildings, and 114 future multiple family dwelling units within the 5-story “Level” building. Moved by Gatto to adopt. Motion Carried 7-0.

- (A) [First](#) consideration of ordinance above. Moved by Gatto that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (B) [Final](#) consideration of ordinance above (waiver requested by the Community Development Director), requires six votes. Moved by Gatto that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,806](#). Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: December 19, 2019

Resolution Number: N/A

Action: Plan and Zoning Commission approved Preliminary Plat and Development Plan for Bridge District Plat 4, subject to conditions. Dory Briles moved to approve staff recommendation. Motion passed 12-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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