


COUNCIL COMMUNICATION

	Number:	21-565	Meeting:	December 20, 2021
	Agenda Item:	15	Roll Call:	21-1898
	Submitted by:	Erin Olson-Douglas, Development Services Department Director		

AGENDA HEADING:

Conditionally approving final plat for Gray's Landing Plat 1.

SYNOPSIS:

Recommend conditional approval of the final plat for Gray's Landing Plat 1, located in the vicinity of 400 SW 11th Street. The owner and developer of the property is Slate at Gray's Landing LLC (233 Park Avenue South, Suite 201, Minneapolis, MN, 55415, Jackie Nickolaus, Authorized Agent).

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Gray's Landing Plat 1 is located in the vicinity of 400 SW 11th Street and comprises approximately 4.10-acres of land on property that is zoned Planned Unit Development (PUD). The plat consists of a single lot to be developed with a 4-story, 132-unit independent senior housing (55 plus) building and a future second phase building with approximately 120-units. The project will be developed in conformance with the Slate at Gray's Landing PUD Concept Plan.



PREVIOUS COUNCIL ACTION(S):

Date: October 4, 2021

Roll Call Number: [21-1465](#)

Action: [Acceptance](#) of Planned Unit Development (PUD) restoration surety for The Slate at Gray's Landing Final Development Plan. ([Council Communication No. 21-411](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: April 1, 2021

Resolution Number: N/A

Action: Review and approval of the following items related to development of a 132-unit independent living senior Household Living dwelling project proposed for 400 SW 11th Street:

- (A) Review and approval of a Preliminary Plat “Gray’s Landing Plat 1” for subdivision of a 4.10- acre lot for the senior housing project.
- (B) (B) Review and approval of a PUD Final Development Plan “Slate at Gray’s Landing” for development of the senior housing project.

Emily Webb made a motion for approval of the proposed preliminary plat subject to compliance with all administrative review comments and approval of the proposed PUD Final Development Plan subject to conditions. THE VOTE: 13-0.

Board: Urban Design Review Board

Date: February 23, 2021

Resolution Number: N/A

Action: Motion to recommend approval of final design with continued review of: the link between the buildings, work with staff on stormwater, and goals with MidAmerican Energy. Yes – 6, No – 0, Abstain – 0, Absent – 3.

Board: Plan and Zoning Commission

Date: December 20, 2018

Resolution Number: N/A

Action: Approval of Part A) that the proposed rezoning be found in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation; Approval of Part B) to recommend the property be rezoned from "C-3B" Central Business Mixed-Use District to "PUD" Planned Unit Development; Approval of Part C) to recommend the Gray's Station PUD Conceptual Plan be amended to reduce the Plan area by removing a portion of the subject property; and Approval of Part D) to recommend the Slate at Gray's Landing PUD Conceptual Plan be approved subject to conditions. THE VOTE: 8-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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