

Date..... October 25, 2010

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 7, 2010, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Quest Development (developer) to rezone property located at 320 Southwest 9th Street, from "C-3B" Central Business District Mixed-Residential District to a "PUD" Planned Unit Development and approval of the PUD Conceptual Plan subject to the following conditions:

1. The PUD Conceptual Plan shall incorporate all requirements of the City's Urban Design Review Board, including but not limited to those pertaining to building design, building materials, streetscape, and signage.
2. The PUD Conceptual Plan shall include elevations of all four facades of each building, as approved by the Planning Administrator.
3. The note on the PUD Conceptual Plan regarding permitted uses should be revised to indicate permitted uses are those as permitted and limited in the "C-3B" District.
4. The PUD Conceptual Plan shall include a note that states all rooftop mechanical equipment shall be screened by an architecturally integrated parapet as approved by the Planning Administrator.
5. The PUD Conceptual Plan shall demonstrate the location and a detailed elevation of any trash enclosure as approved by the Planning Administrator.
6. In addition to streetscape plantings, the site shall be landscaped in accordance to the Landscape Standards as applicable to the "C-3" District.
7. Any monument sign on the premises shall have a brick or stone base that matches the materials on the primary structure.
8. The text at the left side of Sheet 4 that states signage will be in accordance with the C-3B requirements shall be removed.
9. Signage for the hotel on the western portion of the site shall be limited to the following:
 - i. Two (2) monument signs not to exceed 2 square feet each.
 - ii. Four (4) wall-mounted signs not to exceed a cumulative 150 square feet of area.

(Continued on Page 2)

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Date

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10. Signage for the hotel on the eastern portion of the site shall be limited to the following:
- i. One (1) monument sign not to exceed 9.5 square feet in area.
 - ii. Three (3) wall-mounted signs not to exceed a cumulative 150 square feet of area.

The subject property is more specifically described as follows:

Lots 2, 3, 4 and a part of Lots A, 1 and 5, Factory Addition Plat 3, being an Official Plat, and
 a part of Lots 1 and 3, Terminal Place, being an Official Plat, all in the City of Des Moines,
 Polk County, Iowa and described as follows:

Beginning at the Southeast corner of said Lot 3, Factory Addition Plat 3; thence South 82° (degrees) 03' (minutes) 15" (seconds) West along the South line of said Lots A, 3, 4 and 5, Factory Addition Plat 3, a distance of 618.15 feet to a point on the East right-of-way line of Southwest 11th Street; thence North 37° 25' 21" West along said East right-of-way line, 34.02 feet; thence North 16° 09' 02" West continuing along said East right-of-way line, 25.37 feet to a point on the South line of said Lot 3, Terminal Place; thence North 15° 49' 31" West, 118.92 feet to a point on the South line of said Lot 1, Terminal Place; thence North 15° 17' 41" West, 107.54 feet; thence North 74° 32' 20" East, 632.31 feet to a point on the East line of said Lot 1, Factory Addition Plat 3; thence South 15° 27' 40" East along said East line and along the East line of said Lot 2, Factory Addition Plat 3, a distance of 93.95 feet; thence South 74° 32' 20" West continuing along said East line, 6.00 feet; thence South 15° 27' 40" East continuing along said East line of said Lot 2 and along the East line of said Lot 3, Factory Addition Plat 3, a distance of 270.26 feet to the Point of Beginning and containing 4.65 acres (202,585 s.f.), an Official Plat, all know included in and forming a part of the City of Des Moines, Polk County, Iowa.

Property subject to any and all easements of record.

October 25, 2010

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NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on November 8, 2010, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED by _____ to adopt.

FORM APPROVED:



Michael F. Kelley
Assistant City Attorney

(ZON2010-00167)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, 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.

MOTION CARRIED APPROVED

Mayor

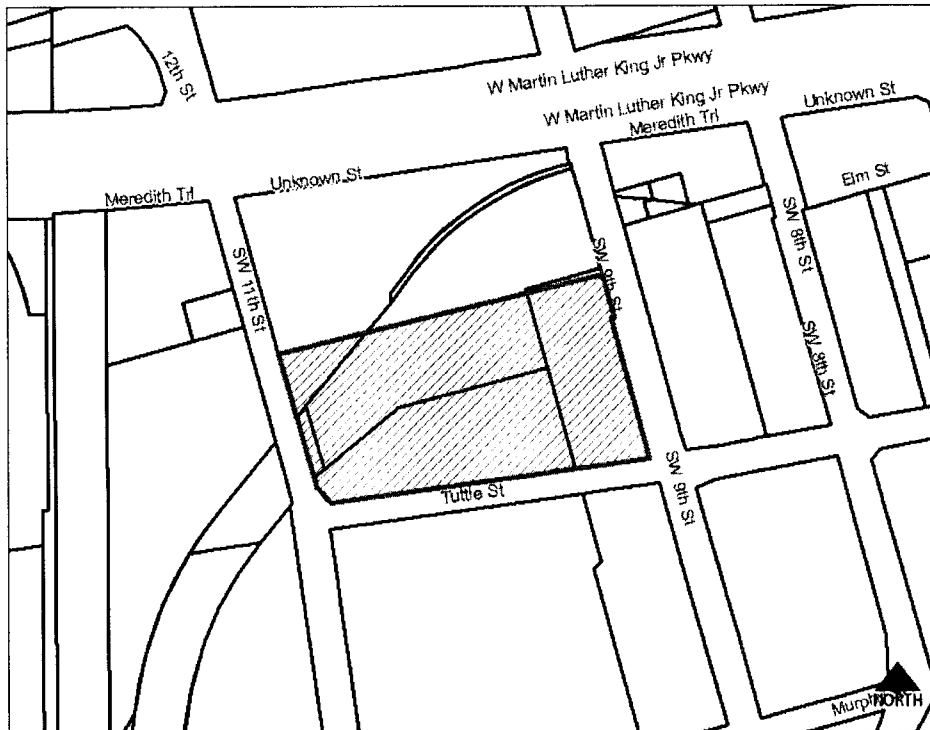
City Clerk

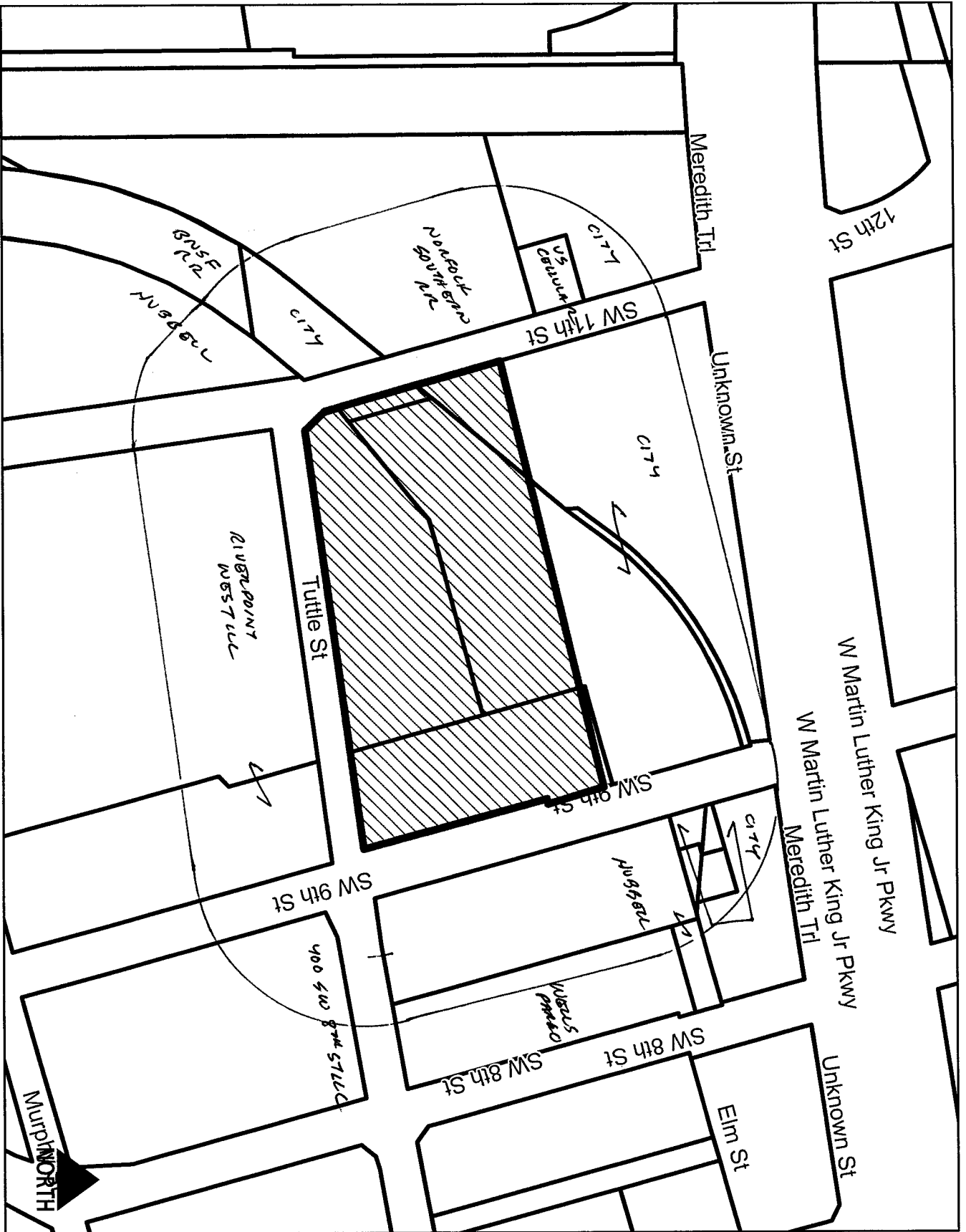
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Request from Quest Development (developer) represented by Kevin Weisbeck (officer) for review and approval of a Conceptual Plan for "Riverpoint West"				File # ZON2010-00167	
Description of Action	Review and approval of a Conceptual Plan for "Riverpoint West" for development of two separate four-story hotel complexes, including one fronting Southwest 9 th Street with 95 guestrooms and one fronting Southwest 11 th Street with 93 guestrooms.				
2020 Community Character Plan	Downtown: Support Commercial				
Horizon 2035 Transportation Plan	No Planned Improvements				
Current Zoning District	"C-3B" Central Business District Mixed-Residential District				
Proposed Zoning District	"PUD" Planned Unit Development				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Qwest Development & Construction - 320 SW 9th Street

ZON2010-00167





October 20, 2010

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held October 7, 2010, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus				X
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston	X			
Ted Irvine				X
Greg Jones	X			
Jim Martin	X			
Brian Millard				X
William Page	X			
Mike Simonson	X			
Kent Sovern	X			

APPROVAL of a recommendation to find the request for PUD zoning for property located at 320 Southwest 9th Street in conformance with the Des Moines' 2020 Community Character Plan; and approval of the request to rezone the subject property from "C-3B" Central Business Mixed Use District to PUD Planned Unit Development and approval of the PUD Conceptual Plan subject to the following conditions: ZON2010-00167

1. The PUD Conceptual Plan shall incorporate all requirements of the City's Urban Design Review Board, including but not limited to those pertaining to building design, building materials, streetscape, and signage.
2. The PUD Conceptual Plan shall include elevations of all four facades of each building, as approved by the Planning Administrator.
3. The note on the PUD Conceptual Plan regarding permitted uses should be revised to indicate permitted uses are those as permitted and limited in the "C-3B" District.



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309-1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

4. The PUD Conceptual Plan shall include a note that states all rooftop mechanical equipment shall be screened by an architecturally integrated parapet as approved by the Planning Administrator.
5. The PUD Conceptual Plan shall demonstrate the location and a detailed elevation of any trash enclosure as approved by the Planning Administrator.
6. In addition to streetscape plantings, the site shall be landscaped in accordance to the Landscape Standards as applicable to the "C-3" District.
7. Any monument sign on the premises shall have a brick or stone base that matches the materials on the primary structure.
8. The text at the left side of Sheet 4 that states signage will be in accordance with the C-3B requirements shall be removed.
9. Signage for the hotel on the western portion of the site shall be limited to the following:
 - i. Two (2) monument signs not to exceed 2 square feet each.
 - ii. Four (4) wall-mounted signs not to exceed a cumulative 150 square feet of area.
10. Signage for the hotel on the eastern portion of the site shall be limited to the following:
 - i. One (1) monument sign not to exceed 9.5 square feet in area.
 - ii. Three (3) wall-mounted signs not to exceed a cumulative 150 square feet of area.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the requested rezoning in conformance with the Des Moines' 2020 Community Character Plan.

Part B & C) Staff recommends approval of the proposed rezoning and PUD Concept Plan subject to the following conditions:

1. The PUD Conceptual Plan shall incorporate all requirements of the City's Urban Design Review Board, including but not limited to those pertaining to building design, building materials, streetscape, and signage.
2. The PUD Conceptual Plan shall include elevations of all four facades of each building, as approved by the Planning Administrator.
3. The note on the PUD Conceptual Plan regarding permitted uses should be revised to indicate permitted uses are those as permitted and limited in the "C-3B" District.
4. The PUD Conceptual Plan shall include a note that states all rooftop mechanical equipment shall be screened by an architecturally integrated parapet as approved by the Planning Administrator.

5. The PUD Conceptual Plan shall demonstrate the location and a detailed elevation of any trash enclosure as approved by the Planning Administrator.
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 - iii. Two (2) monument signs not to exceed 2 square feet each.
 - iv. Four (4) wall-mounted signs not to exceed a cumulative 150 square feet of area.
10. Signage for the hotel on the eastern portion of the site shall be limited to the following:
 - v. One (1) monument sign not to exceed 9.5 square feet in area.
 - vi. Three (3) wall-mounted signs not to exceed a cumulative 150 square feet of area.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed development would allow construction of two separate four-story hotel complexes, including an extended stay hotel fronting Southwest 9th Street with 95 guestrooms and a standard hotel fronting Southwest 11th Street with 93 guestrooms. There would be a shared parking lot between the hotels.

The project was preliminarily reviewed by the Urban Design Review Board on July 20, 2010 and August 17, 2010. The Urban Design Review Board will review the current proposal and take formal action on October 5, 2010. Staff recommends that the PUD Conceptual Plan shall be required to incorporate all requirements of the City's Urban Design Review Board with regard to the building designs, streetscape, and signage plan.

2. **Size of Site:** 4.59 acres.
3. **Existing Zoning (site):** "C-3B" Central Business Mixed Use District.
4. **Existing Land Use (site):** Vacant land.
5. **Adjacent Land Use and Zoning:**
 - North* – "C-3B"; Use is a surface parking lot.
 - South* – "C-3B"; Use is vacant land.

East – “C-3A”; Uses are the Southwest 9th Street viaduct and office and flex space buildings.

West – “C-3B”; Use is vacant land.

6. **General Neighborhood/Area Land Uses:** The subject site is located in the southwest portion of the downtown. The area generally consists of vacant land, commercial uses and light industrial uses. It is located in the eastern portion of the planned Gray's Landing / Riverpoint West redevelopment area.
7. **Applicable Recognized Neighborhood(s):** Downtown Des Moines Neighborhood.
8. **2020 Community Character Land Use Plan Designation:** Downtown Support Commercial.

The 2020 Community Character Plan states the following regarding this land use designation.

Downtown/ Support Commercial: General businesses, retail and service establishments, limited high density residential, mixed use developments, and work centers that support the downtown core providing their own off-street parking.

9. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in §414.3 of the Iowa Code. The Commission may recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **PUD Standards:** The following are standards from Section 134-704 of the City Code that provide the foundation that all PUD Concept Plans should be based on.
 - A) All uses proposed in a PUD planned unit development district plan shall be in harmony with the existing or anticipated uses of other properties in the surrounding neighborhood and shall generally be in conformance with the city's land use plan. The design of a PUD development shall be based on harmonious architectural character; compatible materials; orderly arrangement of structures and open space; and conservation of woodlands, streams, scenic areas, open space and other natural resources.

The submitted PUD Conceptual Plan states uses are limited to those permitted in the “C-3B” District.

The architectural character and site design are discussed in Section II, subparagraph 2 of this report.

- B) Setbacks and other appropriate screens shall be provided around the boundary of a PUD development to protect the adjoining district properties. Only in

exceptional circumstances shall such a setback be less than the amount of the setback which the adjoining district is required to maintain from the PUD development.

The PUD proposes an 18.92-foot setback from SW 9th Street viaduct to the east, with the 520-foot long building representing 76% of the 680-foot frontage. The PUD also proposes a 20.21-foot setback along SW 11th Street to the west to accommodate an outdoor plaza and an outdoor seating area, with the 360-foot long building representing 70% of the 520-foot front. The site is surrounded by "C-3B" and "C-3A" zoning districts. For comparison, the "C-3B" District design guidelines require a minimum of 70 percent of the building frontage be set within one foot of the front lot line for commercial buildings. The "C-3A" District has no building setback requirements.

- C) A PUD development shall comply with all applicable city ordinances, specifications and standards relating to all dedicated street, sanitary sewer and storm sewer facilities and to surface drainage and floodwater retention.

The submitted concept plan indicates that storm water will be handled by a combination of conventional detention and conservation practices, which may involve infiltration trenches or other methods.

- D) The streets surrounding a PUD development must be capable of accommodating the increased traffic that would be generated by the new development. The development shall be designed to provide maximum feasible separation of vehicular traffic from pedestrian ways and recreational areas. If turning lanes or other forms of traffic controls within or adjacent to the development are deemed necessary by the city council, the developer shall provide the necessary improvements.

The subject property is bordered by SW 9th Street to the east, Tuttle Street to the south, and SW 11th Street to the west. Staff believes that this existing street network would be capable of accommodating the traffic generated by the proposed development.

- E) Off-street parking and loading spaces shall be provided as appropriate to the size and character of the development. Each off-street loading space shall be not less than ten feet in width and 25 feet in length. All off-street parking spaces shall be provided in accordance with the requirements of subsection 134-1377(g).

The submitted Concept Plan identifies 214 off-street parking spaces. It also includes a note stating that parking will be provided in accordance with the Zoning Ordinance, which would require 1 space per 2 hotel rooms, plus 1 space per 300 square feet of restaurant, lounge, or meeting room area.

- F) Where appropriate to the size and character of a PUD development, provision shall be made therein for open space for recreation and other outdoor uses, and for places of worship, convenience shopping and other community services.

The PUD Conceptual Plan demonstrates an outdoor seating area long SW 11th Street and an outdoor plaza near the intersection of SW 11th Street and Tuttle Street.

2. **Urban Design:** The subject property, as well as most of the adjoining properties, is currently zoned “C-3B” Central Business Mixed-Use District. The intent of this district is to create a vibrant mixed-use area. Staff believes the goals of this zoning district should be used as a guide for the proposed development. The following language is from the Zoning Ordinance and describes the intent of the “C-3B” District.

Sec. 134-1005. Statement of intent.

The C-3B central business mixed-use district is intended to provide for medium to high density residential and medium to high intensity pedestrian oriented office, retail, commercial, and mixed-use (commercial / residential) development. It is intended this district not be mapped outside the downtown area.

The submitted PUD Conceptual Plan includes building elevations for only 2 facades of each hotel. The PUD Conceptual Plan must include elevations of all four facades of each building. The proposed elevations indicate that each building would be 4 stories in height. The hotel fronting SW 11th Street would be constructed primarily with stone and brick materials, with hardi-siding and steel awning accents. The hotel fronting SW 9th Street would be constructed primarily with stone and brick materials, with hardi-siding and EIFS accents. Staff recommends that the elevations shall be required to incorporate all requirements of the City’s Urban Design Review Board.

The PUD Conceptual Plan should include a note that states all rooftop mechanical equipment will be screened by an architecturally integrated parapet as approved by the Planning Administrator.

The PUD Conceptual Plan includes a note that states any trash enclosure will be constructed with materials compatible with the primary building architecture and shall be constructed of durable materials such as stone or masonry, with an opaque metal gate. Staff recommends that the PUD Conceptual Plan also demonstrate the location and a detailed elevation of any trash enclosure as approved by the Planning Administrator.

The PUD Conceptual Plan indicates that the site will be landscaped in accordance to the Landscape Standards as applicable to the “C-3B” District. Since the adopted Landscape Standards don’t specifically mention “C-3B”, staff recommends this note be revised to state the site shall be landscaped in accordance to the Landscape Standards as applicable to the “C-3” District.

The PUD Conceptual Plan provides a signage plan that includes a mix of wall-mounted and monument signs. The hotel along SW 11th Street would have a 2-square foot monument sign along both SW 11th Street and Tuttle Street and four wall-mounted signs. The hotel along SW 9th Street would have a 9.5-square foot monument sign along Tuttle Street and up to five wall-mounted signs. Staff recommends that any monument sign on the premises shall have a brick or stone base that matches the materials on the primary structure. The text at the left side of Sheet 4 that states signage will be in accordance with the “C-3B” requirements should be removed since it conflicts with the proposed sign diagrams on Sheet 4 and the proposed sign locations on Sheet 2, as “C-3B” regulations would only permit 100 square feet of wall-mounted signage per building.

At this time, staff is unclear what the dimensions would be for each of the wall-mounted signs, as several options are provided. Therefore, staff recommends that the final signage plan be reviewed and approved by the Planning Administrator to ensure that amount of signage provided is appropriate.

The monument sign on Sheet 4 as being located a ½-block north of the site along West Martin Luther King, Jr. Parkway cannot be approved as part of the PUD since it is not located on the premises.

SUMMARY OF DISCUSSION

Jason Van Essen presented staff report and recommendation.

Greg Jones asked how this PUD deviates from what they could submit under standard “C-3B” zoning.

Jason Van Essen stated one would be the signage; the other would have to do with the building setbacks. The “C-3B” design guidelines require 70% of the building frontage be set within one foot of the property line to create that urban edge. The applicant addressed that by creating court yard space and heavy landscaping along Southwest 11th which is an extension of that urban character.

Mike Ludwig stated staff looked at the design guidelines for “C-3B” as they apply to commercial uses. Typically when the building is right up at the street it assumes there is ground floor retail or commercial space. Since these are hotel rooms on the ground level a greater setback was appropriate as is proposed on this plan.

Greg Jones stated that he is happy to see some development there and thinks it is a great use and something to do. He thinks that if they are going to go through the trouble to rezone something that the majority that comes in should be able to develop without going through these extra hoops.

Mike Ludwig stated the applicant would have been before the Commission for a “C-3B” site plan review if no rezoning was proposed. This site plan is laid out so there are direct pedestrian connections to their entrances from the public walks. There is also the pedestrian path through the islands and the parking. The signage that is shown on the buildings are smaller than what the dimensions are in their plan set. Some of the signs that were requested are not actually reflected on the building elevations.

Jacqueline Easley asked if Tuttle Street is one way and can they exit off of Tuttle.

Jason Van Essen stated yes they can exit off of Tuttle.

Dann Flaherty concern is the detention versus retention basin, that essentially they are going to hold water here if it is necessary or retain water here. Asked if there any proposal with respect to permeable pavement so that it would not have to wind up in our sewer.

Jason Van Essen stated that he would defer the question about the pavement over to the applicant. He knows they were looking at some infiltration areas.

Kevin Weisbeck Quest Development, Aberdeen, SD 2301 8th Avenue stated they were told when they started with the Urban Design Review Board that they had to maintain 1.25 inches of water on the plate of the site, so they deferred to Snyder and Associates a civil architect here in Iowa. In those parking lot islands they have been widened from the first site plan and they are going to put the underground storage units through those medians in the parking lot. They will come down to a pipe towards Tuttle Street and will drain into the storm system that is set up down by Grays Lake. The permeable asphalt has been talked about and they have used it before in California and were not too fond of it.

Dann Flaherty stated that the Commission could give him a number of people to talk to that would tell him how good it is here in Iowa.

Kevin Weisbeck stated that he does not know how well it would work in the freeze, thaw climates. It was also mentioned that they use bio-swells and etc. but they do not think there is enough green space for that.

Greg Jones suggested that they applicant look into bio-retention cells, that way they get infiltration between them and they don't have to put an extra pipe in.

Kevin Weisbeck stated they will look into that.

CHAIRPERSON CLOSED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

COMMISSION ACTION:

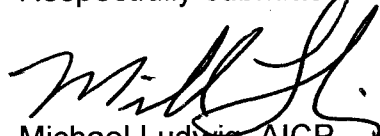
Greg Jones moved staff recommendation to find the requested rezoning in conformance with the Des Moines' 2020 Community Character Plan; and to approve the proposed PUD Zoning and the PUD Conceptual Plan subject to the following conditions:

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Motion passed 11-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment