

Date..... January 23, 2012

WHEREAS, on January 9, 2012, by Roll Call No. 12-0034, it was duly resolved by the City Council, that a public hearing to be held on January 23, 2012, at 5:00 p.m., in the Council Chambers at City Hall, to consider a proposal from SDG Macerich Properties, LP to amend the approved C-4 Preliminary Development Plan for Southridge Mall on property located at 1111 East Army Post Road, to redevelop a portion of the mall in the vicinity of the food court as a 133,777 square foot area for retail/office/assembly uses accessed from an outdoor plaza on the north side of the mall and a 94,000 square foot area for athletic/fitness/assembly uses on the west side of the mall; and,

WHEREAS, due notice of the hearing was published in the Des Moines Register on January 12, 2012, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved C-4 Preliminary Development Plan for Southridge Mall; and,

WHEREAS, at a public hearing held on December 15, 2011, the Plan and Zoning Commission voted 12-0 that the proposed amendment to the approved C-4 Preliminary Development Plan be approved, subject to the preliminary development plan being first amended as set forth in the attached letter from the Planning Administrator; and,

WHEREAS, in accordance with the published notice those interested in the proposed amendment to the approved C-4 Preliminary Development Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; NOW, THEREFORE,

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

1. Upon due consideration of the facts, statements of interested persons and arguments of counsel, the objections to said proposed amendments to the approved C-4 Southridge Mall Preliminary Development Plan for the property in the vicinity of 111 East Army Post Road, and more specifically described below, are hereby overruled and the hearing is closed.

(Except North 250 feet) Lot 3, and all Lots 4 thru 19, Southridge Plat No. 2, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

2. The proposed amended C-4 Southridge Mall Preliminary Development Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified below.

a. Any Site Plan for reconfigured off-street parking areas shall conform to interior lot landscaping requirements.

Date..... January 23, 2012

b. Any Site Plan shall coordinate with DART for incorporation of appropriate transit stations where necessary as part of the design.

3. The amended C-4 Southridge Mall Preliminary Development Plan for the Property described above, which is on file in the Community Development Department, is hereby approved, subject to the plan being first amended to satisfy the conditions recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendments by the Community Development Director.

MOVED by _____ to adopt, and to amend the C-4 Southridge Mall Preliminary Development Plan.

FORM APPROVED:

Michael F. Kelley
Assistant City Attorney

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

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.

_____ Mayor

_____ City Clerk

Request from SDG Macerich Properties, LP (owner) represented by Chet A. Cramin (officer) for review and approval of amendment to the "C-4" Preliminary Development Plan for Southridge Mall on property located at 1111 East Army Post Road.		File # ZON2011-00232		
Description of Action	Review and approval of amendment to the "C-4" Preliminary Development Plan for Southridge Mall on property located at 1111 East Army Post Road, to redevelop a portion of the mall in the vicinity of the food court as a 133,777-square foot area for retail/office/assembly uses accessed from an outdoor plaza on the north side of the mall and a 94,000 square-foot area for athletic/fitness/assembly uses on the west side of the mall.			
2020 Community Character Plan	Commercial: Auto-Oriented Regional Shopping Mall			
Horizon 2035 Transportation Plan	US 69 from East Army Post Road to Relocated US 65 to widen from 4 lanes undivided to 6 lanes divided			
Current Zoning District	"C-4" Shopping Center Commercial District			
Proposed Zoning District	"C-4" Shopping Center Commercial District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	3	0		
Outside Area				
Plan and Zoning Commission Action	Approval	12-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

SDG Macerich Properties LP - 1111 East Army Post Road

ZON2011-00232



December 20, 2011

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 December 15, 2011, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:



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

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Joel Huston	X			
Ted Irvine	X			
Greg Jones	X			
William Page				X
Christine Pardee	X			
Mike Simonson	X			
Kent Sovern				X
CJ Stephens	X			

APPROVAL of a request from SDG Macerich Properties, LP (owner) represented by Chet A. Cramin (officer) for review and approval of amendment to the "C-4" Preliminary Development Plan for Southridge Mall on property located at 1111 East Army Post Road, subject to the following conditions: ZON2011-00232

1. Any Site Plan for reconfigured off-street parking areas shall conform to interior lot landscaping requirements.
2. Any Site Plan shall coordinate with DART for incorporation of appropriate transit stations where necessary as part of the design.

Written Responses

3 In Favor
0 In Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted "C-4" Development Plan amendment subject to the following conditions:

1. Any Site Plan for reconfigured off-street parking areas shall conform to interior lot landscaping requirements.
2. Any Site Plan shall coordinate with DART for incorporation of appropriate transit stations where necessary as part of the design.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The owner is proposing to demolish approximately 243,000 square feet of the existing core of the mall north of the Younkers department store and west of the Sears department store. This area is proposed to be redeveloped with approximately 133,777 square feet of retail/office/restaurant shops that would be accessed primarily from the north exterior of the new structures.

In addition, the owner proposes to expand the off-street parking toward the north side of the new structures. This includes providing a pedestrian court that would lead to a north exterior entrance for the existing Younkers store. A secondary phase of the proposed redevelopment includes a 94,000 square foot addition to west side of the mall where the former Montgomery Wards department store once stood. This addition is proposed for an athletics/fitness/assembly use.

2. **Size of Site:** Approximately 152.6 acres.
3. **Existing Zoning (site):** "C-4" Shopping Center Commercial District.
4. **Existing Land Use (site):** The Southridge Mall regional commercial complex. Approximately 31 acres is undeveloped and available for future development.
5. **Adjacent Land Use and Zoning:**

North – "C-2", Uses are highway commercial businesses.

South – "R1-60", & "R-6", Uses are multiple family residential apartments and vacant land.

East – "C-2", "C-1", "R-5", & "R1-60", Uses are highway commercial uses, mobile home park, and vacant land.

West – "PUD" & "A-1", Uses are Somerset mixed multiple family and single-family residential neighborhood, the Des Moines Police Academy, South Side YMCA, and Ft. Des Moines County Park.

6. **General Neighborhood/Area Land Uses:** The subject regional commercial shopping center is located at the intersection of the East Army Post Road and Southeast 14th Street (US Highway 65/69) commercial corridors.
7. **Applicable Recognized Neighborhood(s):** Easter Lake Area Neighborhood, Somerset Neighborhood, and South Park Neighborhood.
8. **Relevant Zoning History:** The “C-4” plan has been amended 29 times formally and administratively since the property was rezoned on May 22, 1972.
9. **2020 Community Character Land Use Plan Designation:** Commercial: Auto-Oriented, Regional Shopping Mall.
10. **Applicable Regulations:** In accordance with Section 134-1052 the Commission shall review the conformity of the proposed development plan with the standards of the comprehensive plan, and with the recognized principles of civic design, land use planning, and landscape architecture. The commission may approve the plan as submitted or, before approval, may require that the applicant modify, alter, adjust, or amend the plan as the commission deems necessary to the end that it preserve the intent and purpose of this chapter to promote public health, safety, morals, and general welfare. The development plan as approved by the commission shall then be reported to the city council, whereupon the city council may approve or disapprove the plan as reported or may require such changes thereto as it deems necessary to effectuate the intent and purpose of this chapter. Section 134-1055 states that any proposed change, except minor changes as set forth in division 8 of article II of this chapter (Section 134-247), in the shopping center plan, after approval by the council, shall be resubmitted and considered in the same manner as the original proposal.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Site Features:** There is timbered area on the southern portion of the property. The proposed amendment does not identify any new proposed development in this area and continues to reserve it for future purposes. Any future Site Plan for that area would be required to comply with tree mitigation requirements.
2. **Drainage/Grading:** The bulk of the subject “C-4” area drains generally toward the south of the mall site. The only anticipated grading would be minimal for the new building and parking development. It is anticipated that the storm water management improvements will need to be adjusted for water quality detention of more frequent events for the newly developed impervious surfaces, since they will be over an acre in total. Staff will require soil erosion protection during construction as part of a Site Plan and grading permit. All Site Plans developed in accordance with any approved “C-4” development plan are required to comply with all provisions for storm water management, grading and soil erosion protection applicable in the Site Plan policies.
3. **Landscaping & Buffering:** Because the proposed amendment is not a major reconfiguration of the overall site, only the new development is required to comply with the Des Moines Landscape Standards as part of any Site Plan. In this case, the proposed new parking area and changes to the parking lot east of Target will be required to meet interior lot landscaping standards as applicable to “C-2” Districts. This generally requires a 9-foot by 17-foot planter with one overstory tree and three shrubs

for every 20 spaces. The standards allow consideration of some clustering of these planter beds to achieve a more appropriate design. In addition, incorporation of interior pedestrian linkages through the parking areas to storefronts shall be a consideration when reviewing any Site Plan. The proposed development plan schematically demonstrates intent to comply with these standards.

4. **Traffic/Street System:** The subject property currently adjoins the arterial network of East Army Post Road and US Highway 65/69. There are median breaks on both streets in alignment with the locations of two drive entrances from each street. The two drive entrances to East Army Post Road and the southern drive entrance to US Highway 65/69 are signalized with left turn lanes in and out of the mall site. In addition the intersections of Southeast 5th Street and Southeast 14th Street with East Army Post Road are signalized with left turn lanes from all directions. The proposed development does not create any projected traffic demands that would cause re-evaluation of the adjoining public street facilities.
5. **Access or Parking:** The proposed amendment modifies the parking configuration east of Target and north of the mall to provide more direct access from the east drive entrance from East Army Post Road. Approximately 227 new parking spaces are proposed in areas closer to proposed shops on the north side of the new structures.

Des Moines Area Regional Transit (DART) has requested that design for transit bus access be incorporated to the proposed development plans. Although design proposals are not specific enough at this time to determine exact locations of transit stations, staff wants to ensure that these are considered at the time of Site Plan review. The applicant's representatives have indicated that it is to their advantage to ensure transit is incorporated into the design as well. It is anticipated by staff that these will be located appropriately along the outer circulation drive system with appropriate traffic design.

6. **2020 Community Character Plan:** The Commercial: Auto-Oriented, Regional Shopping Mall designation provides for a future land use that includes multi-use building with over 1,000,000 square feet of retail space. Staff believes that the proposed Development Plan amendment conforms to this designation contained within the Des Moines' 2020 Community Character Plan.
7. **Urban Design:** The proposed plan indicates allowance for a maximum of 5 stories and 55 feet of building height. The Zoning Ordinance states that buildings in "C-4" developments may exceed the 45 maximum height in "C-2" as long as it is within the intent and purpose of the "C-4" District Regulations. Staff believes that this is appropriate given the large acreage of the over mall complex.

SUMMARY OF DISCUSSION

There was no discussion.

CHAIRPERSON OPENED THE PUBLIC HEARING

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

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Greg Jones moved staff recommendation to approve the submitted "C-4" Development Plan amendment subject to the following conditions:

1. Any Site Plan for reconfigured off-street parking areas shall conform to interior lot landscaping requirements.
2. Any Site Plan shall coordinate with DART for incorporation of appropriate transit stations where necessary as part of the design.

Motion passed 12-0.

Respectfully submitted,


Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment

Item 2011 00232 Date 12-8-11

37

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEC 12 2011
DEPARTMENT

Print Name George Jordan
Signature [Signature]
Address 6901 SE 142

Reason for opposing or approving this request may be listed below:

Item 2011 00232 Date 12/7/11

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEC 12 2011
DEPARTMENT

Print Name Denny Flagg
Signature [Signature]
Address 2716 Indianola Ave. D.H., Iowa

Reason for opposing or approving this request may be listed below:

Item 2011 00232 Date 12-7-11

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT
DEC 12 2011
DEPARTMENT

Print Name ROBERT J. PROSASCO
Signature [Signature]
Address 456 E. BURNHAM AVE.

Reason for opposing or approving this request may be listed below:



SOUTHRIDGE MALL | Mall Redevelopment

Perspective

17 NOVEMBER 2011 |

