



Date May 4, 2015

**RESOLUTION SETTING HEARING ON REQUEST FROM MACERICH SOUTHRIDGE MALL, LLC  
FOR REVIEW AND APPROVAL OF THE 31ST AMENDMENT TO THE  
“C-4” DEVELOPMENT PLAN FOR SOUTHRIDGE MALL, 1111 EAST ARMY POST ROAD**

**WHEREAS**, the City Plan and Zoning Commission has advised that at a public hearing held on April 16, 2015, its members voted 12-0 in support of a motion to recommend **APPROVAL** of a request from Macerich Southridge Mall, LLC (owner), represented by Norm Forget (officer), for review and approval of the 31st Amendment to the “C-4” Development Plan for Southridge Mall on property locally known as 1111 East Army Post Road (“Property”), to allow a 52-unit four-story senior living apartment dwelling, subject to the following conditions:

1. Any development of a senior housing apartment building shall be reviewed by the Plan and Zoning Commission as part of a Site Plan under design guidelines for multiple-family dwellings.
2. Any tree removal is subject to compliance with applicable Tree Protection and Mitigation Ordinances; and

**WHEREAS**, the Property is legally described as follows:

(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.

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

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed 31<sup>st</sup> Amendment to the “C-4” Development Plan for Southridge Mall is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on May 18, 2015, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. 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.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

MOVED BY \_\_\_\_\_ TO ADOPT.

(ZON2015-00043)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
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

Date \_\_\_\_\_

Agenda Item 15

Roll Call # \_\_\_\_\_



April 27, 2015

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 April 16, 2015, the following action was taken regarding a request from Macerich Southridge Mall, LLC (owner) represented by Norm Forget (officer) for the 31<sup>st</sup> amendment to the "C-4" Development Plan for Southridge Mall on property located at 1111 East Army Post Road.

**COMMISSION RECOMMENDATION:**

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

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
Sasha Kamper	X			
William Page				X
Jonathan Rosenbloom	X			
Mike Simonson				X
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier	X			

**APPROVAL** of staff recommendation for approval of the submitted "C-4" Development Plan amendment subject to the following conditions: (ZON2015-00043)

1. Any development of a senior housing apartment building shall be reviewed by the Plan and Zoning Commission as part of a Site Plan under design guidelines for multiple-family dwellings.

2. Any tree removal is subject to compliance with applicable Tree Protection and Mitigation Ordinances.

## **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 development of a senior housing apartment building shall be reviewed by the Plan and Zoning Commission as part of a Site Plan under design guidelines for multiple-family dwellings.
2. Any tree removal is subject to compliance with applicable Tree Protection and Mitigation Ordinances.

### Written Responses

5 In Favor

1 In Opposition

## **STAFF REPORT TO THE PLANNING COMMISSION**

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing to allow development of a 52-unit four-story senior apartment dwelling on a 1.64 acre pad site of the Southridge Mall complex. This requires designation of the use of the pad site within the "C-4" Development Plan. Any specific pad site development would also be subject to a future Site Plan review by the Plan and Zoning Commission under design guidelines for multiple-family dwellings.
2. **Size of Site:** Approximately 152.6 acres (overall mall site). The proposed pad site area for the senior apartment building is 1.64 acres.
3. **Existing Zoning (site):** "C-4" Shopping Center Commercial District and "FSO" Freestanding Sign Overlay 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. Uses adjoining the affected pad site are Bankers Trust branch bank.

**South** – "R1-60", & "R-6", Uses are multiple family residential apartments and vacant land. Uses adjoining the affected pad site within the mall campus are the internal ring road and off-street parking lot.

**East** – "C-2", "C-1", "R-5", & "R1-60", Uses are highway commercial uses, mobile home park, and vacant land. Uses adjoin the affected pad site are an off-street parking lot for Hy-Vee and a 0.59 acre vacant pad site.



**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. Use adjoining the affected pad site is Christ Evangelical Lutheran Church.

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 14<sup>th</sup> Street (US Highway 65/69) commercial corridors.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located in a Recognized Neighborhood. It is located within 250 feet of the Easter Lake Area Neighborhood, the Somerset Neighborhood, and the South Park Neighborhood. These neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on March 27, 2015. Additionally, separate notifications of the hearing for this specific item were mailed April 6, 2015 (10 days prior to the hearing) to these neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the Southridge Mall “C-4” development plan area. A Final Agenda was mailed to the neighborhood association on April 10, 2015.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Easter Lake Area Neighborhood Association mailings were sent to Jim Bollard, 4007 SE 26<sup>th</sup> Street, Des Moines, IA 50320. The Somerset Neighborhood mailings were sent to Mel Pins, 210 East Bundy Avenue, Des Moines, IA 50315. The South Park Neighborhood mailings were sent to Jan Goode, 4501 SE 6<sup>th</sup> Street, Des Moines, IA 50315.

8. **Relevant Zoning History:** The “C-4” development plan has been amended 30 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 and inconsideration of Chapter 18B of the Iowa Code, 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:** The pad site proposed for the 52 unit senior apartment project has several mature trees along the internal circulation roads that were planted as part of the overall mall landscaping. The western half of the pad site has about a 25% slope from the center of the property up to the western boundary. This slope is vegetated with smaller trees and brush. Any Site Plan for the proposed senior housing project will be required to comply with all Tree Protection and Mitigation Ordinances.
- 2. Drainage/Grading:** The majority of the subject "C-4" area drains generally toward the south of the mall site. The affected pad site drains west to east. There is public storm sewer available at an intake at the southeast corner of the pad site. Because the site is over an acre, the proposed senior apartment project would be required to comply with water quality storm water management and standard storm water management requirements with any submitted Site Plan. Also Iowa DNR approval of a Storm Water Pollution Prevention Plan (SWPPP) would be required prior to final approval of any Site Plan for the proposed development.
- 3. Utilities:** Public sanitary sewer access is approximately 850 feet to the east of the affected pad site within the mall site. There is public sanitary sewer within 600 feet in Southeast 5<sup>th</sup> Street and within the 250 feet through the Bankers Trust property to the north to East Army Post Road. The depth of the latter two sewer lines may not be feasible for gravity flow based on the elevation conditions of the pad site. The best alternative for sanitary sewer connection would need to be determined through design engineering at the Site Plan design phase for the project.
- 4. 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 52 unit senior apartment project would be required to meet minimum open space landscaping standards as applicable to "C-2" Districts. This would be reviewed by the Plan and Zoning Commission as part of the required Site Plan.
- 5. 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 5<sup>th</sup> Street and Southeast 14<sup>th</sup> Street with East Army Post Road are signalized with left turn lanes from all directions. The proposed senior housing development would not create any projected traffic demands that would cause re-evaluation of the adjoining public street facilities.
- 6. Access or Parking:** The proposal does not anticipate modifying existing surrounding off-street parking areas. The expectation is that the off-street parking requirement would be met within the proposed pad site development and reviewed with a Site Plan. The minimum parking standard for senior housing is one space per two units, or 26 spaces based on the proposed 52 units. Access is proposed to be directly onto a circulation loop road within the mall complex and not directly onto any public street.

There is currently a DART transit hub located at Southridge Mall which would give residents reasonable access to transit services.

7. **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. The nature and pattern of use expected with the proposed senior apartment project is within the mixed use character which would be exhibited by a regional shopping mall area. While the pad site itself would be close to 32 units per acre, when attributing density of units to the overall mall complex it is only 0.34 units an acre. If more housing units were to be added to the mall complex in the future, the overall density should be reviewed cumulatively.
8. **Urban Design:** The developer has provided a concept of the architectural elevations for the proposed senior housing apartment building. While a review of the "C-4" Development Plan does not include the architectural detail of the specific building, there are design guidelines for multiple-family dwellings that will consider review of the architectural design and building materials as part of a future Site Plan review by the Plan and Zoning Commission.

## SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

## COMMISSION ACTION:

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

1. Any development of a senior housing apartment building shall be reviewed by the Plan and Zoning Commission as part of a Site Plan under design guidelines for multiple-family dwellings.
2. Any tree removal is subject to compliance with applicable Tree Protection and Mitigation Ordinances.

Motion passed 12-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

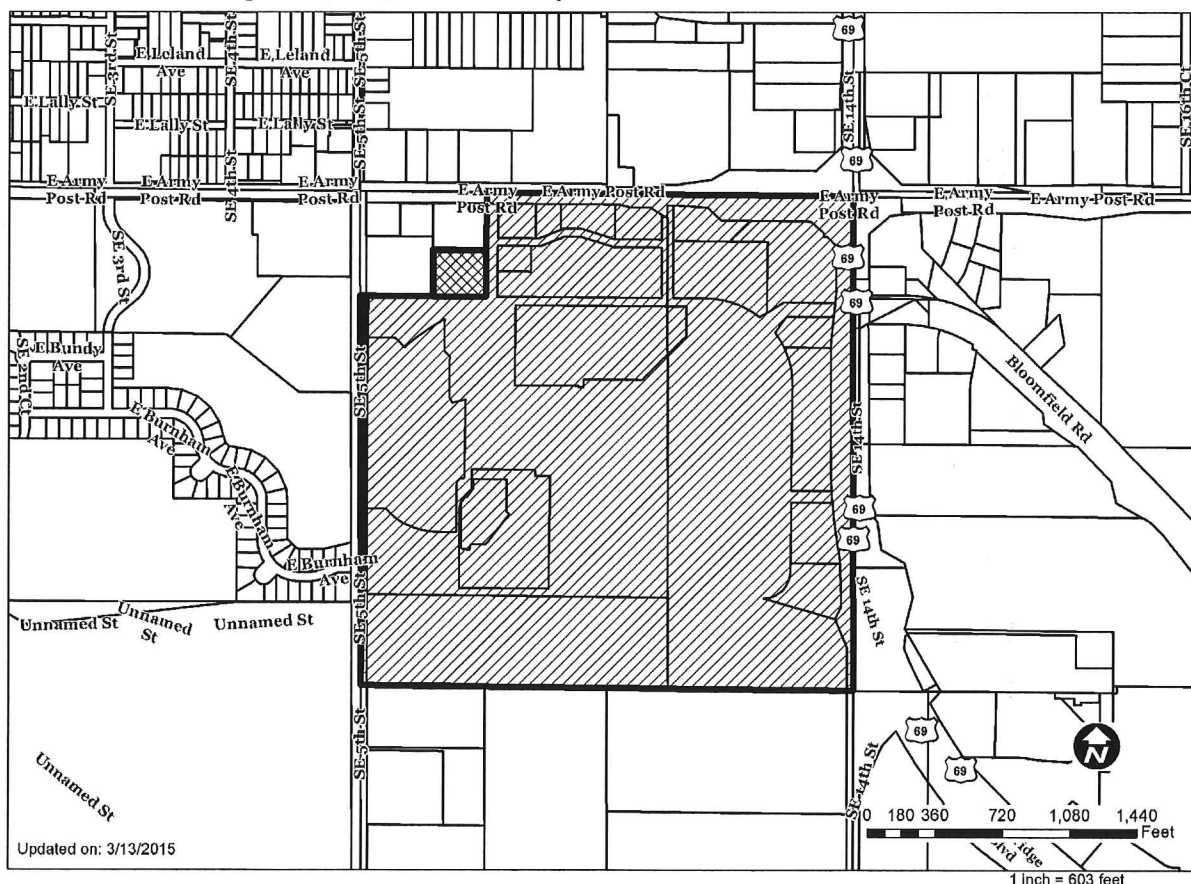
Attachment



Macerich Southridge Mall, LLC (owner) represented by Norm Forget (officer) on property located at 1111 East Army Post Road.				File #	
				ZON2015-00043	
Description of Action	Approval of the 31st amendment to the "C-4" Development Plan for Southridge Mall, to allow a 52-unit four-story senior living apartment dwelling subject to conditions.				
2020 Community Character Plan	Current: Regional Shopping Mall. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	2025-2034: Widen US 69/SE 14 <sup>th</sup> Street 4 lanes to 6 lanes.				
Current Zoning District	"C-4" Shopping Center Commercial District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	5	1			
Outside Area					
Plan and Zoning Commission Action	Approval	12-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Macerich Southridge Mall, LLC, 1111 East Army Post Road

ZON2015-00043



Item ZON2015-00043

Date 4/13/15

☒ (am) ☐ (am not) in favor of the request.

**RECEIVED**  
COMMUNITY DEVELOPMENT

Print Name

Signature

Address

APR 15 2015

DEPARTMENT

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

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Item ZON2015-00043

Date 4-7-15

☒ (am) ☐ (am not) in favor of the request.

**RECEIVED**  
COMMUNITY DEVELOPMENT

Print Name

Signature

Address

APR 13 2015

DEPARTMENT

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

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Item

ZON2015-00043

Date

4/7/15

☒ (am) ☐ (am not) in favor of the request.

COMMUNITY DEVELOPMENT

Print Name

Signature

Address

APR 10 2015

DEPARTMENT

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

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*City-N-Co. Stores, Inc.*

*Dennis Flans*

*Signature: Dennis Flans*

*Address: 2716 Lakeside Ave. DPH.*



ZON2015-00043

Item \_\_\_\_\_ Date 4/8/15

I (am) ☒ (am not) in favor of the request.

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name Kim Asilo

APR 10 2015

Signature Kim Asilo

DEPARTMENT

Address 700 E. Army Post Rd.

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

RETAIL AREA NOT INTENDED FOR APARTMENTS

ZON2015-00043

Item senior apartments Date 4/7/15

I (am) ☒ (am not) in favor of the request.

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT

Print Name Mike Yates

APR 10 2015

Signature Mike Yates

DEPARTMENT

Address 6901 SE 14th

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

I think we need more senior  
Dwelling.

Item \_\_\_\_\_ ZON2015-00043

Date 4-7-15

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT

I (am) ☒ (am not) in favor of the request.

APR 10 2015

Print Name

George Jordan

Signature

George Jordan

Address

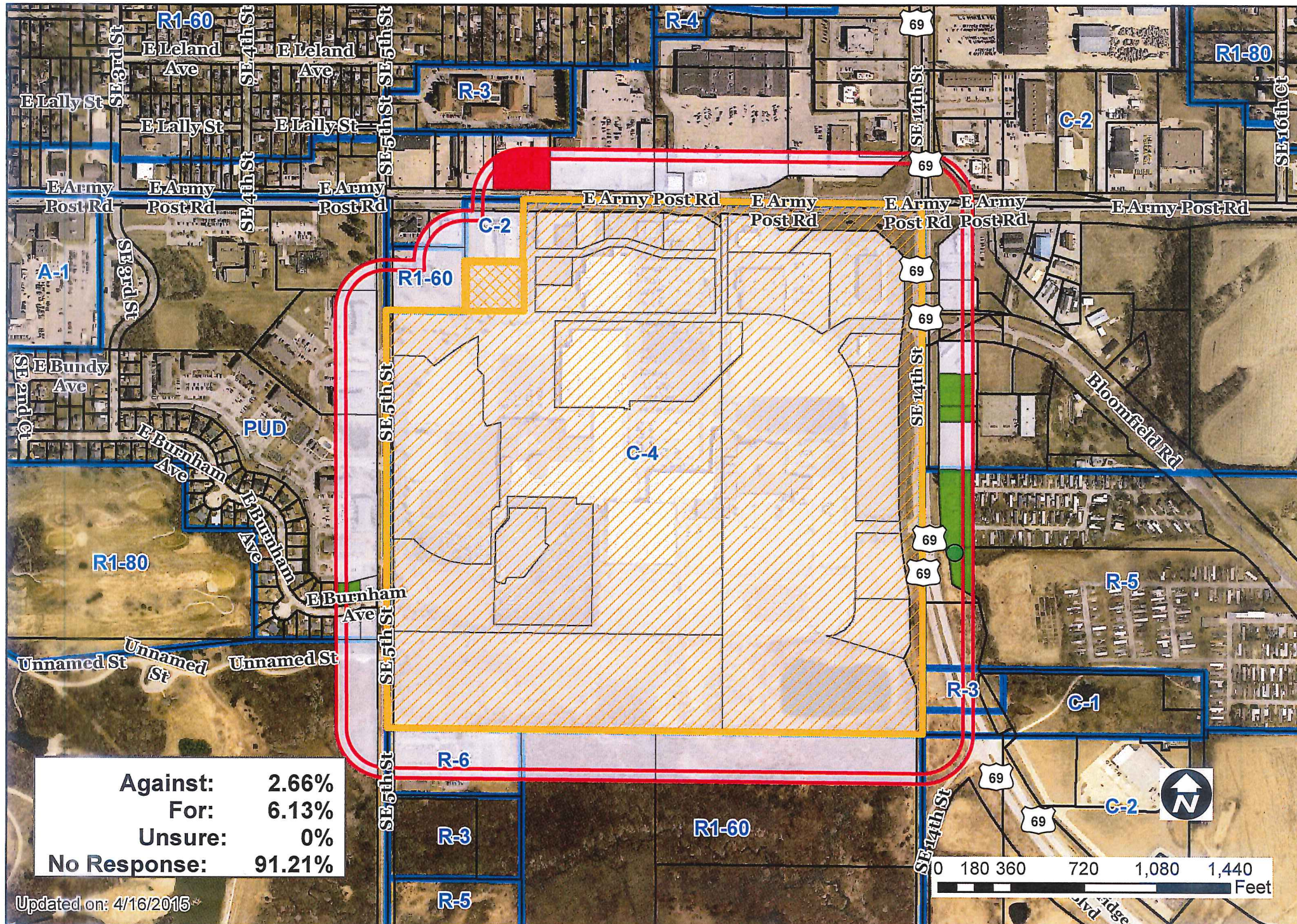
6901 SE 14th

DEPARTMENT

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

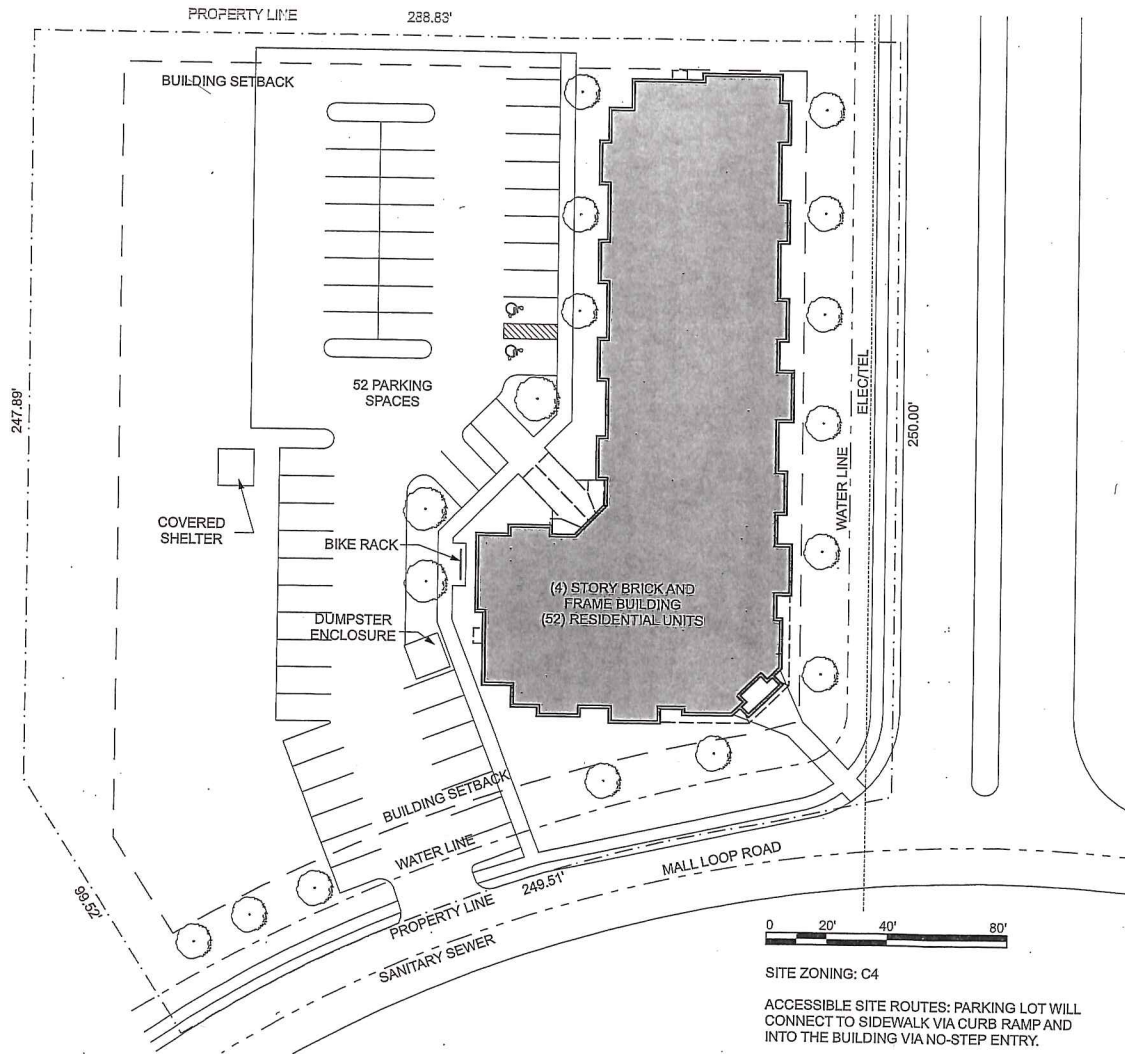
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_











**Total Surface Lot Parking Spaces:** (Free of charge)  
 (2) - accessible spaces  
 (50) - standard parking spaces  
**Total Parking Spaces = (52)**

**Total Net Residential Square Footage:**  
 (10) - 1BR units @ 658 sf = 6,580 nsf  
 (39) - 2 BR units @ 818 sf = 31,902 nsf  
 (3) - 2 BR units @ 889 sf = 2,667 nsf  
**Total net rentable = 41,149 nsf**

**Gross Project Square Footage:**  
 First floor = 14,348 sf  
 Second floor = 14,348 sf  
 Third floor = 14,348 sf  
 Fourth floor = 14,348 sf  
**Total gross = 57,392 gsf**

**Unit Summary:**  
 (5) - 1BR Accessible Units (Type A)  
 (4) - 1BR Standard Units (Visitable Type C)  
 (1) - 1BR Audio/Visual Impaired Unit (Visitable Type C)  
 (17) - 2BR Accessible Units (Type A)  
 (1) - 2BR Audio/Visual Impaired Unit (Visitable Type C)  
 (24) - 2 BR Standard Units (Visitable Type C)  
 (52) Total Residential Units

\* Net square footage calculated from inside face of gyp.

\* Gross square footage calculated from centerline of exterior stud.

\* 10% fully Accessible Units, 2% of Units w/Accessible Communication Features, 30% Additional Accessible Type A Units, all remaining Units Visitable (Type C) Units

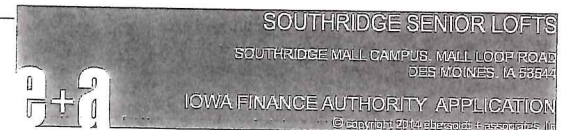
SITE ZONING: C4

ACCESSIBLE SITE ROUTES: PARKING LOT WILL CONNECT TO SIDEWALK VIA CURB RAMP AND INTO THE BUILDING VIA NO-STEP ENTRY.



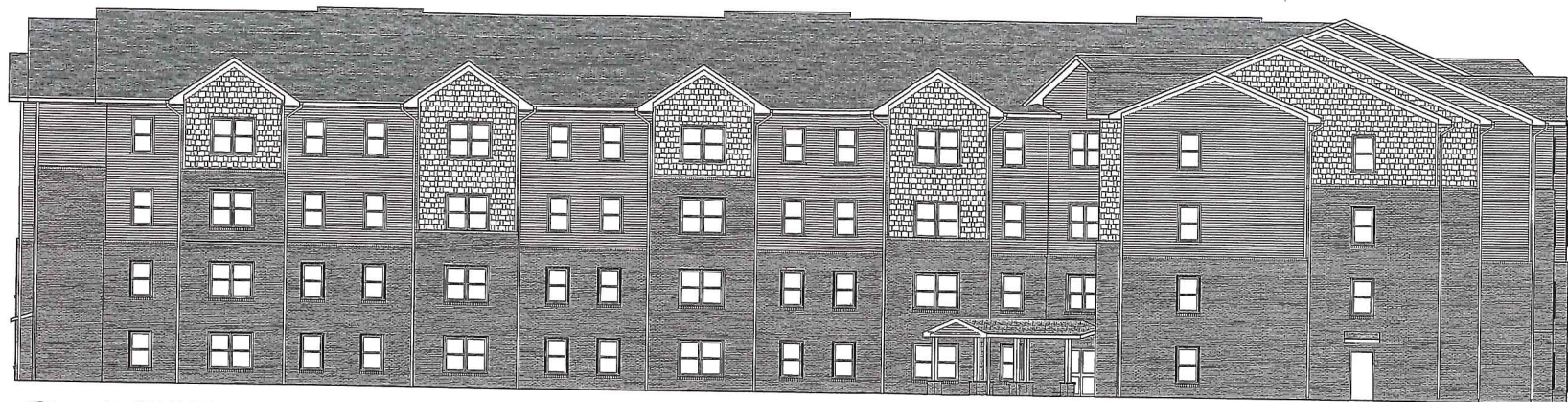
OWNER  
 MV AFFORDABLE HOUSING, LLC

9549 WATERSTONE BOULEVARD  
 CINCINNATI, OH 45229  
 P: 513.774.8400  
 F: 513.683.6165  
 WWW.MVH.COM



15

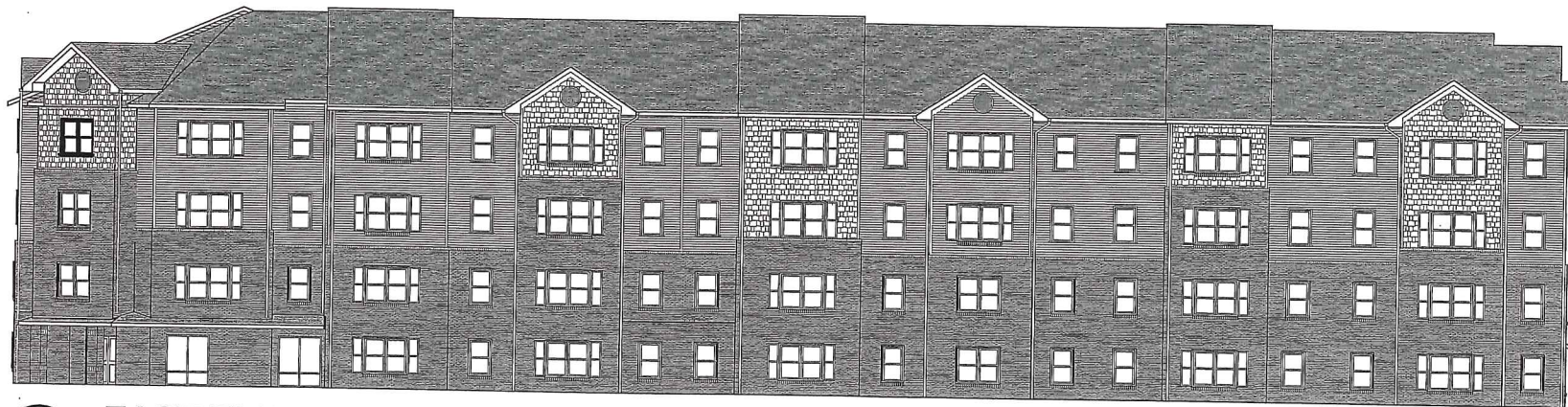




2

## WEST ELEVATION

SCALE: 1/16" = 1'-0"



1

## EAST ELEVATION

SCALE: 1/16" = 1'-0"

\*Minimum of 60% of the gross exterior (excluding window and door areas), of brick, stone, stucco over masonry, architectural CMU block, pre-cast concrete wall panels. The remaining 40% shall be aesthetically pleasing and in harmony with the architecture of the rest of the building. Window infill panels, if present, shall be constructed of 100% fiber cement board siding or pre-finished aluminum metal AND pre-finished aluminum metal or fiber cement board fascia and vented soffit systems.

\*10% fully Accessible Units, 2% of Units w/Accessible Communication Features, 30% Additional Accessible Type A Units, all remaining Units Visitable (Type C) Units

### OWNER

MV AFFORDABLE HOUSING, LLC

9349 WATERSTONE BOULEVARD  
CINCINNATI, OH 45249  
P: 513.774.8400  
F: 513.983.5165  
WWW.MVG.COM

### SOUTHRIDGE SENIOR LOFTS

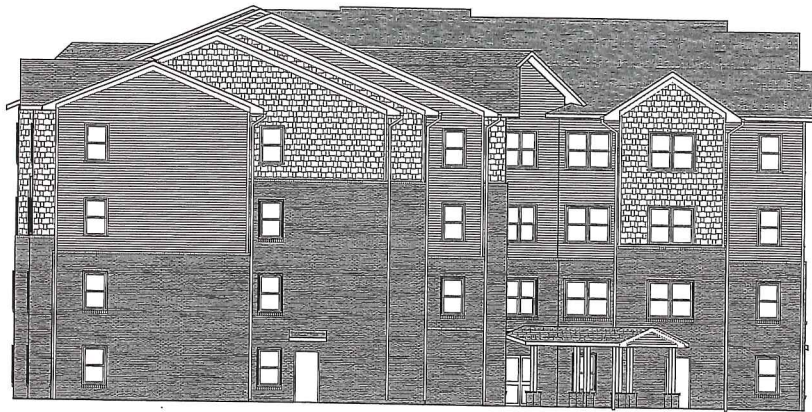
SOUTHRIDGE MALL CAMPUS, MALL LOOP ROAD  
DES MOINES, IA 50344



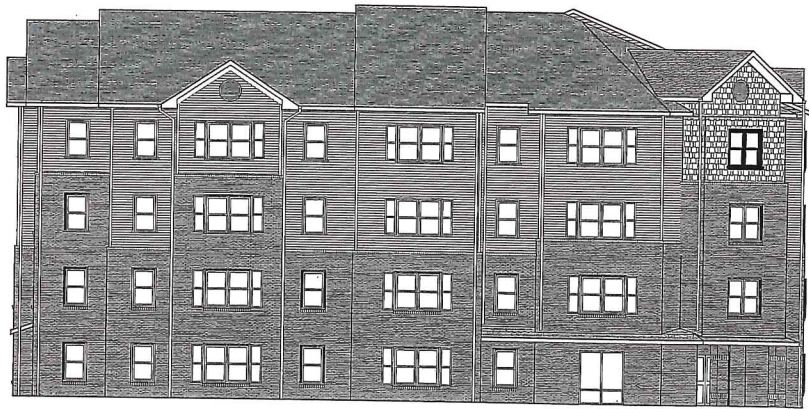
IOWA FINANCE AUTHORITY APPLICATION

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**2 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

Minimum of 60% of the gross exterior (excluding window and door areas), of brick, stone, stucco over masonry, architectural CMU block, pre-cast concrete wall panels. The remaining 40% shall be aesthetically pleasing and in harmony with the architecture of the rest of the building. Window infill panels, if present, shall be constructed of 100% fiber cement board siding or pre-finished aluminum metal AND pre-finished aluminum metal or fiber cement board fascia and vented soffit systems.

\* 10% fully Accessible Units, 2% of Units w/Accessible Communication Features, 30% Additional Accessible Type A Units, all remaining Units Visitable (Type C) Units

**OWNER**

MV AFFORDABLE HOUSING, LLC

5349 WATERSTONE BOULEVARD  
CINCINNATI, OH 45429  
P: 513.774.8400  
F: 513.683.6165  
WWW.MVHG.COM

**SOUTHRIDGE SENIOR LOFTS**

SOUTHRIDGE MALL CAMPUS, MALL LOOP ROAD  
DES MOINES, IA 50344



IOWA FINANCE AUTHORITY APPLICATION

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