



Date May 18, 2015

RESOLUTION HOLDING 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, on May 4, 2015, by Roll Call No. 15-0739, the City Council received a communication from the City Plan and Zoning Commission advising 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, on May 4, 2015, by Roll Call No. 15-0739, it was duly resolved by the City Council that the request from Macerich Southridge Mall, LLC, for approval of the 31st Amendment to the “C-4” Development Plan for Southridge Mall, for the Property as legally described below, be set down for hearing on May 18, 2015 at 5:00 P.M., in the Council Chamber at City Hall; and

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

WHEREAS, in accordance with said notice and continuance, those interested in said proposed amendment to the approved “C-4” Development Plan for Southridge Mall, 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 and any statements of interested persons and arguments of counsel, any and all objections to the proposed 31st Amendment to the “C-4” Development Plan for Southridge Mall and for the Property, locally known as 1111 East Army Post Road and legally described as follows, 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.



Roll Call Number

Agenda Item Number

59

Date May 18, 2015

-2-

2. The proposed 31st Amendment to the "C-4" Development Plan for Southridge Mall, as on file in the Community Development Department, is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan and is hereby approved.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

(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

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 14th 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 26th 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 6th 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 5th 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 5th Street and Southeast 14th 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

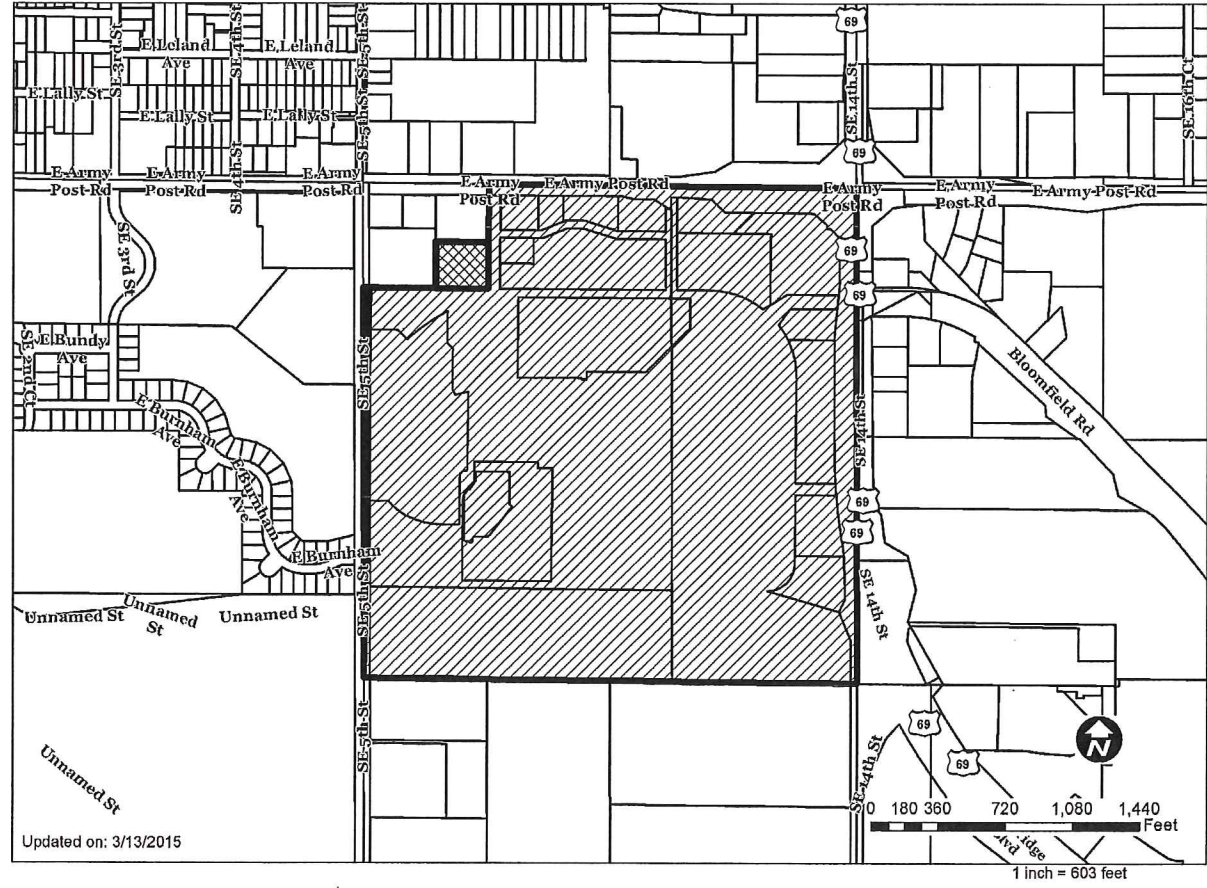
MGL:clw

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 th 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

Macerich Southridge Mall, LLC, 1111 East Army Post Road

ZON2015-00043



Item ZON2015-00043 Date 4/13/16
 I (am) (am not) in favor of the request.
RECEIVED
 COMMUNITY DEVELOPMENT
 APR 15 2015
 DEPARTMENT
 Reason for opposing or approving this request may be listed below:

Print Name Amber Cooper
 Signature Amber Cooper
 Address 400 Burnham

Item ZON2015-00043 Date 4-7-15
 I (am) (am not) in favor of the request.
RECEIVED
 COMMUNITY DEVELOPMENT
 APR 13 2015
 DEPARTMENT
 Reason for opposing or approving this request may be listed below:

Print Name ROBERTO J. PROBASCO
 Signature Roberto Probasco
 Address 456 E. BURNHAM AVE

Item ZON2015-00043 Date 4/7/15
 I (am) (am not) in favor of the request.
RECEIVED
 COMMUNITY DEVELOPMENT
 APR 10 2015
 DEPARTMENT
 Print Name Dennis Flora
 Signature Dennis Flora, Pres.
 Address 2716 Tadianda Ave. D.M.

Git-N-Go stores, Inc.
2716 Tadianda Ave. D.M.

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

ZON2015-00043

Item _____ Date 4/8/15

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Kim Asilo

APR 10 2015

Signature Kim Asilo

DEPARTMENT

Address 700 E. Army Post Co.

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
COMMUNITY DEVELOPMENT

Print Name Mike Yates

APR 10 2015

Signature Mike Yates

DEPARTMENT

Address 6901 SE 14 #119

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

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name George Jordan

APR 10 2015

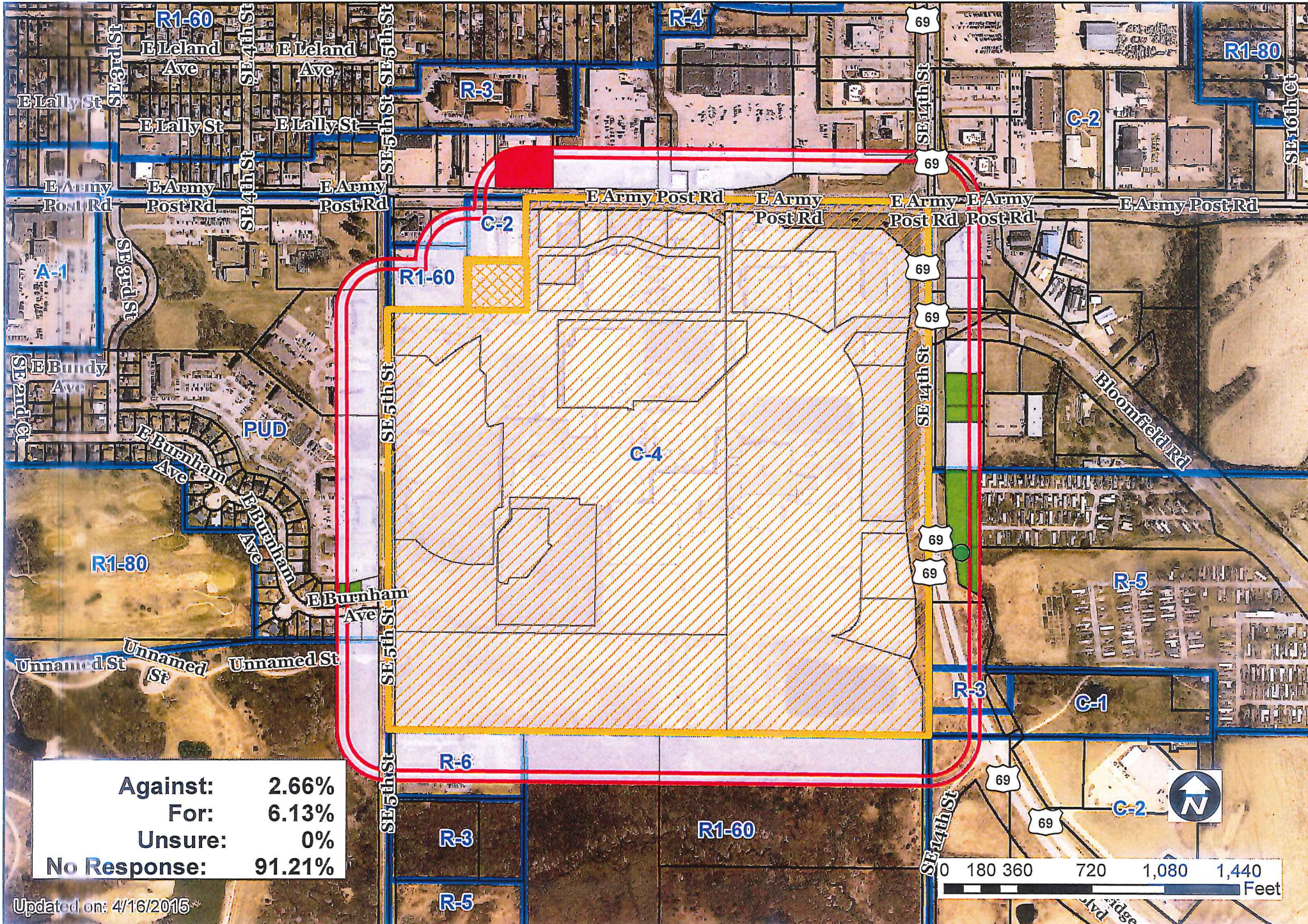
Signature

Address

George Jordan
6901 SE 14th

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

Four horizontal lines for additional text or signatures.



Against:	2.66%
For:	6.13%
Unsure:	0%
No Response:	91.21%

Updated on: 4/16/2015

DEVELOPMENT DATA

PARCEL NO.	SHIPPING CENTER GROSS FLOOR AREA	ESTIMATED	PROPOSED
A	YOUVA STORE	151,041	151,041
B	SEARS	107,395	107,395
C	ATHLETICS/ASSEMBLY	E	64,000
D	RETAIL/EDUCATION	65,517	65,517
E	TARGET	112,250	112,250
F	REDEVELOPED RETAIL/ OFFICE/ ASSEMBLY	73,340	73,340
G	REDEVELOPED RETAIL/ OFFICE/ ASSEMBLY	26,427	26,427
H	REDEVELOPED RETAIL/ OFFICE/ ASSEMBLY	75,600	75,600
FREE STANDING			
1	FUTURE DEVELOPMENT AREA	154,064	154,064
7	RETAIL/ GROCERY	41,489	41,489
7A	RETAIL/ AUTO	4,000	4,000
8	FUTURE DEVELOPMENT AREA	E	E
8A	RETAIL	45,400	45,400
8B	RETAIL	14,000	14,000
8C	RETAIL	8,600	8,600
8D	RESTAURANT	7,900	7,900
9	GAS STATION	2,200	2,200
10	RETAIL	7,200	7,200
11	FUTURE DEVELOPMENT AREA	E	E
12	RETAIL/ ENTERTAINMENT	8,900	8,900
13	FUTURE DEVELOPMENT AREA	E	E
13	SENIOR HOUSING (25 UNITS)	0	41,148
13A	FUTURE DEVELOPMENT AREA	E	E
13B	FUTURE DEVELOPMENT AREA	E	E
13C	FUTURE DEVELOPMENT AREA	E	E
14	FUTURE DEVELOPMENT AREA	E	E
1	THEATRE	40,000	40,000
TOTAL GROSS LEASABLE AREA		898,853	898,772
SITE AND PARKING DATA			
PARCEL NO.	NAME	EXISTING	PROPOSED
NO.	DEVELOPERS ACRES	88.89	89.00
	TARGET ACRES	3.44	3.44
	OUTPARCEL ACRES	39.73	39.73
	TOTAL SHOPPING CENTER ACRES	129.79	129.79
	PARKING SPACES FOR SHOPPING CENTER	4,903	4,000
	PARKING FOR FREE STANDING PARCELS	1,289	1,001
	TOTAL PARKING PROVIDED	6,192	5,001

1. ALL BUILDINGS IN ENCLOSED MALL WITH EXTERIOR PUBLIC ENTRANCE ENCLOSURE TO HAVE SIGN.
2. ALL FREE STANDING BUILDINGS TO HAVE SIGNS ON BUILDING.
3. MAXIMUM PARAPET HEIGHT OF BUILDING IN ENCLOSED MALL TO BE 55'.
4. MAXIMUM HEIGHT OF OFFICE BUILDING - 8 STORY.
5. ALL SIGNS TO CONFORM TO CITY SIGNING ORDINANCE. PARKING LOT LIGHTING WILL BE GENERALLY 1 1/4 FOOT CANDLES.

REZONING AND DEVELOPMENT PLAN APPROVED BY CITY COUNCIL BY ROLL CALL NO. 2401 DATED MAY 22, 1992
 1ST AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 2901 DATED JULY 15TH 1991;
 A. REALLOCATION OF ACCESS DRIVE.
 B. MALL SIGN TO BE TO BE RELOCATED.
 C. INTERMEDIARY CONFERENCE CENTER AND PARKING.
 2ND AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 4034, DATED OCTOBER 27, 1991;
 A. REVISE CIRCULATION AND ACCESS DRIVE.
 B. REVISE LANDSCAPING.
 C. MALL SIGNS TO BE LEVEL.
 3RD AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 4935 DATED NOVEMBER 11, 1991;
 A. DRIVE UP TELEPHONES.
 B. DRIVE UP TELEPHONES.
 4TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 4716 DATED SEPTEMBER 1, 1991;
 A. PAVED AND BANKERS TRUST
 5TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3936 DATED SEPTEMBER 4, 1991;
 A. RELOCATE EXISTING ESCAPE FOOTAGE.
 B. ADD DEPARTMENT STORE C.
 C. RELOCATE UTILITY.
 D. REVISE LANDSCAPING AND PARKING.
 6TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 6132, DATED OCTOBER 8, 1991;
 A. TRUCK TRIVE
 7TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 4035, DATED MAY 27, 1993
 A. ASHES
 8TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER, JUNE 16, 1991;
 A. REVISE CIRCULATION.
 B. REVISE BUILDING AREA.
 9TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 4035, DATED SEPTEMBER 28, 1991;
 A. MALL SIGN
 10TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 6946 DATED NOVEMBER 4, 1991;
 A. SIGNING SIGNAGE.
 B. REVISED PARKING AND CIRCULATION.
 11TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 1995, DATED APRIL 28, 1994
 A. BIODES BUFFER.
 B. REVISE SIGN BUILDING FOR BISHOPS CATERERS.
 12TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JANUARY 7, 1994
 13TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER MAY 17, 1993;
 A. MAINTENANCE SHOP.
 14TH AMENDMENT:
 A. PRELIMINARY PROPOSAL FOR CONVENIENCE CENTER IN NORTHEAST CORNER OF SITE, NO ACTION TAKEN.
 15TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER AUGUST 21, 1992;
 A. WESTERN AUTO STORE.
 B. BISHOP'S OFFICE BUILDING.
 16TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER MARCH 19, 1992;
 A. WORLD RADIO STORE.
 B. ADDITION TO OUTPARCEL. CAN BEAR 30' TO 40'.
 17TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 6674 DATED APRIL 16, 1993;
 A. DEVELOPMENT AMENDMENT PLAN UPDATE.
 18TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JANUARY 6, 1993;
 A. DISPOSITION OF EXISTING HY-VEE STORE AND PARKING AREA. EXISTING AREA 23,000 SQ. FT. PLUS EXPANSION.
 B. 32,919 SQ. FT. - 49,200 SQ. FT.
 C. TOY R US AND PARKING.
 D. CHU-CHU AND PARKING.
 E. FUTURE BUILDING AND PARKING, GRANGE TO BE LIMITED TO RETAIL ONLY, NO BATHING ESTABLISHMENTS, GAMES PARKING, BARS, DISK LOUNGE(S)
 19TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER AUGUST 5, 1991;
 A. TARGET BUILDING.
 B. REVISE MALL BUILDING AREA.
 20TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER DECEMBER 5, 1991;
 A. REVISE PARKING AND CIRCULATION.
 B. REVISE MALL BUILDING AREA.
 21ST AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JUNE 21, 1991;
 A. CHURCH SIGNAGE.
 B. REVISED SIGNAGE AND CIRCULATION.
 22ND AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JUNE 21, 1991;
 A. CHURCH SIGNAGE.
 B. REVISED SIGNAGE AND CIRCULATION.
 23RD AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 24TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 25TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 26TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 27TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 28TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 29TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 30TH AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.
 31ST AMENDMENT APPROVED BY ADMINISTRATOR WEAVER JULY 27, 2000
 A. UPGRADE PLAN FOR CURRENT CONDITIONS.

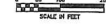
SHIVEHATTERY
 1501 42ND ST. DES MOINES, IA 50319
 (515) 281-1000 FAX (515) 281-1111

2012 MACERICH -
 SOUTHRIDGE
 DEVELOPMENT
 MACERICH
 1111 ARMY POST ROAD
 DES MOINES, IOWA

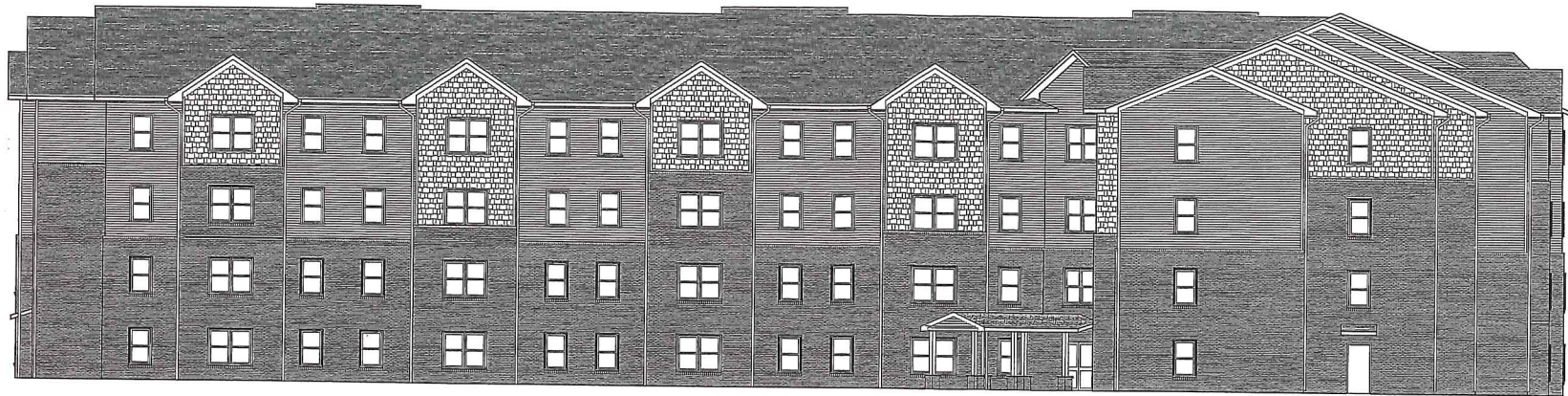
PROPERTY DESCRIPTION:
 PARCELS: 16
 LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19, SOUTHRIDGE PLAT NO. 2, AN AUDITORS PLAT, DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 EXCEPT THAT PART OF LOT 3 OF SOUTHRIDGE PLAT NO. 2, AN AUDITORS PLAT, DES MOINES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A ROUND 34" GAS PIPE AT THE NORTHWEST CORNER OF SAID LOT 3 THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS EAST, 284.82 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO A ROUND CUT IN CONCRETE AT THE NORTHEAST CORNER OF SAID LOT 3 THENCE SOUTH 0 DEGREES 00 MINUTES 18 SECONDS EAST, 284.80 FEET ALONG THE EAST LINE OF SAID LOT 3 THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 284.81 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 284.72 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

LOT 16, SOUTHRIDGE PLAT NO. 2, AN AUDITORS PLAT, DES MOINES, POLK COUNTY, IOWA.
 16 ACRES FUTURE DEVELOPMENT

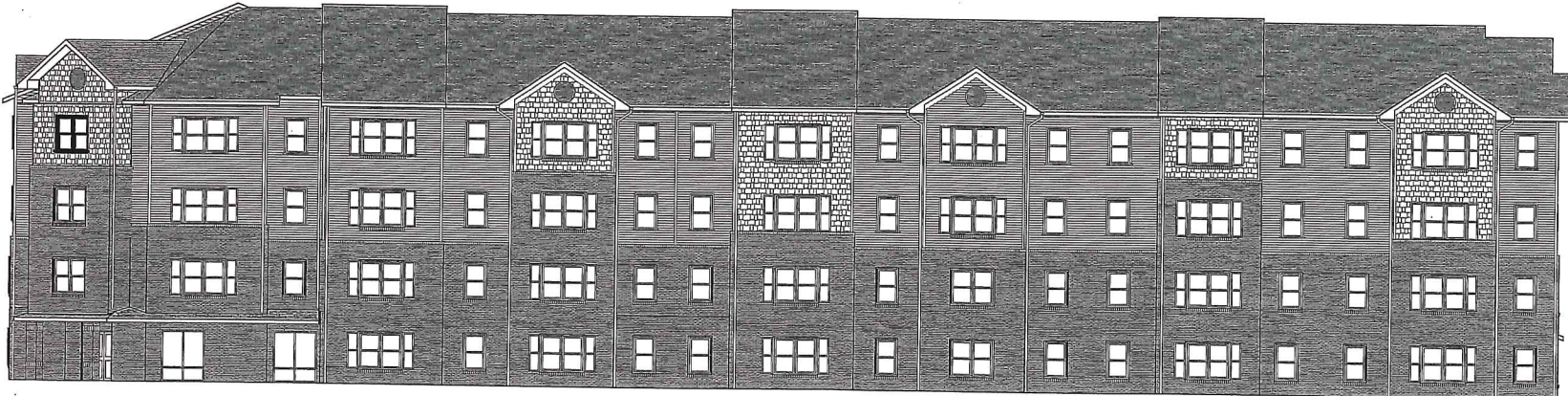
PLANNING DIRECTOR _____ DATE _____



DEVELOPMENT AMENDMENT PLAN
 C-4



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 45429
P: 513.774.8400
F: 513.683.6165
WWW.MVG.COM

SOUTHRIDGE SENIOR LOFTS
SOUTHRIDGE MALL CAMPUS, MALL LOOP ROAD
DES MOINES, IA 50344
IOWA FINANCE AUTHORITY APPLICATION
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Architect: [unreadable] 12-013 Southridge Senior Lofts - Des Moines, IA/02 Schenck's Design/B. Draynes/27 - a place plus/southridge.com

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



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



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

OWNER

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



IOWA FINANCE AUTHORITY APPLICATION
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