

Date June 8, 2015

RESOLUTION HOLDING HEARING ON REQUEST FROM FT. DES MOINES RENOVATION, LLC (OWNER) FOR AMENDMENT TO THE WEST POINT SOUTH PUD CONCEPTUAL PLAN FOR REDEVELOPMENT AT 6700 CHAFFEE ROAD

WHEREAS, on September 23, 2002, by Roll Call No. 02-2353, the City Council adopted Ordinance No. 14,140, to rezone real property located in the vicinity of 6700 Chaffee Road (“Property”) from “A-1” Agricultural District to “PUD” Planned Unit Development District classification for the West Point South PUD, to redevelop existing garrison buildings for multi-family residential use at the former Fort Des Moines site; and

WHEREAS, on May 18, 2015, by Roll Call No. 15-0813, City Council received and filed a communication from the City Plan and Zoning Commission advising that at a public hearing held on May 7, 2015, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from Ft. Des Moines Renovation, LLC (owner), represented by Justin Doyle (officer), for review and approval of an amendment to the West Point South PUD Conceptual Plan to allow an increase in the maximum density from 116 dwelling units to 163 units within the historic Fort Des Moines barracks and stables, subject to revisions set forth in the communication from the Commission; and

WHEREAS, on May 18, 2015, by Roll Call No. 15-0813, it was duly resolved by the City Council that the request from Ft. Des Moines Renovation, LLC, for approval of an amendment to the West Point South PUD Conceptual Plan for the Property, as legally described below, be set down for hearing on June 8, 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 West Point South PUD Conceptual Plan; and

WHEREAS, in accordance with said notice and continuance, those interested in said proposed amendment to the approved West Point South PUD Conceptual 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 and any statements of interested persons and arguments of counsel, any and all objections to the proposed West Point South PUD Conceptual Plan for the Property, locally known as 6700 Chaffee Road and legally described as follows, are hereby overruled, and the hearing is closed:

Commencing as a point of reference at the Southeast corner of the Northeast ¼ of Section 33, Township 78 North, Range 24 West of the 5th P.M.; thence North 00°(degrees) 37’ (minutes) 02”

Date June 8, 2015

(seconds) West, 660.50 feet to the POINT OF BEGINNING; thence North 89°52'54: West, 160.94 feet; thence South 78°11'31" West, 241.10 feet; thence North 89°52'54" West, 267.04 feet; thence North 00°02'18" East, 280.15 feet; thence North 89°55'43" West, 651.12 feet; thence North 00°13'12" East, 324.29 feet; thence South 89°58'48" East, 1,307.68 feet; thence South 00°37'02" East, 556.37 feet to the POINT OF BEGINNING, all now included in and forming a part of the City of Des Moines, Polk County, Iowa and containing 597,585.94 square feet, more or less.

2. The proposed amendment to the West Point South PUD Conceptual Plan, 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, subject to the revisions identified in the communication from the Plan and Zoning Commission received by the City Council by Roll Call No. 15-0813, and subject to the Community Development Director finding that such revisions have been satisfied by amendments to the Plan.

MOVED by _____ to adopt.

FORM APPROVED:

Glenna K. Frank

 Glenna K. Frank, Assistant City Attorney

(ZON2015-00061)

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

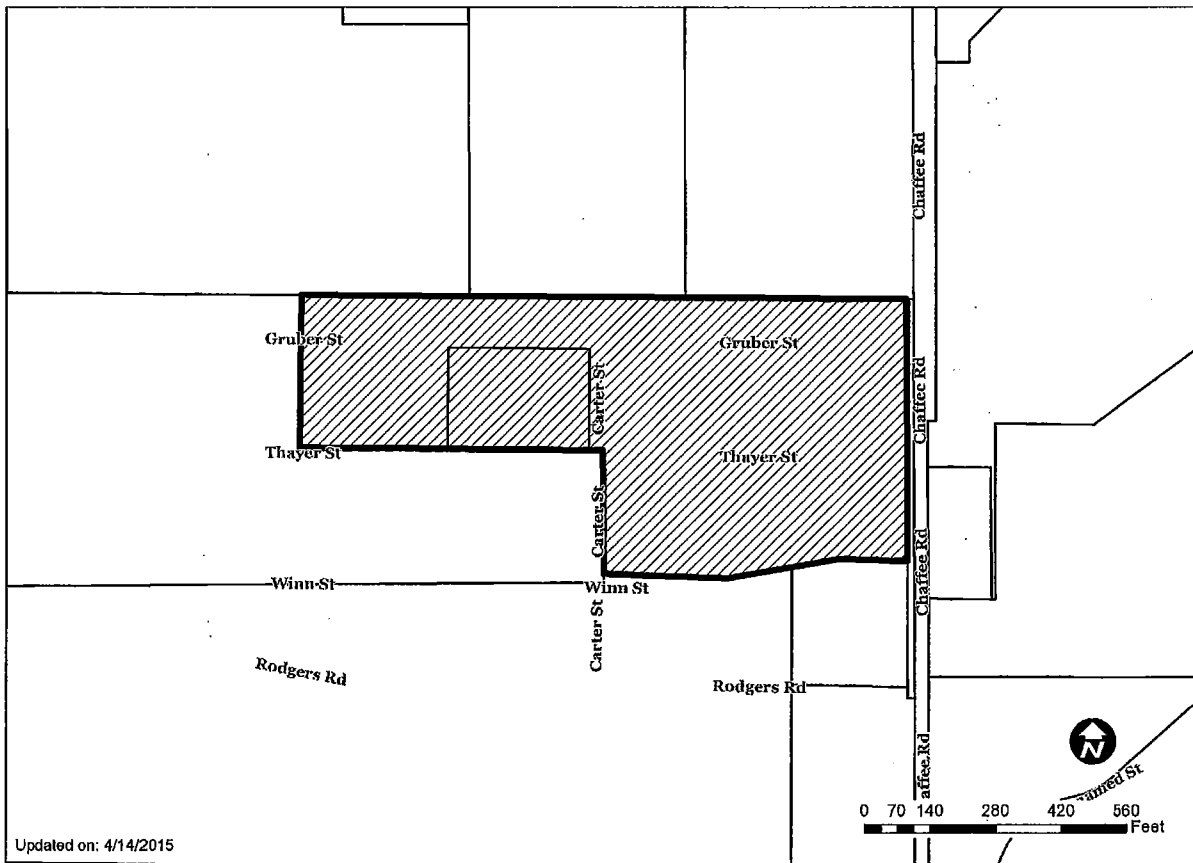
 City Clerk

61

Ft. Des Moines Renovation, LLC (owner) represented by Justin Doyle (officer) on property located at 6700 Chaffee Road.			File #	
			ZON2015-00061	
Description of Action	Approval of an amendment to the West Point South PUD Conceptual Plan to allow an increase in the maximum density from 116 dwelling units to 163 units within the historic Ft. Des Moines barracks and stables subject to providing revisions. Additional subject property is owned by West Point Condominiums and Michael Behrens.			
2020 Community Character Plan	Current: Medium-Density Residential. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No Planned Improvements.			
Current Zoning District	"PUD" Planned Unit Development (West Point South).			
Proposed Zoning District	N/A.			
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

Fort Des Moines Restoration LLC, 6700 Chaffee Road

ZON2015-00061



1 inch = 240 feet

Date _____

Agenda Item 61

Roll Call # _____



May 14, 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 May 7, 2015, the following action was taken regarding a request from Ft. Des Moines Renovation, LLC (owner) represented by Justin Doyle (officer) for review and approval of an amendment to the West Point South PUD Conceptual Plan on property located at 6700 Chaffee Road.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 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 the requested amendment to the West Point South PUD Conceptual Plan subject to providing the following revisions: (ZON2015-00061)

1. Compliance with all administrative comments prior to finalization of the record Mylar by the Planning Administrator.
2. Addition of an off-street parking requirement for a minimum of 198 parking spaces, (at a standard of one space per one bedroom unit and 1.5 spaces per two bedroom unit).

3. A note on the Concept Plan should indicate that "evidence of review and approval of the State Historic Preservation Office shall be provided for all exterior modifications to the existing buildings or for any new buildings or site modifications prior to issuance of any required permit."
4. Provide a note that requires all future development phases to comply with current Tree Protection and Mitigation Ordinance requirements as part of any Subdivision Plat, Grading Plan, or Development Plan.
5. Provide elevations and locations for refuse container enclosures. Enclosures shall be of masonry construction and metal gates which are historically compatible with the main buildings. The enclosures shall be adequately sized or in number to accommodate both solid waste and recycling containers. The enclosure shall provide a pedestrian access gate.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested amendment to the West Point South PUD Conceptual Plan subject to providing the following revisions:

1. Compliance with all administrative comments prior to finalization of the record Mylar by the Planning Administrator.
2. Addition of an off-street parking requirement for a minimum of 198 parking spaces, (at a standard of one space per one bedroom unit and 1.5 spaces per two bedroom unit).
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STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to develop a maximum of 163 multiple-family housing units within seven (7) former barrack buildings and three (3) former stables on the historic Ft. Des Moines property. This would be at a proposed density of approximately 13.3 units per acre.
2. **Size of Site:** Approximately 12.21 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development.

4. **Existing Land Use (site):** Former Ft. Des Moines barracks and stables including two barracks buildings (Buildings 59 & 60) which have been restored for 8-units of condominiums each.

5. **Adjacent Land Use and Zoning:**

North – “C-2”, Uses are vacant parade ground, off-street parking lot, and multiple-family residential dwellings.

South – “PUD” and “A-1”, Uses are vacant property owned by the 5th Judicial District and vacant property owned by City of Des Moines maintained under contract with Blank Park Zoo.

East – “A-1”, Uses are military buildings within active Ft. Des Moines.

West – “A-1”, Uses are correction facility operated by 5th Judicial District.

6. **General Neighborhood/Area Land Uses:** The subject area of the amendment is located on property that was formerly Ft. Des Moines in a transition area between the Army Post Road commercial corridor, the 5th Judicial correctional facility, active Ft. Des Moines military reservation and the Blank Park Zoo.

7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on April 21, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on April 17, 2015 (20 days prior to the hearing) and April 27, 2015 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the overall PUD Conceptual Plan boundary. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on May 1, 2015.

The applicant is required to conduct a neighborhood meeting with surrounding property owners. The applicant conducted a neighborhood meeting on April 27, 2015 and will be able to provide a summary of their meeting at the hearing.

8. **Relevant Zoning History:** The property was rezoned to PUD with approval of the West Point South PUD Conceptual Plan by the City Council on September 23, 2002. This allowed for renovation of the barracks and stable buildings for up to 106 units.

9. **2020 Community Character Land Use Plan Designation:** Medium Density Residential.

10. **Applicable Regulations:** The application, accompanying evidence and Conceptual Plan amendment required shall be considered by the Plan and Zoning commission at a public hearing. The Commission taking into consideration the criteria set forth in Chapter 18B of the Iowa Code shall review the conformity of the proposed development with the standards of the Zoning Ordinance and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Conceptual Plan amendment as submitted, or to recommend that the developer amend

the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Natural Site Features:** The site has been previously developed and is generally flat. There are existing mature evergreen trees and overstory trees throughout that were planted with the development of the military post. Any development plan is subject to the Tree Mitigation Ordinances for removal of trees over 12-inches in diameter of an approved species. There are not any new structures that would proposed to be removing trees so no tree removals are proposed.
- 2. Drainage/Grading:** Historic covenants on the site preclude any new structures or large amounts of additional paving of any area on the site without approval of the State Historic Preservation Office. At this time there is limited storm sewer within the site. The applicant proposes to add to the impervious parking spaces along the edges of the private drives. Any development plan will require compliance with all storm water management standards.
- 3. Utilities:** All public utilities are available to the site including public sanitary sewer which would be extended from a lateral available from the 5th Judicial District property to the south and west. Des Moines Water Works currently has a 12-inch main into the site that would be extended to serve the buildings in the project. The developer will be required to show utility services to each building as part of a development plan.
- 4. Landscaping & Buffering:** The applicant has provided for additional landscape plantings throughout the site in addition to indicating retention of several existing mature overstory and evergreen trees. The applicant will be required to demonstrate compliance with minimum open space plantings. The Plan indicates sufficient conceptual landscaping to meet this requirement along with the existing mature trees.
- 5. Traffic/Street System:** At this time the development has two private drives, known as Gruber and Thayer Street west of Chaffee Road, a public Street that leads North to Army Post Road. SHPO approval would be required to upgrade Gruber and Thayer Streets beyond their existing 25' wide asphalt paved configuration. The applicant is proposing to add parallel and perpendicular spaces along these drives with the submitted Conceptual Plan, so this would require the SHPO review.
- 6. Access or Parking:** 190 off-street parking stalls are currently being proposed within the site. This is below the typical requirement for 1.5 spaces per unit which would require 245 spaces. Staff is concerned that the number of parking spaces could be deficient. Based on this concern, the applicant has indicated the intent to provide 198 spaces or eight additional to what was submitted with the Conceptual Plan. This is equivalent to 1 space per 1-bedroom unit and 1.5 spaces for 2-bedroom unit. Staff recommends that approval be subject to this standard.
- 7. 2020 Community Character Plan:** The proposed development would provide approximately 13.3 dwelling units per acre at full build out of 163 units. This is within the defined classification of Medium Density Residential in the Des Moines' 2020

Community Character Plan and therefore the proposed amendment to the Conceptual Plan is found in conformance with the future land use designation.

8. **Urban Design:** Exterior improvements and site modifications are limited to Secretary of the Interior Standards to be reviewed by the State Historic Preservation Office. The intent is to preserve the historic character of the National Register listed site as dictated in the restrictive covenants of the property. A note on the Concept Plan should indicate that "evidence of review and approval of the State Historic Preservation Office shall be provided for all exterior modifications to the existing buildings or for any new buildings or site modifications prior to issuance of any required permit." This continues to place the burden on the developer to obtain the necessary historic review prior to any City resources being used to review permit activity.

There are existing wooden trash enclosures that have not been maintained. Staff recommends approval of any amendment be subject to providing trash enclosure which are constructed of masonry with steel gates that are historically compatible as determined by the SHPO. These enclosures should be sized or provided in such number to accommodate both solid waste and recycling containers. They should also have a pedestrian access gate/door. Locations and a typical elevations should be included with the Conceptual Plan amendments.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Will Page asked if federal tax credits were being used on this project.

Jason Van Essen stated he was not sure but believed they were and he would let the applicant confirm their funding sources.

Will Page stated if they are using federal tax credits then he would suggest that condition # 3 also include approval from the National Park Service; because the reviews are separate and sometimes the state will approve something that the National Park Service will not.

Jason Van Essen stated that these notes go on the PUD and will cover any future update. Therefore, the note may want to be left as is because it is meant to be broad and very long term over the life of the project in the PUD.

Cheung Chan 5825 Hardwood Drive stated he is the architect of the project.

Hugh O'Hagan 4006 124th Street in Urbandale stated he is one of the developers of the project.

Cheung Chan stated this is a historical project they are preserving the exterior shells of the existing buildings and inserting new interior partitions to make them into multi-family housing. There is an existing PUD in place and they are asking for an increase in number of units.

Hugh O'Hagan stated when they went through the Urban Design Review Board one of the initial concerns by that board was a lack of density on the site as they were developing it, so they increased the density only to find out that they had to now amend the PUD. To

address Commissioner Page's question, yes they are pursuing the Federal Tax Credits on that as well. The National Park Service has a very high level of interest in this site. The Ft. Des Moines site is the first place in US history where black men were commissioned to be officers. The first place in US history where women were commissioned to be officers and many of the orthopedic advances that were created following World War 1 and trench warfare were developed at Ft. Des Moines. It is a significant piece of US history and also a significant piece of Des Moines history.

Greg Jones asked if the density increase were across the board.

Hugh O'Hagan stated yes.

JoAnne Corigliano expressed concern regarding how they are going to fit 50 more units into their plan.

Hugh O'Hagan stated the initial PUD only considered that the barrack buildings would be developed into housing and that the stables were included as part of the land in the PUD but no plan to develop housing in them at all. They have inserted units into the stables as well. He described their floor plan to give the Plan & Zoning Commissioners an idea of what they will look like.

Cheung Chan explained the features of the open floor plan.

JoAnne Corigliano asked about the existing deterioration of the buildings.

Hugh O'Hagan stated the buildings are remarkably in good shape and they have been reassured the building can and will handle this renovation. He has stressed that this might be the very last chance for these buildings, and if they take care of it now the buildings will last another 150 years.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one else to speak in favor or in opposition.

CHAIRPERSON CLOSED THE PUBLIC HEARING

CJ Stephens stated it's a wonderful project and congratulated them for taking it on.

Will Page stated he was pleased they are using the stables.

JoAnne Corigliano stated she is glad they took a chance.

Sasha Kamper stated the window design is beautiful.

COMMISSION ACTION:

JoAnne Corigliano moved staff recommendation for approval of the requested amendment to the West Point South PUD Conceptual Plan subject to providing the following revisions:

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Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

Attachment