



Roll Call Number

Agenda Item Number

47

Date April 17, 2017

**REVIEW OF FINAL LANDSCAPE PLAN AND BUILDING ELEVATIONS FOR
ROERS INVESTMENTS, LLC DEVELOPMENT LOCATED AT 2301 INGERSOLL AVENUE**

WHEREAS, on October 10, 2016, by Roll Call No. 16-1746, the City Council approved Ordinance No. 15,516 rezoning real property locally known as 2301 Ingersoll Avenue ("Property") from "NPC" Neighborhood Pedestrian Commercial District to "PUD" Planned Unit Development District, to allow Roers Investments, LLC (developer), represented by Brian Roers (officer), to construct a mixed-use development of up to 162 multiple-family residential units and 10,000 square feet of first story retail/office area within a 4-story building fronting the entire block with minimal setback from Ingersoll Avenue, and a development of 30 multiple-family residential units within a 3-story apartment building fronting the entire north end of the block with minimal setback from High Street, subject to the 2301 Ingersoll PUD Conceptual Plan as revised per Council approval; and

WHEREAS, Roll Call No. 16-1746 further directed Roers Investments, LLC to submit the final landscape plan and building elevations for the project to City Council for review and comment prior to installation of landscaping and exterior building materials; and

WHEREAS, the final landscape plan reflects provision of urban streetscapes including overstory street trees on all four block faces and significant plantings along the foundations of the buildings and at the west end of the parking lot driveway between the two buildings to screen the view of the surface parking lot area from properties across 24th Street; and

WHEREAS, the architectural building elevations show mixed use building materials consisting of full dimensional brick, preformed concrete, metal panels and cement board panels, and High Street apartment building materials consisting of full dimensional brick and fiber cement panels as well as horizontal and vertical siding elements; and

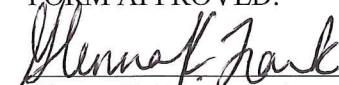
WHEREAS, Community Development Department staff have worked with Roers Investments, LLC to refine the pallet of materials and recommend approval of the final landscaping plan and architectural building elevations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the final landscape plan and building elevations submitted by Roers Investments, LLC for its development located at 2301 Ingersoll Avenue are hereby received and filed, and are further hereby approved as part of the 2301 Ingersoll PUD Conceptual Plan.

(Council Communication No. 17-358)

FORM APPROVED:

MOVED BY _____ TO ADOPT.


Glenna K. Frank, Assistant City Attorney

(ZON2016-00119)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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.

City Clerk

Mayor



2301 INGERSOLL

simonson

simonson & associates architects LLC
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phn 515 440 5626 www.simonsonassoc.com



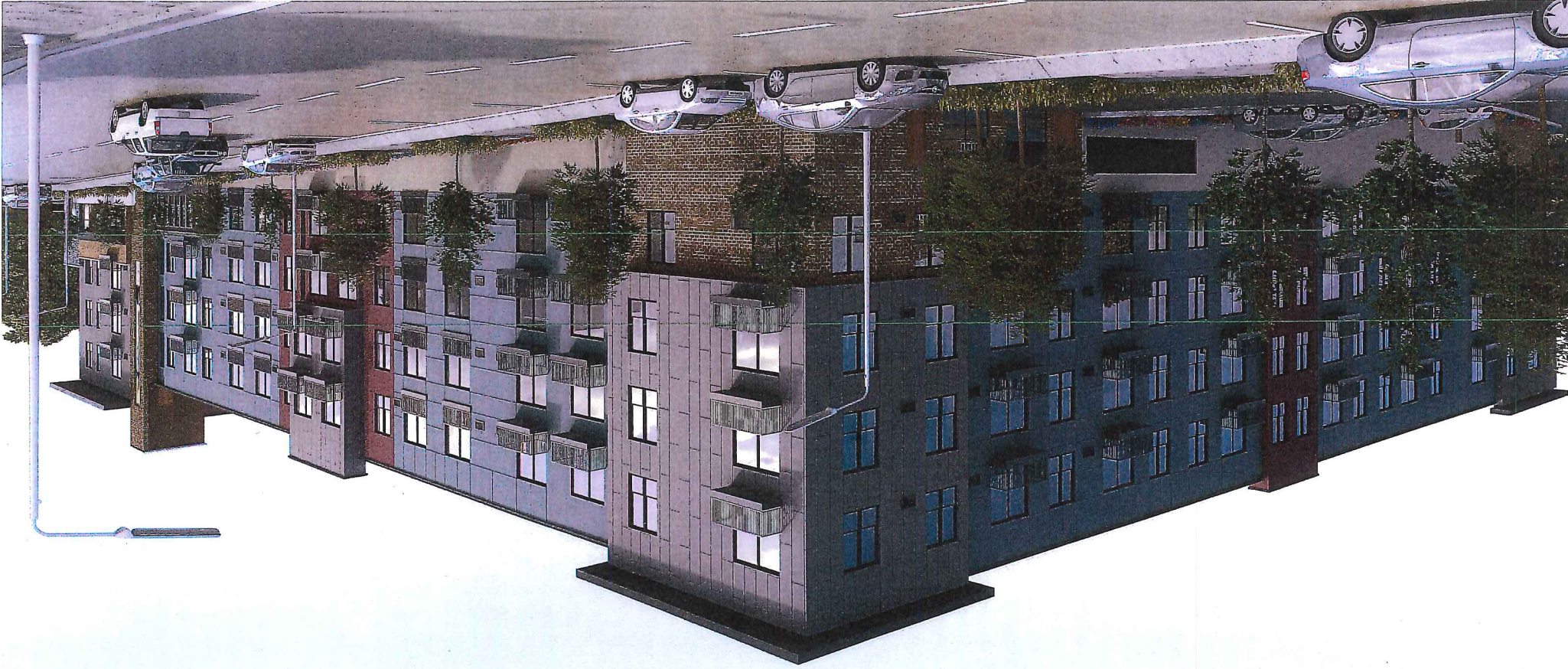


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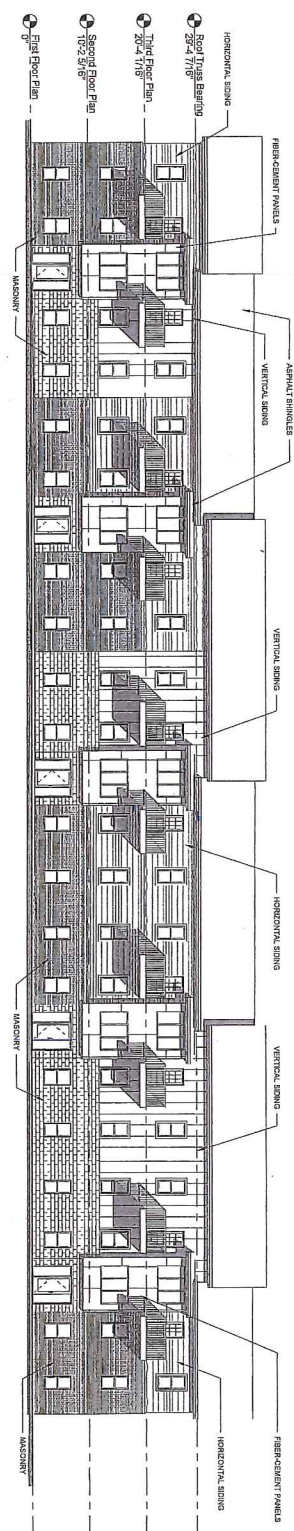
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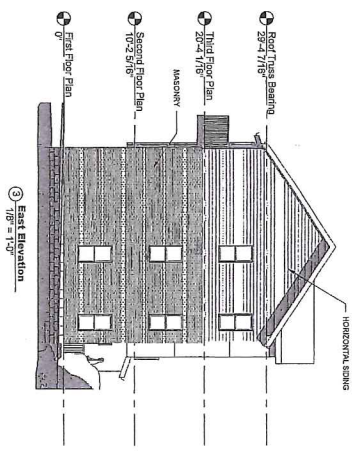




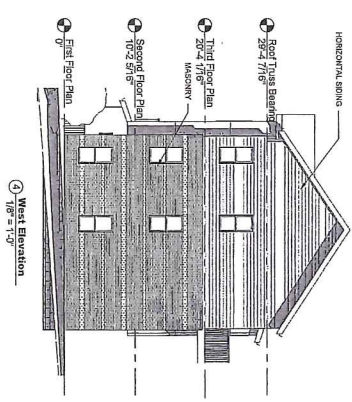
① North Elevation
1/8" = 1'-0"



② South Elevation
1/8" = 1'-0"



③ East Elevation
1/8" = 1'-0"



④ West Elevation
1/8" = 1'-0"

NOT FOR CONSTRUCTION

5 of 5

Rev. #	Date	Issue / Revision
1	12/10/14	Final Design
2	12/10/14	Final Design
3	12/10/14	Final Design
4	12/10/14	Final Design
5	12/10/14	Final Design

2301 Ingersoll Ave PUD
2301 Ingersoll Ave.
Des Moines, IA



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