



Date June 26, 2017

**RESOLUTION SETTING HEARING ON REQUEST FROM
MACERICH SOUTHRIDGE MALL, LLC FOR APPROVAL OF THE 32ND
AMENDMENT TO THE SOUTHRIDGE MALL C-4 DEVELOPMENT PLAN FOR
PROPERTY IN THE VICINITY OF 1111 EAST ARMY POST ROAD**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 15, 2017, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from Macerich Southridge Mall, LLC (owner), represented by Douglas Morrow (officer), for review and approval of the 32nd Amendment to the Southridge Mall C-4 Development Plan for property in the vicinity of 1111 East Army Post Road (“Property”), to allow a 15.78-acre parcel therein to be used for multiple-family residential dwellings and office use, and to allow a 19,111-square foot expansion of the existing retail/education use for Des Moines Area Community College within the main mall building, subject to the following revisions to the Plan amendment:

1. Any development of multiple-family residential units 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 the City’s Tree Removal and Mitigation Ordinance.
3. Any Site Plan for development is subject to compliance with the recommendations of the approved traffic study including improvements for internal pedestrian circulation; 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 amendment to the C-4 Development Plan Plan is to be considered shall be held at the Richard A. Clark Municipal Service Center (MSC), located at 1551 E. Martin Luther King, Jr. Parkway, Des Moines, Iowa, at 5:00 p.m. on July 10, 2017, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposals in the accompanying form to be given by publication once, not less than seven (7) days and not more



Roll Call Number

Agenda Item Number

22

Date June 26, 2017

than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT.

FORM APPROVED:


Glenna K. Frank, Assistant City Attorney

(ZON2017-00086)

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

MOTION CARRIED APPROVED

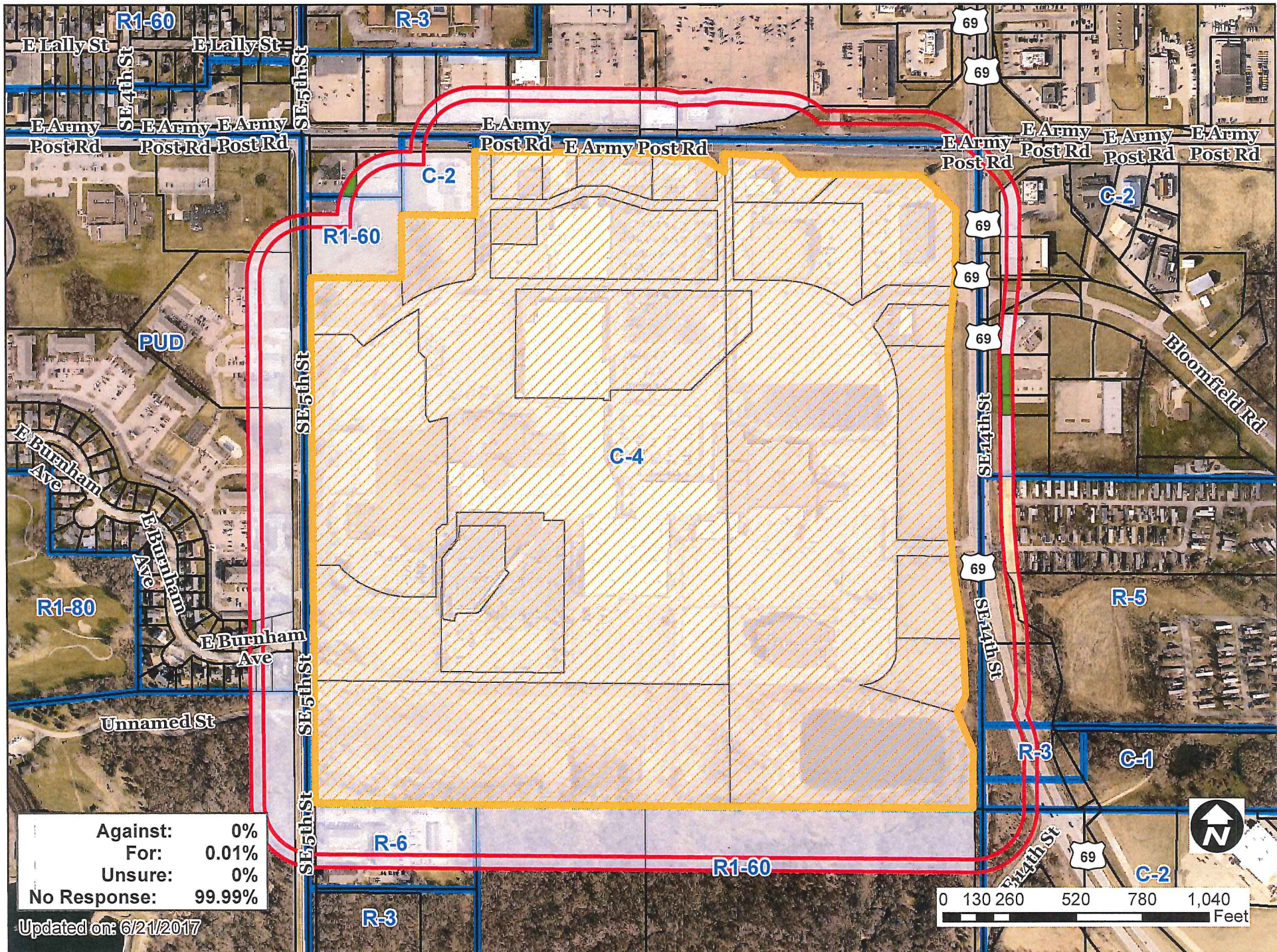
Mayor

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



Against:	0%
For:	0.01%
Unsure:	0%
No Response:	99.99%

Updated on: 6/21/2017

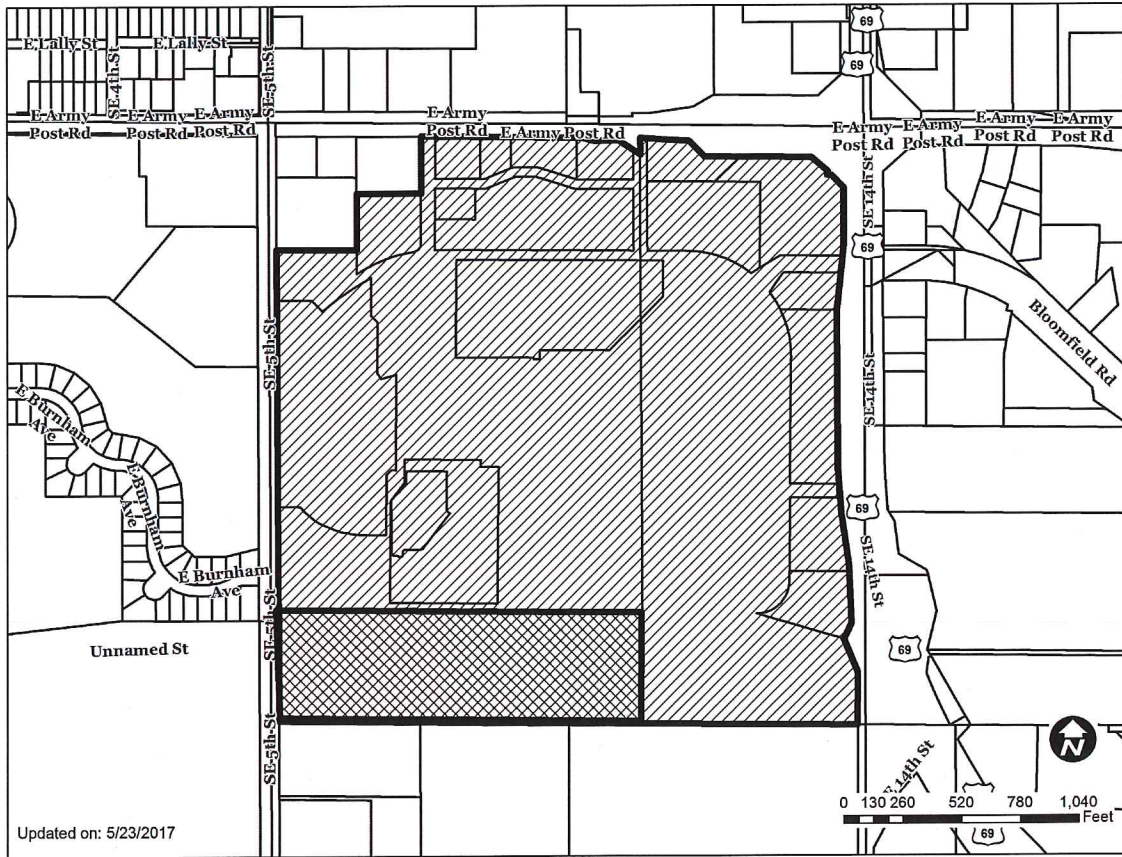


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Macerich Southridge Mall, LLC (owner) represented by Douglas Morrow (officer) for property in the vicinity of 1111 East Army Post Road.			File # ZON2017-00086	
Description of Action	Approval of the 32nd Amendment to the Southridge Mall C-4 Development Plan, to allow the 15.78-Acre property at 7001 Southeast 5th Street to be used for multiple-family residential dwellings and office use, and to allow a 19,111-square foot expansion of the existing retail/education use for Des Moines Area Community College within the main mall building, subject to conditions.			
PlanDSM Future Land Use	Current: Regional Mixed Use within a Regional Node. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"C-4" Shopping Center Commercial District, and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Subject Property	4	0		
Outside Area (200 feet)				
Plan and Zoning Commission Action	Approval	13-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

Macerich Southridge Mall, LLC, Vicinity of 1111 East Army Post Road

ZON2017-00086



June 20, 2017

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 June 15, 2017, the following action was taken regarding a request from Macerich Southridge Mall, LLC (owner) represented by Douglas Morrow (officer) for review and approval of the 32nd Amendment to the Southridge Mall C-4 Development Plan for property in the vicinity of 1111 East Army Post Road, to allow the 15.78-Acre property at 7001 Southeast 5th Street to be used for multiple-family residential dwellings and office use and to allow a 19, 111-square foot expansion of the existing retail/education use for Des Moines Area Community College within the main mall building.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed				X
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato				X
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of the submitted "C-4" Development Plan amendment subject to the following conditions: (ZON2017-00086)

1. Any development of multiple-family residential units 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 the City's Tree Removal and Mitigation Ordinance.
3. Any Site Plan for development is subject to compliance with the recommendations of the approved traffic study including improvements for internal pedestrian circulation.

Written Responses

4 in Favor

0 in Opposition

STAFF RECOMMENDATION

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

1. Any development of multiple-family residential units 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 the City's Tree Removal and Mitigation Ordinance.
3. Any Site Plan for development is subject to compliance with the recommendations of the approved traffic study including improvements for internal pedestrian circulation.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to allow development of multiple-family apartments, townhomes, and office uses on a 15.78-Acre pad site of the Southridge Mall complex. This requires designation of the use of the property within the "C-4" Development Plan. Any specific site development would be subject to a future Site Plan review by the Plan and Zoning Commission under design guidelines for multiple-family dwellings.

Simultaneously, the applicant is seeking to allow expansion of the DMACC campus for higher educational use within the main mall complex. This would involve occupancy of an additional 19,111-square feet within the former JCPenny's store area.

2. **Size of Site:** Approximately 152.6 acres (overall mall site). The proposed pad site area for the multiple-family and office development is 15.78-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 within the mall campus are the internal ring road and off-street parking lot.

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, a mobile home park, and vacant land. Uses adjoining the affected pad site are a large storm water basis.

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):** 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 May 26, 2017. Additionally, separate notifications of the hearing for this specific item were mailed June 5, 2017 (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 associations on June 9, 2017.

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 31 times formally and administratively since the property was rezoned on May 22, 1972. The most recent amendment was for senior multiple-family apartments on the northwest part of the mall property on May 18, 2015, by Roll Call No. 15-0858.

9. **PlanDSM Future Land Use Designation:** Regional Mixed Use with Regional Node.

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 multiple-family apartments, townhomes, and office uses has a significant mature tree canopy. The property slopes downward towards the east then southeasterly. Any Site Plan for the redevelopment of this property would be required to comply with the City's Tree Removal and Mitigation Ordinance.
- 2. Drainage/Grading:** The majority of the subject "C-4" area drains toward the southeast portion of the mall site into a large drainage basin. The affected pad site drains west to east and then southeasterly into a drainage way. There is public storm sewer available on the north edge of the pad site. Because the site is over an acre, the proposed 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 on the north edge of the affected pad site within the mall site. A Des Moines Water Works public main is available in Southwest 5th Street.
- 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 redevelopment projects would be required to meet minimum open space landscaping standards as applicable to "C-1" Districts.
- 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 developer of the

proposed pad site has had a completed traffic study based on the proposed development. Traffic and Transportation Staff have made the following recommendations for any Site Plan for the area based on the approved study:

1. Ensure Phase II includes required pedestrian facilities along SE 5th St.
2. Show existing public street lighting and indicate any impacts.
3. Show any proposed changes to public transit agencies stops.
4. Show any proposed public roadway geometry modifications and/or traffic control modifications on site plan.

The Urban Design Review Board, as part of a development agreement with the City, has also made preliminary recommendations that pedestrian connections be made to the primary mall complex as part of any Site Plan for redevelopment.

6. **Access or Parking:** The proposed pad site redevelopment would be responsible for providing the required off-street parking commensurate with the number of residential units and office area. The C-4 Plan Amendment indicates providing space interior to the site parallel off-street parking spaces that would access directly from the mall internal ring road.
7. **PlanDSM:** The Regional Mixed Use designation provides for "Large-scale mixed use development, located on or at crossroads of major transportation corridors, emphasizing commercial, retail, and parking. Medium to high density residential may be incorporated within a development or along edges as transition to adjacent to lower density residential. Mixed use may be horizontal as well as vertical, so there is no requirement that every building be mixed. May emphasize active uses (i.e. retail) on the ground floor, particularly at key intersections." The nature and pattern of use expected with the proposed project is within the mixed use character which would be exhibited by a Regional Mixed Use area.
8. **Urban Design:** Review of the "C-4" Development Plan does not include the architectural detail of specific buildings. However, there are design guidelines for multiple-family dwellings that would be considered for review of the architectural design and building materials as part of a future Site Plan review by the Plan and Zoning Commission. Additionally, based on a development agreement, the Urban Design Review Board would also review architectural design.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

JoAnne Corigliano moved staff recommendation for approval of the submitted "C-4" Development Plan amendment subject to the following conditions:

1. Any development of multiple-family residential units 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 the City's Tree Removal and Mitigation Ordinance.
3. Any Site Plan for development is subject to compliance with the recommendations of the approved traffic study including improvements for internal pedestrian circulation.

Motion carried 13-0 (Rocky Sposato was not present)

Respectfully submitted,



Michael Ludwig, AICP
Senior Planner

MGL:clw
Attachment

32

Item ZON2017-00086

Date 6-6-2017

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

RECEIVED
COMMUNITY DEVELOPMENT

Print Name ROBERT J. PRORASCO

Signature [Signature]

Address 456 E. BURNHAM AVE.

JUN 12 2017

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

WE REVIEWED THE PROPOSED PLANS EARLIER THIS YEAR AT OUR NEIGHBORHOOD AGEN MEETING. WE APPROVE OF THIS DEVELOPMENT.

Item ZON2017-00086

Date 6/9/17

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

NEIGHBORHOOD ASSOCIATION

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name SOMERSET NEIGHBORHOOD ASSOC.

Signature [Signature]

Address 210 E BURNHAM, DSM, 50515

JUN 13 2017

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

QUALITY INVESTMENT FOR REDEVELOPMENT FOR RESIDENTIAL/OFFICE/PMAK.

Item ZON2017-00086

Date 6.7.17

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

RECEIVED
COMMUNITY DEVELOPMENT

Name George Jordan

Signature [Signature]

Address 6901 SE 14th

JUN 12 2017

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

As long as Not Low Rent Hearing is arranged. OK with DMAC

Item ZON2017-00086 Date 6/12/17

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Jane White, president
Signature Jane White
Address 641 SE 5th DSM IA
P.O. Box 35756 50315

JUN 16 2017

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

Item ZON2017-00086 Date 6/6/17

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Dennis Flare
Signature Dennis Flare, Pres.
Address 2716 Indiana Ave, DM Iowa

JUN 12 2017

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

Item ZON2017-00086 Date 6/6/17

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name Dennis Flare
Signature Dennis Flare, Pres.
Address 2716 Indiana Ave DM, Iowa

JUN 12 2017

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

PROPERTY DESCRIPTION:

PARCEL 1:
 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.
 EXCEPT THAT PART OF LOT 3 OF SOUTHRIDGE PLAT 2, AN AUDITORS PLAT, DES MOINES, POLK
 COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 50' EAST FROM THE NORTHWEST CORNER OF SAID LOT 3 THENCE SOUTH
 60 DEGREES 18 MINUTES 24 SECONDS EAST, 220.83 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO
 A POINT 50' IN COME AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 49
 DEGREES 05 MINUTES 10 SECONDS EAST, 202.25 FEET ALONG THE EAST LINE OF SAID LOT 3;
 THENCE NORTH 80 DEGREES 18 MINUTES 24 SECONDS WEST, 205.81 FEET TO A POINT ON THE WEST
 LINE OF SAID LOT 3; THENCE NORTH 80 DEGREES 41 MINUTES 41 SECONDS WEST, 202.25 FEET
 ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

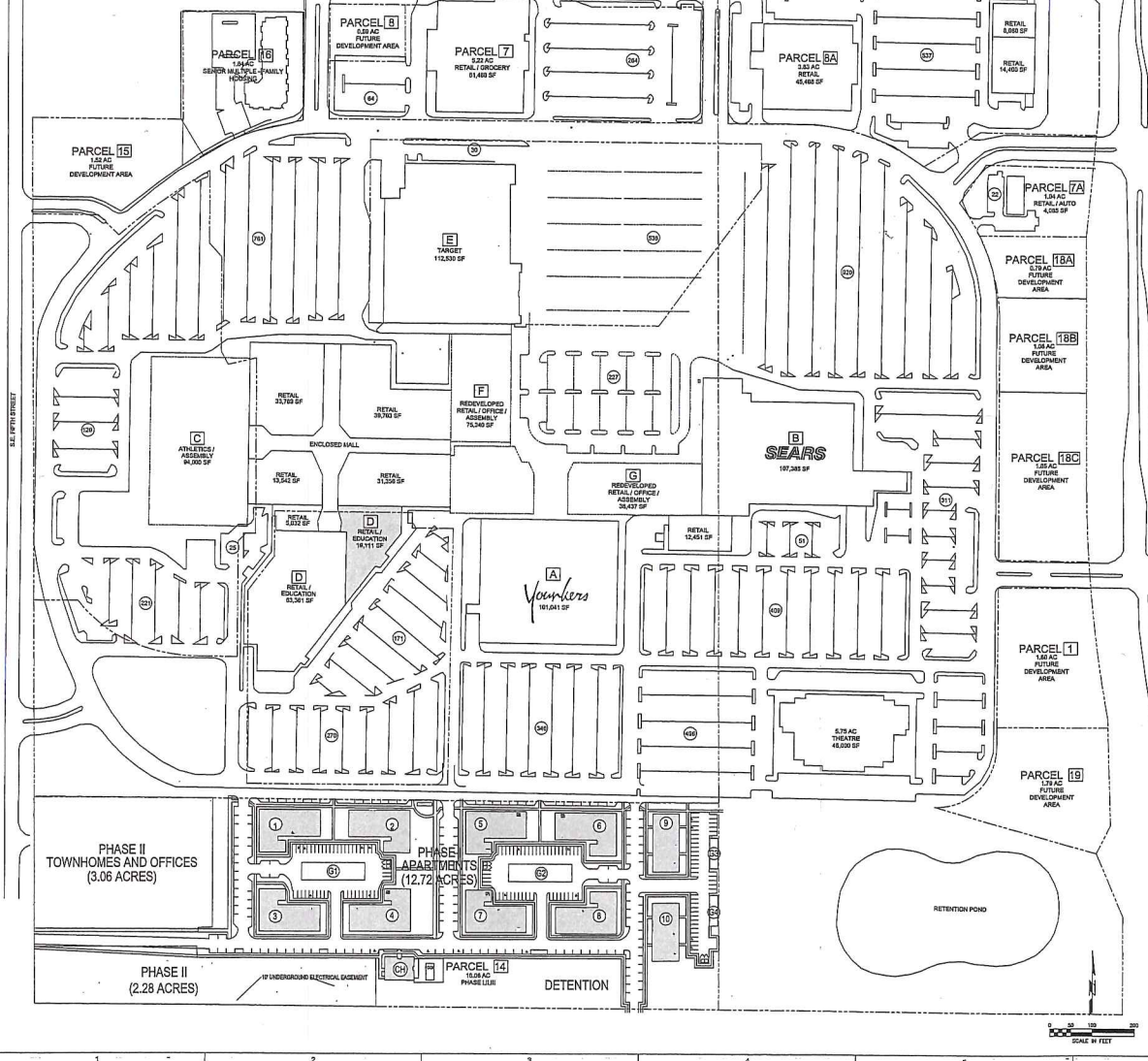
PARCEL 2:
 LOT 14, SOUTHRIDGE PLAT NO. 2, AN AUDITORS PLAT, DES MOINES, POLK COUNTY, IOWA.

DEVELOPMENT DATA

PANEL NO.	SHIPPED STORE COVER AREA	EXISTING	PROPOSED
1	RETAIL	10,041	10,041
2	RETAIL	1,000	1,000
3	APARTMENT/RESIDENTIAL	3	1,000
4	RETAIL EDUCATION	18,111	18,111
5	RETAIL	12,000	12,000
6	REDEVELOPED RETAIL OFFICE/ASSEMBLY	12,000	12,000
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1. ALL BUILDINGS IN ENCLOSED MALL WITH EXTERIOR PUBLIC ENTRANCE ENCLOSURE TO HAVE SIGN.
2. ALL FIRE STAIRS AND BUILDINGS TO HAVE SIGN ON BUILDING.
3. MAXIMUM PANEL REQUIREMENT OF BUILDING IN ENCLOSED MALL TO BE 50'.
4. ALL BUILDINGS TO BE CONFORM TO CITY SIGN ORDINANCE. PARKING LOT LIGHTING WILL BE GENERALLY 1' TO 1'1/2' TALL.

RECORDS AND DEVELOPMENT PLANS APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3001 DATED MAY 12, 1912
 1ST AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3011 DATED MAY 12, 1912
 2ND AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3021 DATED MAY 12, 1912
 3RD AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3031 DATED MAY 12, 1912
 4TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3041 DATED MAY 12, 1912
 5TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3051 DATED MAY 12, 1912
 6TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3061 DATED MAY 12, 1912
 7TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3071 DATED MAY 12, 1912
 8TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3081 DATED MAY 12, 1912
 9TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3091 DATED MAY 12, 1912
 10TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3101 DATED MAY 12, 1912
 11TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3111 DATED MAY 12, 1912
 12TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3121 DATED MAY 12, 1912
 13TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3131 DATED MAY 12, 1912
 14TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3141 DATED MAY 12, 1912
 15TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3151 DATED MAY 12, 1912
 16TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3161 DATED MAY 12, 1912
 17TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3171 DATED MAY 12, 1912
 18TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3181 DATED MAY 12, 1912
 19TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3191 DATED MAY 12, 1912
 20TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3201 DATED MAY 12, 1912
 21ST AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3211 DATED MAY 12, 1912
 22ND AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3221 DATED MAY 12, 1912
 23RD AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3231 DATED MAY 12, 1912
 24TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3241 DATED MAY 12, 1912
 25TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3251 DATED MAY 12, 1912
 26TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3261 DATED MAY 12, 1912
 27TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3271 DATED MAY 12, 1912
 28TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3281 DATED MAY 12, 1912
 29TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3291 DATED MAY 12, 1912
 30TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3301 DATED MAY 12, 1912
 31ST AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3311 DATED MAY 12, 1912
 32ND AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3321 DATED MAY 12, 1912
 33RD AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3331 DATED MAY 12, 1912
 34TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3341 DATED MAY 12, 1912
 35TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3351 DATED MAY 12, 1912
 36TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3361 DATED MAY 12, 1912
 37TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3371 DATED MAY 12, 1912
 38TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3381 DATED MAY 12, 1912
 39TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3391 DATED MAY 12, 1912
 40TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3401 DATED MAY 12, 1912
 41ST AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3411 DATED MAY 12, 1912
 42ND AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3421 DATED MAY 12, 1912
 43RD AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3431 DATED MAY 12, 1912
 44TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3441 DATED MAY 12, 1912
 45TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3451 DATED MAY 12, 1912
 46TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3461 DATED MAY 12, 1912
 47TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3471 DATED MAY 12, 1912
 48TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3481 DATED MAY 12, 1912
 49TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3491 DATED MAY 12, 1912
 50TH AMENDMENT APPROVED BY CITY COUNCIL BY ROLL CALL NO. 3501 DATED MAY 12, 1912



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

DRAWN: _____
 APPROVED: _____
 ISSUED DATE: 10/20/17
 FIELD NO.: _____
 PROJECT NO.: _____
 JO PROJECT NO.: _____

DEVELOPMENT AMENDMENT
 PLAN

C-4

PLANNING DIRECTOR _____ DATE _____