



Roll Call Number

Agenda Item Number

15

Date April 22, 2019

RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING COMMISSION REGARDING PRELIMINARY PLAT "GRAY'S LANDING PLAT 1" ON PROPERTY LOCATED IN THE 400 BLOCK OF SOUTHWEST 11TH STREET

WHEREAS, on April 4, 2019, the City of Des Moines Plan and Zoning Commission voted 11-0 for APPROVAL of a Preliminary Plat "Gray's Landing Plat 1" on property located in the 400 block of Southwest 11th Street, to allow several parcels to be combined into a single lot matching the boundaries of the existing PUD and development with two U-shaped buildings containing a total of 250 dwelling units and basement level parking in two phases in accordance with the previously approved PUD Conceptual Plan, subject to (1) compliance with all administrative review comments of the City's Permit and Development Center; and (2) compliance with the Tree Removal and Mitigation Ordinance, Chapter 42, Article X of the City Code.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the attached communication from the City Plan and Zoning Commission is hereby received and filed.

MOVED by _____ to receive and file.

FORM APPROVED:

Glenna K. Frank
Assistant City Attorney

(13-2019-1.42)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

CERTIFICATE

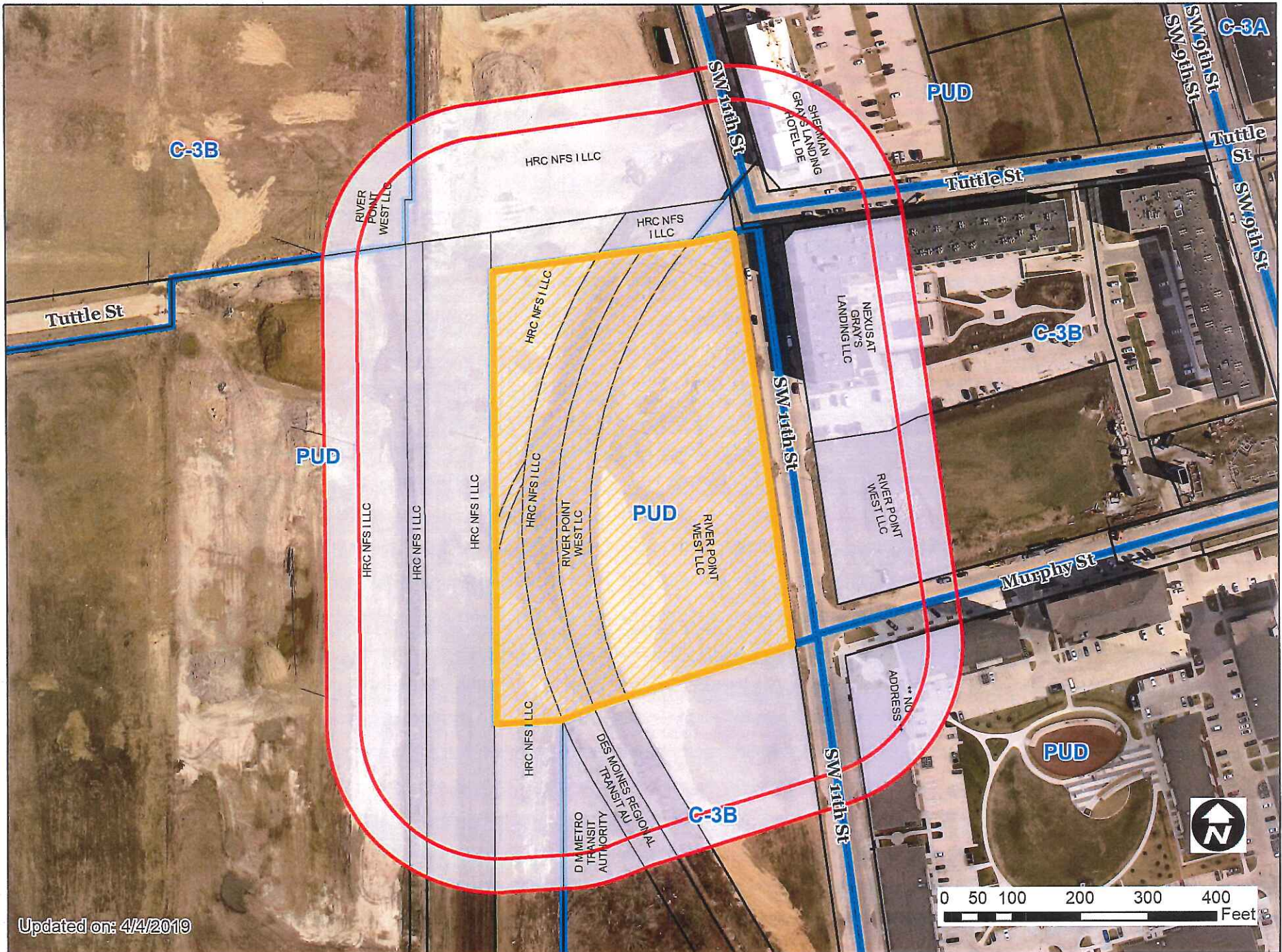
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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



Updated on: 4/4/2019

1 inch = 188 feet

15

April 16, 2019

Date 4/22/19
 Agenda Item 15
 Roll Call # _____

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 4, 2019 the following action was taken regarding a request from River Point West, LLC (owner) represented by Carol Mette (officer) for review and approval of a Preliminary Plat "Gray's Landing Plat 1" for property located in the 400 block of Southwest 11th Street to allow property to be combined into a 4.1-acre development lot. Additional subject property is owned by HRC NFS I, LLC.

COMMISSION ACTION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	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			
Emily Webb	X			

APPROVAL of the submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance, Chapter 42, Article X, of the City Code.

(13-2019-1.42)

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the submitted Preliminary Plat subject to

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance, Chapter 42, Article X, of the City Code

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The subject property is comprised of several parcels. The proposed Preliminary Plat would allow these parcels to be combined into a single lot that matches the boundaries of the PUD. It is located on the west side of SW 11th Street and will have frontage on Tuttle Street to the north and Murphy Street to the south once these streets are extended in coordination with this project.

The property was rezoned to PUD earlier this year. The approved PUD Conceptual Plan allows the site to be developed with two U-shaped buildings containing a total of 250 dwelling units and basement level parking. The development would be served by a mid-block driveway to SW 11th Street. The central portion of the site would contain surface parking and patio space. The project would be constructed over two phases. Phase 1 would consist of the northern building and the associated site improvements. The applicant intends to market the site to individuals that are 55 years old or older.

2. **Size of Site:** 4.1 acres or 178,719 square feet.
3. **Existing Zoning (site):** "PUD" The Slate at Gray's Landing Planned Unit Development, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Vacant land that was formerly occupied by industrial uses and railroad lines.
5. **Adjacent Land Use and Zoning:**
 - East** - "C-3B"; Uses are the Nexus mixed-use development and vacant land.
 - West** - "PUD"; Use is vacant land intended to be developed with rowhouse and multiple-family buildings as approved by the Gray's Station PUD Conceptual Plan.
 - North** - "PUD"; Use is a development site for the planned Linc mixed-use project, which is the first phase of the Gray's Station PUD.
 - South** - "PUD" & "C-3B"; Use is undeveloped land.
6. **General Neighborhood/Area Land Uses:** The subject property is located in the southwest portion of the downtown. The surrounding area consists of vacant land,

commercial uses, multiple-family residential uses, light industrial uses, the Raccoon River and Gray's Lake.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Des Moines Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on March 18, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on March 25, 2019 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on March 29, 2019. The Downtown Des Moines Neighborhood Association mailings were sent to Austin Lewis, 915 Mulberry Street #504, Des Moines, IA 50309.
8. **Relevant Zoning History:** On January 28, 2019, the City Council rezoned the subject property (Ordinance Number 15,744) to PUD and approved (Roll Call Number 19-0167) The Slate at Gray's Landing PUD Conceptual Plan. This request was heard by the Plan and Zoning Commission on December 20, 2018.
9. **PlanDSM Land Use Plan Designation:** The subject site is designated as "Downtown Mixed Use" on the Future Land Use Map.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the final plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the final plat to the City Permit and Development Center.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Natural Features:** Development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
2. **Grading & Storm Water Management:** All grading is subject to an approved grading permit and soil erosion control plan. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center.
3. **Utilities:** All necessary utilities are available for the development.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if any member of the audience or the commission desired to speak regarding the item. None were present or requested to speak.

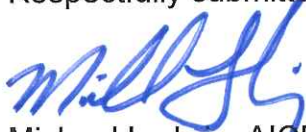
COMMISSION ACTION:

Will Page made a motion for approval of the submitted Preliminary Plat subject to the following conditions:

1. Compliance with all administrative review comments of the Permit and Development Center.
2. Compliance with the Tree Removal and Mitigation Ordinance, Chapter 42, Article X, of the City Code.

Motion passed 11-0

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:tjh
Attachments

River Point West, LLC (owner) represented by Carol Mette (officer) for property located in the 400 block of Southwest 11th Street. Additional subject property is owned by HRC NFS I, LLC.				File # 13-2019-1.42	
Description of Action	Review and approval of a Preliminary Plat "Gray's Landing Plat 1". to allow property to be combined into a 4.1-acre development lot				
PlanDSM Future Land Use	Current: Downtown Mixed Use. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	Gray's Landing Office I "PUD", GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District, and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Subject Property	0	0			
Outside Area (200 feet)					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

River Point West, LLC, Gray's Landing Plat 1, 400 block of Southwest 11th Street

13-2019-1.42

