



Date September 23, 2019

**RESOLUTION SETTING HEARING ON REQUEST FROM
THE VILLAGE AT GRAY'S LAKE LLC TO REZONE AND APPROVE PUD CONCEPTUAL
PLAN FOR PROPERTY LOCATED 2500 AND 2710 FLEUR DRIVE**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 5, 2019, its members voted 11-0 in support of a motion to recommend **APPROVAL** of request from The Village at Gray's Lake LLC to rezone real property locally known as 2500 and 2710 Fleur Drive (collectively "Property") from "M-3" Limited Industrial District and "R-3" Multiple-Family Residential District to "PUD" Planned Unit Development, and to approve "The Village at Gray's Lake" PUD Conceptual Plan for the Property, to allow for the former American Institute of Business campus property to be reused for mixed use development permitted in the "C-2" General Retail and Highway-Oriented Commercial District and the "NPC" Neighborhood Pedestrian Commercial District, including recreational assembly, office, retail, and multi-family residential apartments, subject to compliance with all administrative review comments for the final Mylar record and further subject to the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan:

- 1) Addition of a statement as to how stormwater management would be handled with future redevelopment.
- 2) Streetscape: Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
- 3) Interior Lot Landscaping: For rows of parking with more than 8 stalls, a landscape island is required for every 9th parking space with the result of no more than 8 continuous parking spaces in a row without a landscape island.
- 4) Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.
- 5) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
- 6) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
- 7) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
- 8) Mechanical vents shall not protrude from any street facing façade.
- 9) A minimum 5' sidewalk is required along each frontage.
- 10) All new utilities services shall be placed underground.
- 11) All parking lot lighting shall be no taller than 20' from grade and shall be cut-off type fixtures.
- 12) Bicycle Parking: 1 bike rack per 4000 sq. ft. of bar / restaurant / retail, 1 bike rack per 40 hotel rooms (minimum of 2), 1 bike rack per classroom, 1 bike rack per 125 seats for event space, 1 bike rack per 2500 sq. ft. of Sports and Rec space,
- 13) Identify either indoor or covered bike parking amenities.
- 14) 25% of the provided parking stalls may be striped and signed as compact stall with dimensions of 7.5-ft by 16-ft with a 24-ft maneuvering aisle.
- 15) Standard parking stalls shall have a minimum dimension of 9-ft. by 17-ft. with a 24-ft maneuvering aisle.

Date September 23, 2019

- 16) Pet exercise areas must be a minimum of 200 feet from any adjoining residential use.
- 17) Loading area must be screened from residential and public street view.
- 18) Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
- 19) Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.
- 20) Trash and Recycling must be provided on site. All trash, recycling, and other refuse areas shall be located either in the building, in the rear yard, or a minimum of 15' behind the front façade within the interior side yard. An opaque screen wall is required per the following:
 - a) The wall shall enclose the area around at least three sides.
 - b) The screen wall shall be masonry construction matching any masonry from the building's street facade design.
 - c) Height. The height of the screen wall shall be tall enough to screen the use inside, and a minimum of six feet. The community development director may request additional height as needed for complete screening.
 - d) Pedestrian Entrances. A pedestrian entrance shall be required. Pedestrian entrances shall not allow interior refuse or recycling areas to be visible.
 - e) Access Gates. Access gates shall be constructed of minimum 18-gauge metal panel or other durable material and to a height compatible to the screen walls; and

WHEREAS, the Property is legally described as follows:

PARCEL 1:

THE NORTH 441.6 FEET OF THE EAST 990 FEET OF THE SW ¼ OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA (EXCEPT 70 FEET OF ROADWAY ON THE EAST SIDE, 30 FEET OF ROADWAY ON THE NORTH SIDE, 33 FEET OF ROADWAY ON THE WEST SIDE AND EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, IOWA BY DEED RECORDED IN BOOK 3795, PAGE 421,

AND

THE NORTH 201.7 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SW ¼ OF SECTION 17, EXCEPT THE WEST 696 FEET AND EXCEPT THE EAST 42 FEET, AS MEASURED ON THE SOUTH LINE THEREOF, AND EXCEPT THE EAST 49 FEET, AS MEASURED ON THE NORTH LINE THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

AND

THE SOUTH 240 FEET OF THE WEST 541.2 FEET OF THE EAST 583.2 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SW ¼ SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA,

AND

26

Date September 23, 2019

THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SW ¼ OF SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., (EXCEPT THE SOUTH 240 FEET THEREOF AND EXCEPT THE WEST 333 FEET THEREOF AND EXCEPT THE EAST 294 FEET THEREOF), NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

PARCEL 2:

PARCEL "B" AS DESCRIBED ON THE PLAT OF SURVEY FILED NOVEMBER 16, 2015 IN BOOK 15807, PAGE 699 AND BEING PART OF THE SOUTH 240 FEET OF THE WEST 541.2 FEET OF THE EAST 583.2 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 60 ACRES OF THE SW ¼ SECTION 17, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., 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 rezoning and proposed PUD Conceptual Plan is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on October 14, 2019, 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 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

(ZON2019-00152)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

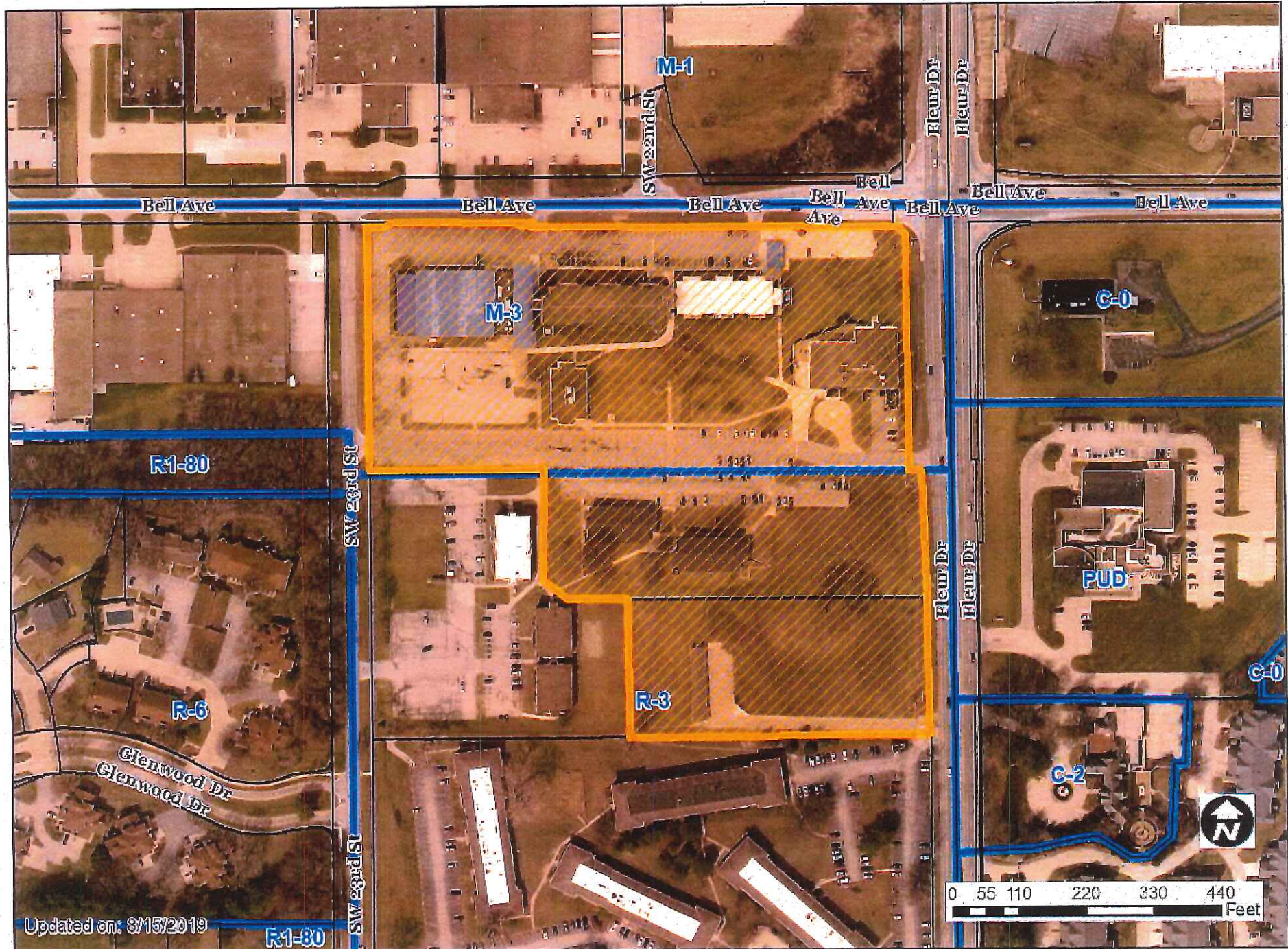
CERTIFICATE

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.

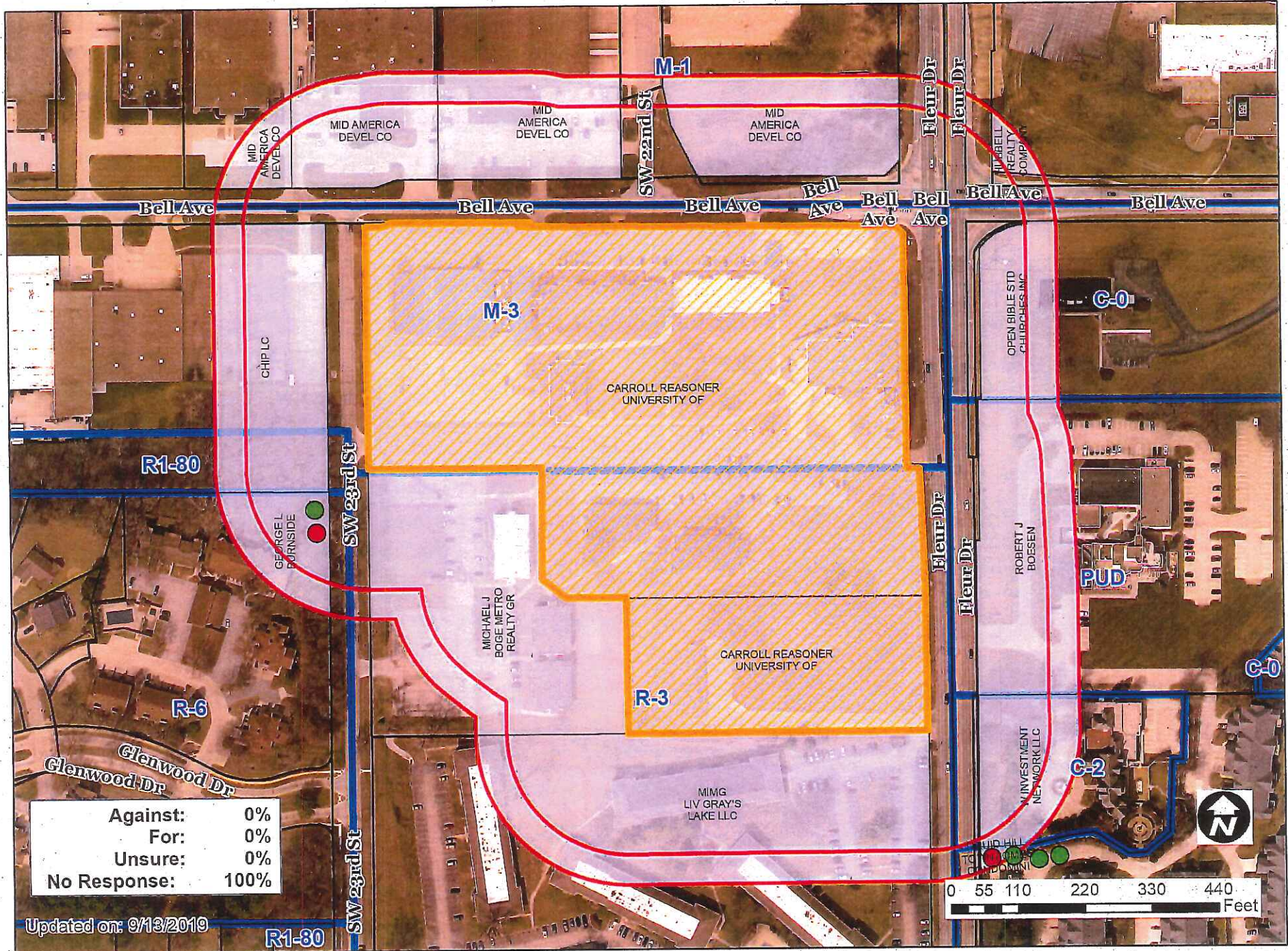
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ City Clerk



26



Updated on: 9/13/2019

1 inch = 210 feet

Handwritten initials: JLC

26



September 17, 2019

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their September 5, 2019 meeting, the following action was taken regarding a request from The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) to rezone the property located at 2500 and 2710 Fleur Drive from "M-3" Limited Industrial District and "R-3" Multiple-Family Residential District to "PUD" Planned Unit Development.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles				X
Abby Chungath	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			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of Part A) the proposed rezoning and "PUD" Conceptual Plan be found not in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential, Part B) **APPROVAL** of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan future land use designation to Community Mixed Use, Part C) **APPROVAL** of the request to rezone

the property to "PUD" Planned Unit Development and Part D) **APPROVAL** of the submitted PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan".

- 1) Addition of a statement as to how stormwater management would be handled with future redevelopment.
- 2) Streetscape: Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
- 3) Interior Lot Landscaping: For rows of parking with more than 8 stalls, a landscape island is required for every 9th parking space with the result of no more than 8 continuous parking spaces in a row without a landscape island.
- 4) Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.
- 5) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
- 6) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
- 7) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
- 8) Mechanical vents shall not protrude from any street facing façade.
- 9) A minimum 5' sidewalk is required along each frontage.
- 10) All new utilities services shall be placed underground.
- 11) All parking lot lighting shall be no taller than 20' from grade and shall be cut-off type fixtures.
- 12) Bicycle Parking: 1 bike rack per 4000 sq. ft. of bar / restaurant / retail, 1 bike rack per 40 hotel rooms (minimum of 2), 1 bike rack per classroom, 1 bike rack per 125 seats for event space, 1 bike rack per 2500 sq. ft. of Sports and Rec space,
- 13) Identify either indoor or covered bike parking amenities.
- 14) 25% of the provided parking stalls may be striped and signed as compact stall with dimensions of 7.5-ft by 16-ft with a 24-ft maneuvering aisle.
- 15) Standard parking stalls shall have a minimum dimension of 9-ft. by 17-ft. with a 24-ft maneuvering aisle.
- 16) Pet exercise areas must be a minimum of 200 feet from any adjoining residential use.
- 17) Loading area must be screened from residential and public street view.
- 18) Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
- 19) Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.

20) Trash and Recycling must be provided on site. All trash, recycling, and other refuse areas shall be located either in the building, in the rear yard, or a minimum of 15' behind the front façade within the interior side yard. An opaque screen wall is required per the following:

- a) The wall shall enclose the area around at least three sides.
- b) The screen wall shall be masonry construction matching any masonry from the building's street facade design.
- c) Height. The height of the screen wall shall be tall enough to screen the use inside, and a minimum of six feet. The community development director may request additional height as needed for complete screening.
- d) Pedestrian Entrances. A pedestrian entrance shall be required. Pedestrian entrances shall not allow interior refuse or recycling areas to be visible.
- e) Access Gates. Access gates shall be constructed of minimum 18-gauge metal panel or other durable material and to a height compatible to the screen walls.

(ZON2019-00152)

Written Responses

4 in Favor

2 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning and "PUD" Conceptual Plan be found not in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential.

Part B) Staff recommends approval of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan future land use designation to Community Mixed Use.

Part C) Staff recommends approval of the request to rezone the property to "PUD" Planned Unit Development.

Part D) Staff recommends approval of the submitted PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan".

- 1) Addition of a statement as to how stormwater management would be handled with future redevelopment.
- 2) Streetscape: Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
- 3) Interior Lot Landscaping: For rows of parking with more than 8 stalls, a landscape island is required for every 9th parking space with the result of no more than 8 continuous parking spaces in a row without a landscape island.
- 4) Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.

- 5) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
- 6) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
- 7) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
- 8) Mechanical vents shall not protrude from any street facing façade.
- 9) A minimum 5' sidewalk is required along each frontage.
- 10) All new utilities services shall be placed underground.
- 11) All parking lot lighting shall be no taller than 20' from grade and shall be cut-off type fixtures.
- 12) Bicycle Parking: 1 bike rack per 4000 sq. ft. of bar / restaurant / retail, 1 bike rack per 40 hotel rooms (minimum of 2), 1 bike rack per classroom, 1 bike rack per 125 seats for event space, 1 bike rack per 2500 sq. ft. of Sports and Rec space,
- 13) Identify either indoor or covered bike parking amenities.
- 14) 25% of the provided parking stalls may be striped and signed as compact stall with dimensions of 7.5-ft by 16-ft with a 24-ft maneuvering aisle.
- 15) Standard parking stalls shall have a minimum dimension of 9-ft. by 17-ft. with a 24-ft maneuvering aisle.
- 16) Pet exercise areas must be a minimum of 200 feet from any adjoining residential use.
- 17) Loading area must be screened from residential and public street view.
- 18) Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
- 19) Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.
- 20) Trash and Recycling must be provided on site. All trash, recycling, and other refuse areas shall be located either in the building, in the rear yard, or a minimum of 15' behind the front façade within the interior side yard. An opaque screen wall is required per the following:
 - a) The wall shall enclose the area around at least three sides.
 - b) The screen wall shall be masonry construction matching any masonry from the building's street facade design.
 - c) Height. The height of the screen wall shall be tall enough to screen the use inside, and a minimum of six feet. The community development director may request additional height as needed for complete screening.
 - d) Pedestrian Entrances. A pedestrian entrance shall be required. Pedestrian entrances shall not allow interior refuse or recycling areas to be visible.
 - e) Access Gates. Access gates shall be constructed of minimum 18-gauge metal panel or other durable material and to a height compatible to the screen walls.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The request would allow for the former American Institute of Business campus property to be reused for mixed use. This would include repurposing dormitories for multiple-family residential apartments, administrative offices and classroom space for commercial offices, and recreational and athletic facilities for private recreational space. The southeastern portion of the property would be available for mixed use development that would require review of a future amendment of the PUD Conceptual Plan.
2. **Size of Site:** 13.8 acres.
3. **Existing Zoning (site):** "M-3" Limited Industrial District and "R-3" Multiple-Family Residential District.
4. **Existing Land Use (site):** The property is developed with the former American Institute of Business campus. This includes vacant academic offices and classrooms, student dormitories, recreational and athletic facilities, and other assembly functions. There were garages on the southeast portion of the site that were recently demolished, leaving vacant developable land.
5. **Adjacent Land Use and Zoning:**
 - North** - "M-1", Use is the Stone Container manufacturing and distribution facility.
 - South** - "R-3", Uses are multiple-family residential dwellings.
 - East** - "C-O" & Norse "PUD", Uses are the Open Bible Standard Church administrative office building and Butler Mansion office building.
 - West** - "M-3", "R-3" & "R-6", Uses include wholesale warehousing and multiple-family residential development.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the Fleur Drive corridor and Bell Avenue in an area that transitions from Industrial to medium to density residential development.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Southwestern Hills Neighborhood and within 250 feet of the Gray's Lake Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on August 16, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on August 16, 2019 (20 days prior to the hearing) and on August 26, 2019 (10 days prior to the scheduled hearing) to the Southwestern Hills Neighborhood, the Gray's Lake Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on August 30, 2019.

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 on the date of the mailing. The ACCENT Neighborhood Association mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321 and the Gray's Lake Neighborhood Association mailings were sent to Rick Trower, 1310 Broad Street, Des Moines, IA 50315.

The applicant indicated that their neighborhood meeting is scheduled with the same week as the September 5 hearing. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. Relevant Zoning History: N/A.

9. PlanDSM Land Use Plan Designation: Public/Semi-Public and Medium Density Residential.

- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and "PUD" Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code 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 amended "PUD" Conceptual Plan 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. PlanDSM Creating Our Tomorrow:** PlanDSM Land Use Plan designates the area that would be rezoned to "PUD" Planned Unit Development as "Public/Semi-Public" and "Medium Density Residential". Therefore, the designation must be revised to accommodate private mixed uses. The applicant has requested amendment of PlanDSM to revise the future land use map to "Community Mixed Use" which is described as follows in PlanDSM:

Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area

encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

Staff believes that this designation would be consistent with the proposed uses in the submitted PUD Conceptual Plan.

2. **“PUD” Conceptual Plan:** The proposed “PUD” Conceptual Plan would divide the property into five (5) lots which would group the buildings and necessary parking for the proposed uses. In general, “C-2” District permitted uses and signage would be permitted throughout Lots 1 through 4: Lot 5 in the southern portion would be redeveloped with an amendment to the PUD Conceptual Plan but would be projected for allowances as per the “NPC” District.

Lot 1 on the northwest would be considered for a gymnasium or private recreational use.

Lot 2 on the north would be dormitories converted to one and two bedroom apartments and classrooms converted to office space.

Lot 3 on the northeast would be administration and classroom space converted to office space.

Lot 4 in the center portion would be classroom buildings converted to office buildings.

Lot 5 which is a vacant would be redeveloped for mixed use under an amendment to the PUD Conceptual Plan.

3. **Stormwater/Drainage:** Engineering staff has requested that the PUD Conceptual Plan be revised to include a statement as to how stormwater management would be handled with future redevelopment.
4. **Traffic/Street System:** Traffic Engineering staff did not find that the repurposing of the existing facilities drove the need for any further traffic study. Redevelopment of the vacant portions of the property could drive the need for a study in the future. Any development plans required for reuse of existing buildings or development of new buildings would trigger the requirement for installation of sidewalks on the public street frontages. The Fleur widening project underway will be including installation of public sidewalk along Fleur Drive portion of the property.
5. **Site Review:** With any reuse of buildings that would trigger a development review by the Permit and Development Center, there are a number of comments that should be added into the PUD Conceptual Plan as design guidelines for administrative review of those documents.

- A) **Streetscape:** Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
- B) **Interior Lot Landscaping:** For rows of parking with more than 8 stalls, a landscape island is required for every 9th parking space with the result of no more than 8 continuous parking spaces in a row without a landscape island.
- C) **Frontage Perimeter Landscaping:** The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.

- D) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
- E) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
- F) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
- G) Mechanical vents shall not protrude from any street facing façade.
- H) A minimum 5' sidewalk is required along each frontage.
- I) All new utilities services shall be placed underground.
- J) All parking lot lighting shall be no taller than 20' from grade and shall be cut-off type fixtures.
- K) Bicycle Parking: 1 bike rack per 4000 sq. ft. of bar / restaurant / retail, 1 bike rack per 40 hotel rooms (minimum of 2), 1 bike rack per classroom, 1 bike rack per 125 seats for event space, 1 bike rack per 2500 sq. ft. of Sports and Rec space,
- L) Identify either indoor or covered bike parking amenities.
- M) 25% of the provided parking stalls may be striped and signed as compact stall with dimensions of 7.5-ft by 16-ft with a 24-ft maneuvering aisle.
- N) Standard parking stalls shall have a minimum dimension of 9-ft. by 17-ft. with a 24-ft maneuvering aisle.
- O) Pet exercise areas must be a minimum of 200 feet from any adjoining residential use.
- P) Loading area must be screened from residential and public street view.
- Q) Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
- R) Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.
- S) Trash and Recycling must be provided on site. All trash, recycling, and other refuse areas shall be located either in the building, in the rear yard, or a minimum of 15' behind the front façade within the interior side yard. An opaque screen wall is required per the following:
 1. The wall shall enclose the area around at least three sides.
 2. The screen wall shall be masonry construction matching any masonry from the building's street facade design.
 3. Height. The height of the screen wall shall be tall enough to screen the use inside, and a minimum of six feet. The community development director may request additional height as needed for complete screening.
 4. Pedestrian Entrances. A pedestrian entrance shall be required. Pedestrian entrances shall not allow interior refuse or recycling areas to be visible.
 5. Access Gates. Access gates shall be constructed of minimum 18-gauge metal panel or other durable material and to a height compatible to the screen walls.

6. **Permit & Development Center Comments:** Any modified lot configuration must be in accordance with a Subdivision Plat as approved by the City's Permit and Development Center, Plan & Zoning Commission and City Council as necessary and recorded with Polk County. Any change of occupancy of any existing building will be required to conform to all Building Codes and a PUD Development Plan reviewed by the Permit and Development Center.

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 Part A) the proposed rezoning and "PUD" Conceptual Plan be found not in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential, Part B) **APPROVAL** of the requested amendment to the PlanDSM: Creating Our Tomorrow Plan future land use designation to Community Mixed Use, Part C) **APPROVAL** of the request to rezone the property to "PUD" Planned Unit Development and Part D) **APPROVAL** of the submitted PUD Conceptual Plan subject to compliance with all administrative review comments for the final Mylar record and the provision of the following review guidelines for any development plan made in furtherance of the PUD Conceptual Plan".

- 1) Addition of a statement as to how stormwater management would be handled with future redevelopment.
- 2) Streetscape: Street Trees should be spaced 30' apart within the right-of-way along each frontage. Trees should be no closer than 15' to a street light.
- 3) Interior Lot Landscaping: For rows of parking with more than 8 stalls, a landscape island is required for every 9th parking space with the result of no more than 8 continuous parking spaces in a row without a landscape island.
- 4) Frontage Perimeter Landscaping: The required area shall be a minimum of 12-feet in depth measured from the street property line with a 3-foot berm or landscaped screen. Shade trees and shrubs shall be provided at a minimum of 1 tree and three shrubs per 40 lineal feet on center.
- 5) Pedestrian access from any building to a street sidewalk shall be provided and clearly marked / striped on site. Lighting along pedestrian walks shall be a maximum of 15' in height.
- 6) No new mechanical equipment, meters, transformers, condensers, or other such equipment shall be provided on any street side façade. At minimum, such equipment shall be setback from the street façade a minimum of 15'.
- 7) Any mechanical equipment interior to the site shall be softened with landscaping material outside any equipment clearance setbacks.
- 8) Mechanical vents shall not protrude from any street facing façade.
- 9) A minimum 5' sidewalk is required along each frontage.
- 10) All new utilities services shall be placed underground.
- 11) All parking lot lighting shall be no taller than 20' from grade and shall be cut-off type fixtures.

- 12) Bicycle Parking: 1 bike rack per 4000 sq. ft. of bar / restaurant / retail, 1 bike rack per 40 hotel rooms (minimum of 2), 1 bike rack per classroom, 1 bike rack per 125 seats for event space, 1 bike rack per 2500 sq. ft. of Sports and Rec space,
- 13) Identify either indoor or covered bike parking amenities.
- 14) 25% of the provided parking stalls may be striped and signed as compact stall with dimensions of 7.5-ft by 16-ft with a 24-ft maneuvering aisle.
- 15) Standard parking stalls shall have a minimum dimension of 9-ft. by 17-ft. with a 24-ft maneuvering aisle.
- 16) Pet exercise areas must be a minimum of 200 feet from any adjoining residential use.
- 17) Loading area must be screened from residential and public street view.
- 18) Easements shall be provided for shared vehicle/pedestrian ingress/egress between sites and to the public sidewalk.
- 19) Direct light trespass beyond the property lines is prohibited. The maximum horizontal illuminance at grade and the maximum illuminance at five feet above graded measure at the property line shall not exceed illuminating Engineering Society of North America recommended practices for light trespass which is 0.5 footcandles for N districts and 2.0 footcandles for all other districts.
- 20) Trash and Recycling must be provided on site. All trash, recycling, and other refuse areas shall be located either in the building, in the rear yard, or a minimum of 15' behind the front façade within the interior side yard. An opaque screen wall is required per the following:
 - a) The wall shall enclose the area around at least three sides.
 - b) The screen wall shall be masonry construction matching any masonry from the building's street facade design.
 - c) Height. The height of the screen wall shall be tall enough to screen the use inside, and a minimum of six feet. The community development director may request additional height as needed for complete screening.
 - d) Pedestrian Entrances. A pedestrian entrance shall be required. Pedestrian entrances shall not allow interior refuse or recycling areas to be visible.
 - e) Access Gates. Access gates shall be constructed of minimum 18-gauge metal panel or other durable material and to a height compatible to the screen walls.

Motion Carried: 11-0

Respectfully submitted,



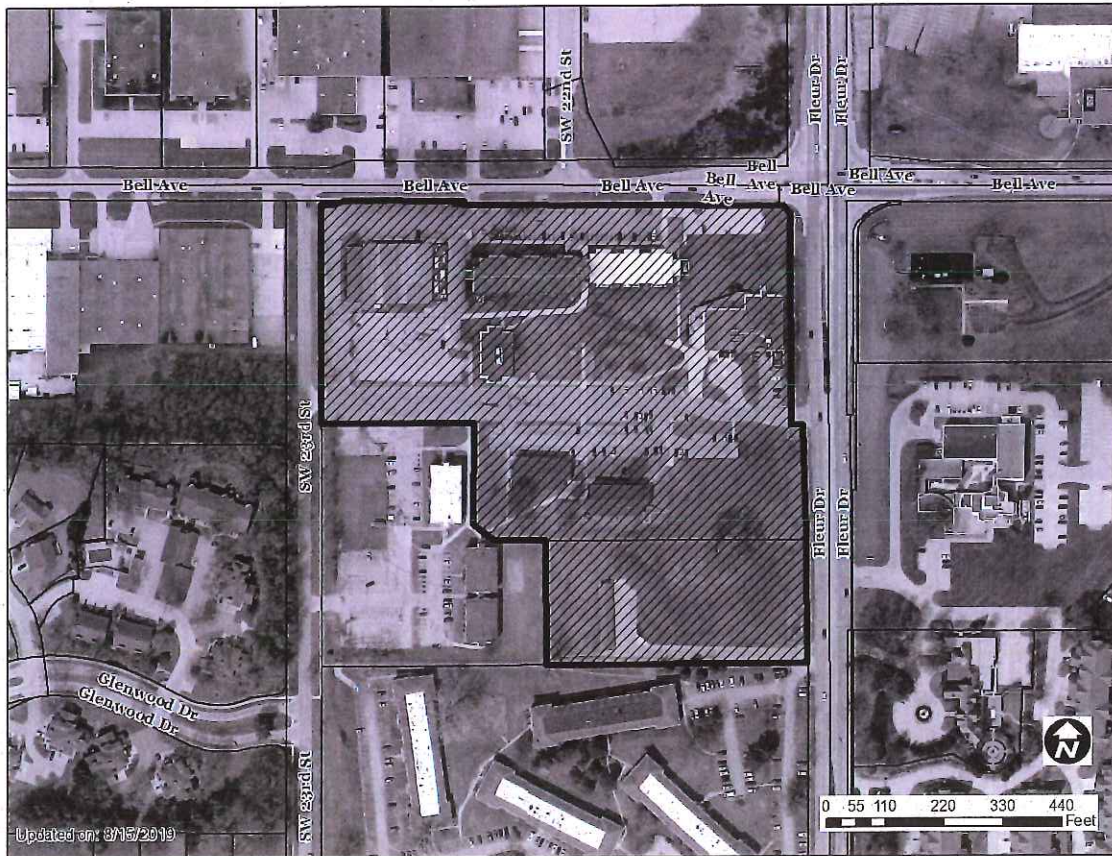
Michael Ludwig, AICP
Planning Administrator

MGL:tjh

The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for the property located at 2500 and 2710 Fleur Drive.				File # 21-2019-4.15
Description of Action	Amend the PlanDSM Creating Our Tomorrow to revise existing Future Land Use designation from Public/Semi-Public and Medium Density Residential to Community Mixed Use.			
PlanDSM Future Land Use	Current: Public/Semi-Public and Medium Density Residential. Proposed: Community Mixed Use.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"M-3" Limited Industrial District, "R-3" Multiple-Family Residential and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

The Village at Gray's Lake, LLC, 2500 and 2710 Fleur Drive

21-2019-4.15

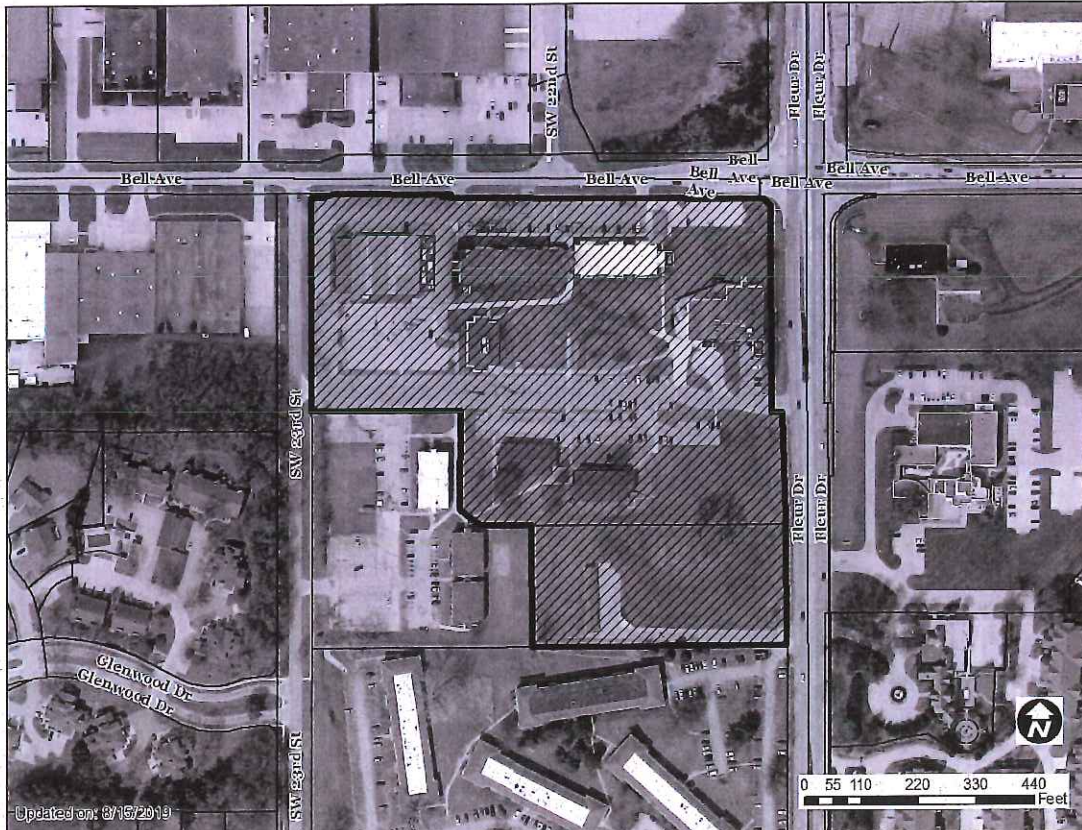


1 inch = 210 feet

The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for the property located at 2500 and 2710 Fleur Drive.				File # ZON2019-00152	
Description of Action	Rezone property from "M-3" Limited Industrial District and "R-3" Multiple-Family Residential to "PUD" Planned Unit Development. Approval of a PUD Conceptual Plan for "The Village at Gray's Lake" to allow reuse of the American Institute of Business campus for mixed use development permitted in the "C-2" General Retail and Highway-Oriented Commercial District and the "NPC" Neighborhood Pedestrian Commercial District, including recreational assembly, office, retail, and multiple-family residential.				
PlanDSM Future Land Use	Current: Public/Semi-Public and Medium Density Residential. Proposed: Community Mixed Use.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"M-3" Limited Industrial District, "R-3" Multiple-Family Residential and "FSO" Freestanding Signs Overlay District.				
Proposed Zoning District	"PUD" Planned Unit Development and "FSO" Freestanding Signs Overlay District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	4	2			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council		Yes
	Denial				No X

The Village at Gray's Lake, LLC, 2500 and 2710 Fleur Drive

ZON2019-00152



1 inch = 210 feet

Item ZON2019-00152 Date 8/29/19

(am) (am not) in favor of the request
(Circle One)

Print Name Nancy Peters
Signature Nancy Peters
Address 2824 Druid Hill Drive

RECEIVED
COMMUNITY DEVELOPMENT
SEP 03 2019

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

Item ZON2019-00152 Date 8/30/19

(am) (am not) in favor of the request
(Circle One)

Print Name Sue Irish
Signature Sue Irish
Address 2352 Glenwood Dr.

RECEIVED
COMMUNITY DEVELOPMENT
SEP 05 2019

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

Item ZON2019-00152 Date 9/4/19

(am) (am not) in favor of the request
(Circle One)

Print Name Steve Jennings
Signature Steve Jennings
Address 2864 Druid Hill Dr.

RECEIVED
COMMUNITY DEVELOPMENT
SEP 11 2019

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

talked with Jason Greer and liked his
plan for our neighborhood, my main
concern, traffic congestion is being
managed.

Item ZON2019-00152 Date 8-29-19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

SEP 03 2019

Print Name Sue Macumber

Signature Sue Macumber

Address 2832 Druid Hill Drive
DM. 1A 50315

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

I'm afraid it will end up with more apartments
like the ones next to it.
We need something that will bring in
better clientele. A nice restaurant would
be good. We have nothing in this area like that.

Item ZON2019-00152 Date 9/

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

SEP 09 2019

Print Name Anthony Voss

Signature Anthony Voss

Address 2406 Glenwood Dr

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

We do not need another "slum
lord" on the former AIB Campus.
Metro Property sucks. Gray's Lake Apts
are declining. Housing is saturated. No
room for more bad neighbors!

26

Item ZON2019-00152

Date 8/29/19

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

SEP 03 2019

Print Name LOYD TAYLOR

Signature Lloyd Taylor

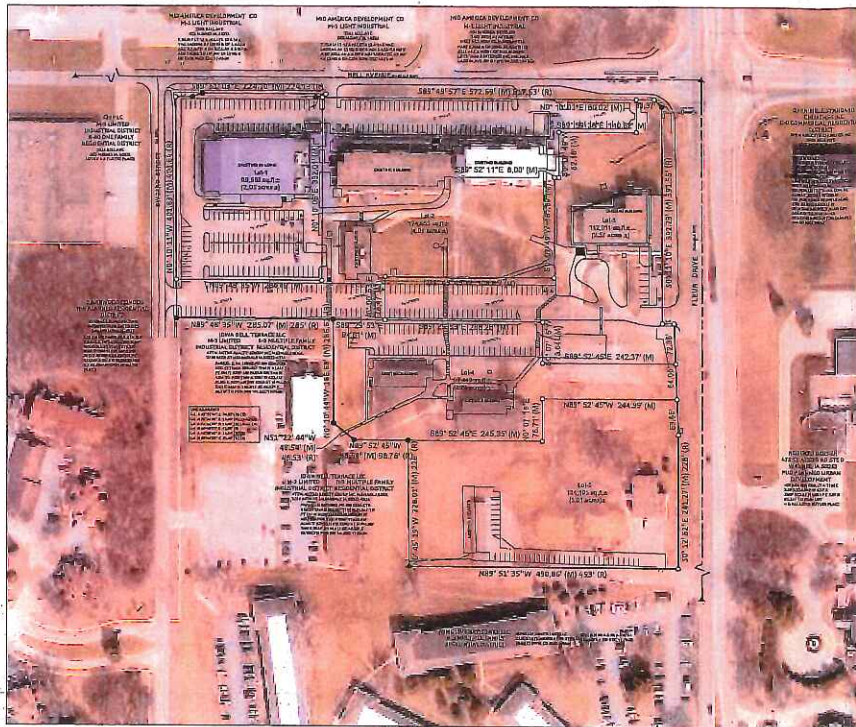
Address 2846 DRUID HILL DR,
DM 1A 50315

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

Vertical lines for handwritten notes.

CONCEPTUAL PLAN THE VILLAGE AT GRAY'S LAKE

A PLANNED UNIT DEVELOPMENT IN
THE CITY OF DES MOINES
COUNTY OF POLK, STATE OF
IOWA, SHEET 1 OF 2.



LEGAL DESCRIPTION:

PARCEL 1:
THE NORTH 44.6 FEET OF THE EAST 80 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 2TH PAJ, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA (EXCEPT 19 FEET OF ROADWAY ON THE EAST SIDE, 17 FEET OF ROADWAY ON THE NORTH SIDE, 33 FEET OF ROADWAY ON THE WEST SIDE AND EXCEPT THAT PART THEREOF TO THE CITY OF DES MOINES, IOWA BY DEED RECORDED IN BOOK 376, PAGE 47).

AND

THE NORTH 31.7 FEET OF THE SOUTH 14.6 ACRES OF THE NORTH 20 ACRES OF THE EAST 80 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, EXCEPT THE WEST 84 FEET AND EXCEPT THE EAST 12 FEET, 44 LOCATED ON THE SOUTH LINE THEREOF, AND EXCEPT THE EAST 49 FEET, AS MEASURED ON THE NORTH LINE THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

AND

THE SOUTH 10 FEET OF THE WEST 34.8 FEET OF THE EAST 80 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 80 FEET OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 2TH PAJ, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

THE SOUTH 13 ACRES OF THE NORTH 20 ACRES OF THE EAST 80 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 2TH PAJ, EXCEPT THE SOUTH 10 FEET THEREOF AND EXCEPT THE WEST 33 FEET THEREOF AND EXCEPT THE EAST 84 FEET THEREOF, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

PARCEL 2:
PARCEL 17 AS DESCRIBED ON THE PLAT OF SURVEY FILED NOVEMBER 14, 2018 IN BOOK 1957, PAGE 658 AND BEING PART OF THE SOUTH 10 FEET OF THE WEST 34.8 FEET OF THE EAST 80 FEET OF THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE EAST 80 FEET OF THE SOUTH 1/4 SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 2TH PAJ, CITY OF DES MOINES, POLK COUNTY, IOWA.

GENERAL DEVELOPMENT CONCEPT
THE USUAL SUBDIVISION CONCEPT OF DIVIDING THE SUBJECT AND CONVEYING INTO A MULTIPLE PLANNED UNIT DEVELOPMENT. THE PURPOSE OF THIS PROJECT IS TO CREATE DENSIFIED HOUSING FOR CO-INTEGRATED AND TO USE TRAFFIC PATTERNS ON THE ADJACENT STREETS. THE EXISTING DRIVEWAYS WILL BE REPARTED INTO NEW LOTS AND CONSIST OF THE DESCRIPTIONS BELOW. LOT 1 WILL BE A MULTI-FAMILY RESIDENTIAL AND ASSOCIATED PARKING SPACES. IT WILL CONTINUE TO BE USED AS A CONVENIENCE WITH AN INTERNAL CONNECTION TO THE ADJACENT APARTMENTS ON LOT 2.

LOT 2 HAS A DOWNWENT, CLADDING BUILDINGS AND ASSOCIATED PARKING SPACES. THE CONCEPTS WILL BE CONSIDERED BY NON-RESIDENTIAL APARTMENTS AND 35 ONE-BEDROOM APARTMENTS (21 APARTMENTS WITH TERRACE). THE CLASSROOM BUILDING WILL BE CONVERTED TO OFFICE BUILDING, 10,359 SQ.FT.

LOT 3 HAS AN ADMINISTRATIVE/CLASSROOM BUILDING WITH ASSOCIATED PARKING SPACES. THIS BUILDING IS GOING TO BE USED AS AN OFFICE BUILDING, 14,359 SQ.FT.

LOT 4 HAS TWO CLASSROOM BUILDINGS AND ASSOCIATED PARKING SPACES. THE CLASSROOM BUILDINGS WILL BE CONVERTED TO OFFICE BUILDING, 10,359 SQ.FT.

LOT 5 IS A MULTI-USE BUILDING. THE LOT IS TO BE DEVELOPED AS A MULTI-USE BUILDING WITH COMMERCIAL/RETAIL ON THE FIRST FLOOR WITH APARTMENT ABOVE. ANY FUTURE DEVELOPMENT OF LOT 5 SHALL BE SUBJECT TO AN AMENDMENT TO THE PUD CONCEPTUAL PLAN SO THAT ARCHITECTURAL CHARACTER AND SITE QUALITY CAN BE MAINTAINED AND APPROVED BY THE CITY AT THAT TIME.

TENTATIVE PROJECT PHASES AND TIMING
PHASE 1 - 2023 REDEVELOPMENT OF LOTS 1, 2, 3 & 4.

PERMITTED LAND USES AND EXISTING USES TO REMAIN
ALL BUILDINGS TO REMAIN IN FORCE EXCEPT FOR THE CLASSROOM BLDG'S, THESE WILL BE REPAIRED AS LOT 2 DEVELOPER. THE PERMITTED LAND USE FOR LOTS 1, 2, 3 & 4 IS:

- LOT 1 - C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT WHICH ALLOW
- LOT 2 - C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT WHICH ALLOW
- LOT 3 - SHALL CONFORM TO THE SPEC RESIDENTIAL HOUSING COMMERCIAL DISTRICT USES.

MEETING SCHEDULE

THE PROPOSED PLAN:	MAY 14, 2019
CONCEPT PLAN SUBMITTAL:	AUG. 2, 2019
RECORDING AND REVIEW:	AUG. 2, 2019
PLANNING AND ZONING MEETING:	SEP. 3, 2019
CITY COUNCIL MEETING/PLANNING:	AUG. 20, 2019
MULTI-PART SUBMITTAL:	AUG. 20, 2019
FINAL PLAN SUBMITTAL:	AUG. 20, 2019

LANDSCAPE STANDARDS

PLANT MATERIAL:
FOR LOTS 2, 3 AND 4, THE EXISTING LANDSCAPING, SHRUBS, BUSHES AND TREES SHALL BE PRESERVED AND MAINTAINED TO THE MAXIMUM EXTENT POSSIBLE.

LOT 2 SHALL BE SUBJECT TO AN AMENDMENT TO THE PUD CONCEPTUAL PLAN SO THAT THE LANDSCAPE STANDARDS CAN BE MAINTAINED AND APPROVED BY THE CITY.

OPEN SPACE

LOT 1 - 9%
LOT 2 - 20%
LOT 3 - 20%
LOT 4 - 20%

LOT 5 SHALL BE SUBJECT TO AN AMENDMENT TO THE PUD CONCEPTUAL PLAN SO THAT THE OPEN SPACE REQUIREMENT CAN BE MAINTAINED AND APPROVED BY THE CITY.

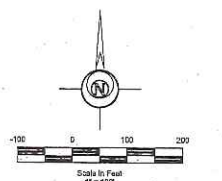
OWNER/DEVELOPER:
THE VILLAGE AT GRAY'S LAKE, LLC
4775 JASON SHOWN
28465 GRANITE CT.
POLK, IA 50223
PH: 515-223-4597

ENGINEER/SURVEYOR:
PIELDS ENGINEERING
2520 OGDON STREET,
DES MOINES, IA 50316
PH: 515-255-8166
CONTACT: BO PIELDS

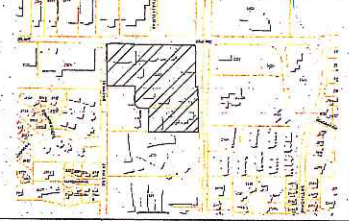
TOTAL PROJECT AREA:
13.8 ACRES ±

ZONING:
EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
INDUSTRIAL DISTRICT

PROPOSED: PLANNED UNIT DEVELOPMENT



VICINITY SKETCH 1" = 2000'



DEVELOPMENT STANDARDS

LOT 1	USE: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT.	MINIMUM: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.
BLK REGULATIONS:	LOT AREA: MULTIPLE DWELLING, 30,000 SQUARE FEET, MINIMUM. NO MINIMUM REQUIREMENT FOR PERMITTED NONRESIDENTIAL USES.	FRONT SETBACK: 25 FEET, MINIMUM.
SIDE SETBACK: NONE.	PARKING SETBACK: 7 FEET MINIMUM ALONG BUS FLEUR DRIVE.	
PARKING: 125 PARKING SPACES, MINIMUM.		
EDGING: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.		
LOT 2	USE: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT.	MINIMUM: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.
BLK REGULATIONS:	LOT AREA: MULTIPLE DWELLING, 10,000 SQUARE FEET, MINIMUM. NO MINIMUM REQUIREMENT FOR PERMITTED NONRESIDENTIAL USES.	FRONT SETBACK: 25 FEET, MINIMUM.
SIDE SETBACK: NONE.	PARKING SETBACK: 7 FEET MINIMUM ALONG BUS FLEUR DRIVE.	
PARKING: 50 PARKING SPACES, MINIMUM.		
EDGING: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.		
LOT 3	USE: SHALL CONFORM TO SPEC RESIDENTIAL HOUSING COMMERCIAL DISTRICT.	MINIMUM: SHALL BE SUBJECT TO AN AMENDMENT TO THE PUD CONCEPTUAL PLAN SO THAT THE PARKING REQUIREMENT CAN BE DEVELOPED AND APPROVED BY THE CITY.
BLK REGULATIONS:	LOT AREA: MULTIPLE DWELLING, 20,000 SQUARE FEET, MINIMUM. NO MINIMUM REQUIREMENT FOR PERMITTED NONRESIDENTIAL USES.	FRONT SETBACK: 25 FEET, MINIMUM.
SIDE SETBACK: NONE.	PARKING SETBACK: 7 FEET MINIMUM ALONG BUS FLEUR DRIVE.	
PARKING: 50 PARKING SPACES, MINIMUM.		
EDGING: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.		
LOT 4	USE: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT.	MINIMUM: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.
BLK REGULATIONS:	LOT AREA: MULTIPLE DWELLING, 30,000 SQUARE FEET, MINIMUM. NO MINIMUM REQUIREMENT FOR PERMITTED NONRESIDENTIAL USES.	FRONT SETBACK: 25 FEET, MINIMUM.
SIDE SETBACK: NONE.	PARKING SETBACK: 7 FEET MINIMUM ALONG BUS FLEUR DRIVE.	
PARKING: 50 PARKING SPACES, MINIMUM.		
EDGING: SHALL CONFORM TO C-2 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.		

PIELDS ENGINEERING COMPANY

Architecture | Engineering | Surveying
2323 Odon Street, Des Moines, Iowa 50316 | P.O. Box 4836, Des Moines, Iowa 50305 | P: 515.265.8166

THE VILLAGE AT GRAY'S LAKE
2500 FLEUR DRIVE
DES MOINES, IOWA

DATE: 5.7.2019
SCALE: 1"=100'
DRAWN BY: ABRADFIELD
CHECKED BY: [Signature]
PROJECT NO: 10-054
SHEET NO: COVER SHEET

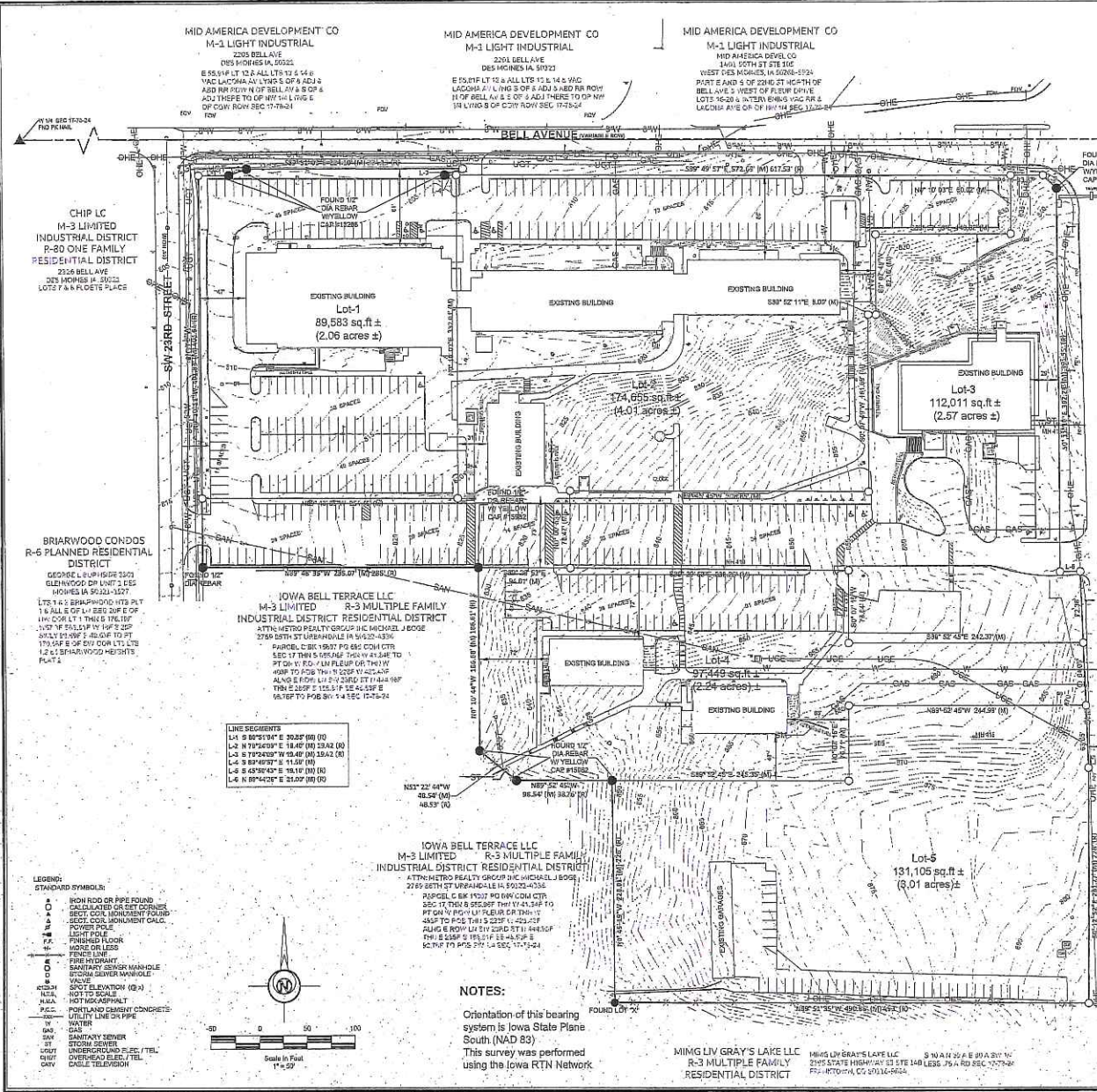
CONCEPTUAL PLAN THE VILLAGE AT GRAY'S LAKE

A PLANNED UNIT DEVELOPMENT IN
THE CITY OF DES MOINES
COUNTY OF POLK, STATE OF
IOWA, SHEET 2 OF 2.

OPEN BIBLE STANDARD CHURCHES INC
C-O COMMERCIAL RESIDENTIAL DISTRICT
OPEN BIBLE STD CHURCHES INC
2000 BELL AVE
DES MOINES IA 50315
W 130' N 58' E LOT 35-6-64 865
S 6' S 17' 27" E
OF NW COR THRU NLY 49' 20' 5
25' E W 54' 37' 70
PUB-WEST MEAS 24 W 14' 51' W
100' S BEG 25' 5' E
130' E TO NW COR THUS 25' 5' E
NLY 49' 20' 5' E
TO PUB LOT 35-6-64-65 COM HE
CORNER TO THE W 55' 5' E
TO PUB THUS 25' 5' E NLY 49' 20' 5' E
OF NLY 49' 20' 5' E NLY 49' 20' 5' E
130' 25' 5' E PUB-5-50
W 135' 1' 5' 1/2" CORNER TO CASANDY'S
DRY 'D HILL PARK

NOTES:
1. NO ADDITIONAL LANDSCAPING IS PROPOSED AT THIS TIME.
2. ALL BEARS SHALL BE OBTAINED THROUGH A SEPARATE APPLICATION THROUGH THE CITY OF DES MOINES.
3. INCORPORATED EASEMENTS SHALL PROVIDE CONNECTIVITY POLICY 2.5.1.6.4.
4. ALL WATER SERVICES LINES MUST BE LOCATED ON THESE SPONSOR'S LOT.

ROBERT J BOESEN
475 SE ALICES RD STE D
WALKER IA 50263
PUD PLANNED URBAN DEVELOPMENT
-EX BEG NW COR LT 4 THIN C
25' S 23' 54' W 63' 5
240' W 2' 5' 1/2" 40' 4' 6' 5' 3' 11
95' 58' TO PUB-10-
4-6 ALL LT 5-8 RUTLER PLACE



MID AMERICA DEVELOPMENT CO
M-1 LIGHT INDUSTRIAL
2205 BELL AVE
DES MOINES IA 50315
E 55.91' W 12.5' ALL LOTS 13 & 14-6
VAC LACONIA AV LYNS E OF 8 ADJ 6
ADJ RISE N OF BEL LVA S OF 8
ADJ THERE TO OF WY 1/4 L VING E
OF COY RICH SEC 17-78-24

MID AMERICA DEVELOPMENT CO
M-1 LIGHT INDUSTRIAL
2204 BELL AVE
DES MOINES IA 50315
E 50' 0" LT 6 & ALL LOTS 15, 16 & 17-6
LACONIA AV LYNS S OF 8 ADJ 6 RY
11 OF BELL AV S 2' OF 4 ADJ THERE TO OF WY
1/4 LYNS S OF COY RICH SEC 17-78-24

MID AMERICA DEVELOPMENT CO
M-1 LIGHT INDUSTRIAL
MID AMERICA DEVELOP
1844 20TH ST STE 100
WEST DES MOINES, IA 50316-5124
PART 5 AND 5 OF 2010 ST NORTH OF
BELL AVE S WEST OF FLEUR DRIVE
LOTS 16-20 & INTER EMBUS VAC RR &
LACONIA AVE OF COY RICH SEC 17-78-24

EXISTING BUILDING
Lot-1
89,583 sq.ft ±
(2.06 acres ±)

EXISTING BUILDING
Lot-2
74,695 sq.ft ±
(1.71 acres ±)

EXISTING BUILDING
Lot-3
112,011 sq.ft ±
(2.57 acres ±)

EXISTING BUILDING
Lot-4
97,449 sq.ft ±
(2.24 acres ±)

Lot-5
131,105 sq.ft ±
(3.01 acres ±)

LINE SEGMENTS

L-1	S 89°51'41" E 30.85' (0)
L-2	N 79°24'09" E 18.40' (0) 23.42' (0)
L-3	S 75°42'09" E 18.40' (0) 23.42' (0)
L-4	S 82°49'27" S 11.20' (0)
L-5	S 65°30'42" E 18.17' (0)
L-6	N 89°51'41" E 30.85' (0)

IOWA BELL TERRACE LLC
M-3 LIMITED R-3 MULTIPLE FAMILY
INDUSTRIAL DISTRICT RESIDENTIAL DISTRICT
ATTN: METRO REALTY GROUP INC MICHAEL J BOESE
2750 58TH ST URBANHILLS IA 50325-4336
PARCEL C BK 19037 P 5 665 COH CTR
SEC 17 THIN S 95' 54" E 14' 41" S 14' 10" W
PT ON V. RD - 1/4 W FLEUR DR THIN W
400' TO PUB THIN 1/4 COR V. RD
ALONG E BOW LN 210' 20" E 11' 44" 80'
THIN 2 25' 5' 1/2" 40' 4' 6' 5' 3' 11
16' 58' TO PUB SW 1/4 SEC 17-78-24

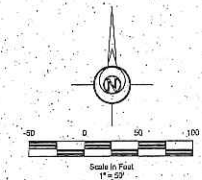
NOTES:
Orientation of this bearing system is Iowa State Plane South (NAD 83)
This survey was performed using the Iowa RTN Network

MING LIV GRAY'S LAKE LLC
R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
MING LIV GRAY'S LAKE LLC
2015 STATE HIGHWAY 21 STE 140 LEAS 75-A RD SEC 10-78-24
DES MOINES, IA 50316-5625

CHIP LC
M-3 LIMITED
INDUSTRIAL DISTRICT
R-3 ONE FAMILY RESIDENTIAL DISTRICT
2256 BELL AVE
3201 IOWA IA 50315
LOT 7 & 8 FLOETS PLACE

BRIARWOOD CONDOS
R-6 PLANNED RESIDENTIAL DISTRICT
GEORGE L SUPVISOR 1077
GLENNWOOD DR UNIT 1 155
DES MOINES IA 50315-1277
LTS 1 & 2 BRIARWOOD HTS PT 1
1/4 S 1/4 OF L 1 BEG 20' E OF E
HWY COR LT 1 THIN E 176' 10"
1/4 W F 55' 51" W 10' 12" 25"
S 44' 51' 30" E 12' 00" TO PT
170' 55' E OF SW COR LT 1 TO
1/4 & 2 BRIARWOOD HEIGHTS
PLAT 2

- LEGEND:
STANDARD SYMBOLS:
D IRON ROD OR PIPE FOUND
C CALCULATED OR SET CORNER
S SET CORNER FOUND
SCT COIL MONUMENT FOUND
SCT COIL MONUMENT CALC.
P POWER POLE
F FISHED FLOOR
H HOLE OR LESS
FZ FENCE LINE
E FIRE HYDRANT
S SANITARY SEWER MANHOLE
S STORM SEWER MANHOLE
S SPOKA CLEVER MANHOLE
K KETTLE
E ELEVATION (0-2)
N NOT TO SCALE
H.A. HOT MIX ASPHALT
P.C. PORTLAND CEMENT CONCRETE
W WATER
GAS
S SANITARY SEWER
ST STORM SEWER
L UNDERGROUND ELEC./TEL
O OVERHEAD ELEC./TEL
C CABLE TELEVISION



PLS ENGINEERING COMPANY

Architecture | Engineering | Surveying
2323 Clark Street, Des Moines, Iowa 50316 | P.O. Box 4928, Des Moines, Iowa 50319 | P: 515 265 9100

THE VILLAGE AT GRAY'S LAKE
2500 FLEUR DRIVE
DES MOINES IA, 50312

DATE	APPROVED	SCALE	DATE	DATE
11-15-2019	[Signature]	1"=50'	8-7-2019	19-054
PLS ENGINEERING COMPANY				PUD PLAN MAP