



Date October 14, 2019

**RESOLUTION HOLDING 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, on September 23, 2019, by Roll Call No. 19-1495, the City Council received a communication from the City Plan and Zoning Commission advising 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.



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- 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; and

WHEREAS, on September 23, 2019, by Roll Call No. 19-1495, it was duly resolved by the City Council that request from The Village at Gray's Lake, LLC to rezone the Property and for approval of the PUD Conceptual Plan, be set down for hearing on October 14, 2019 at 5:00 P.M., in the Council Chamber at City Hall; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning and PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property locally known as 2500 and 2710 Fleur Drive, legally described as:

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



Date October 14, 2019

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

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.

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 the revisions to the PUD Conceptual Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed rezoning of the Property to "PUD" Planned Unit Development District, and any objections to the proposed "The Village at Gray's Lake" PUD Conceptual Plan with revisions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property, as legally described above, to "PUD" Planned Unit Development District, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

Date October 14, 2019

3. The proposed "The Village at Gray's Lake" PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein, and subject to the revisions to the PUD Conceptual Plan as set forth above, and subject to the Community Development Director finding that such revisions have been satisfied by amendments to the Plan.

MOVED BY _____ TO ADOPT.

FORM APPROVED:

Glenna K. Frank
 Glenna K. Frank, Assistant City Attorney

(ZON2019-00152)

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



September 17, 2019

Date October 14, 2019
 Agenda Item 660B
 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 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:
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- (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".

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 - 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.
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- 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.
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 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:

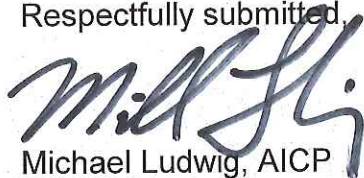
Will Page made a motion for **APPROVAL** of Part A) the proposed rezoning and "PUD" Conceptual Plan be found not in conformance with the existing PlanDSM: Creating Our Tomorrow Plan future land use designations of Public/Semi-Public and Medium Density Residential, Part B) **APPROVAL** of the requested 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

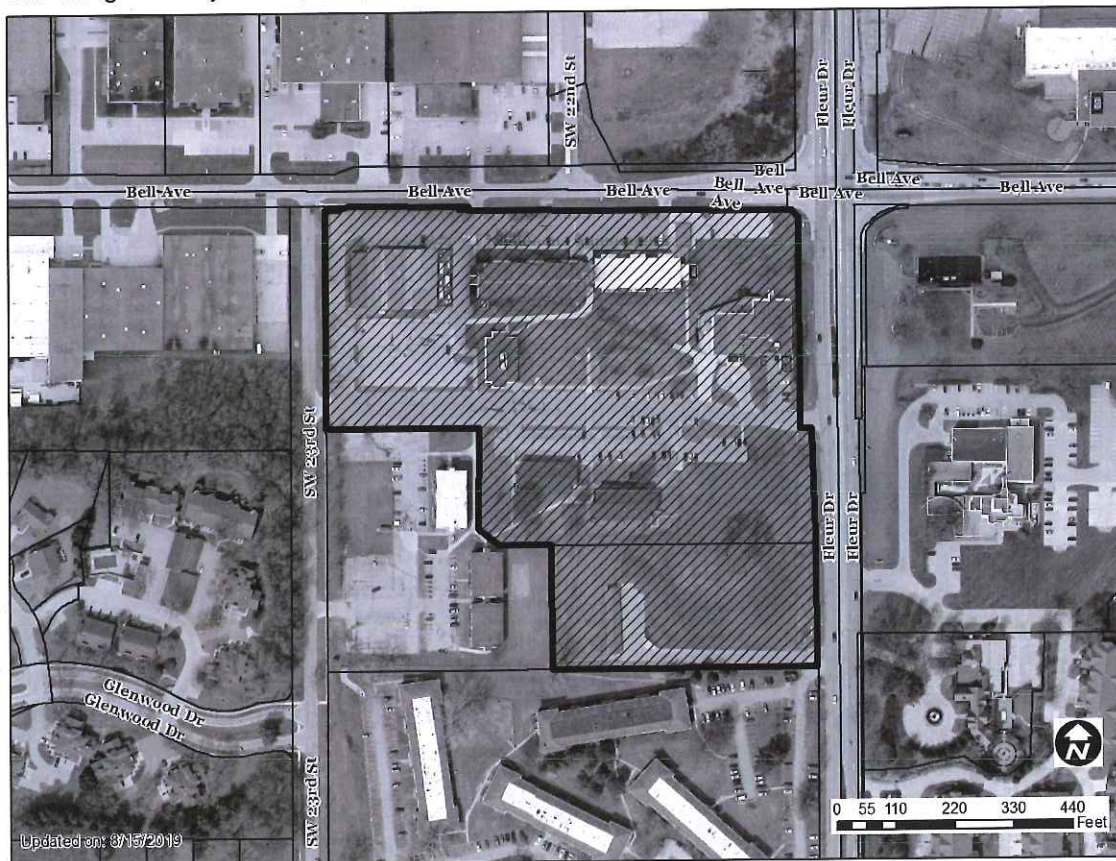
MGL:tjh

66B

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	X

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

21-2019-4.15



1 inch = 210 feet

ldoB

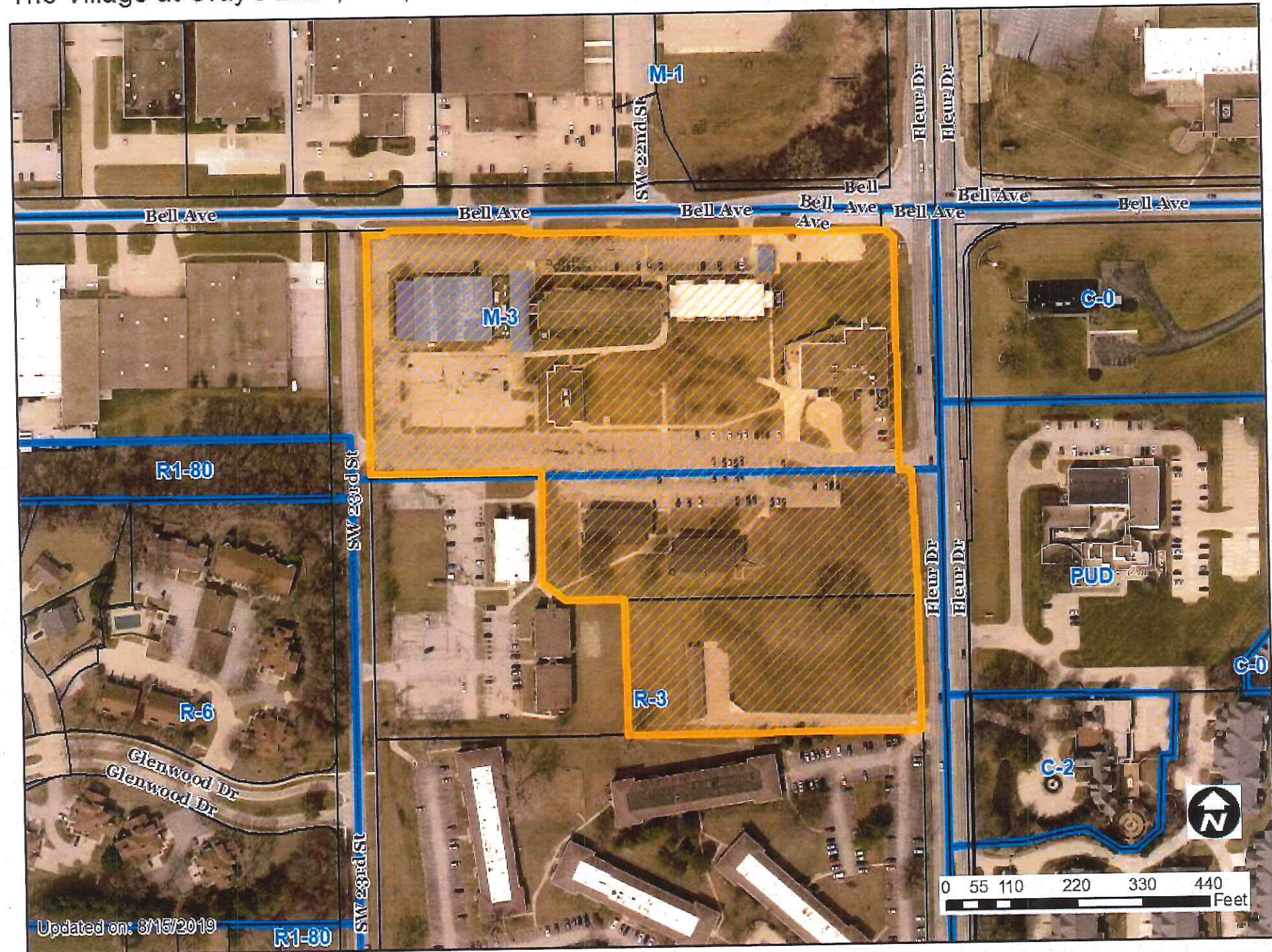
The Village at Gray's Lake, LLC (owner) represented by Jason Grove (officer) for the property located at 2500 and 2710 Fleur Drive.				File # ZON2019-00152	
Description of Action	Rezone property from "M-3" Limited Industrial District and "R-3" Multiple-Family Residential to "PUD" Planned Unit Development. 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



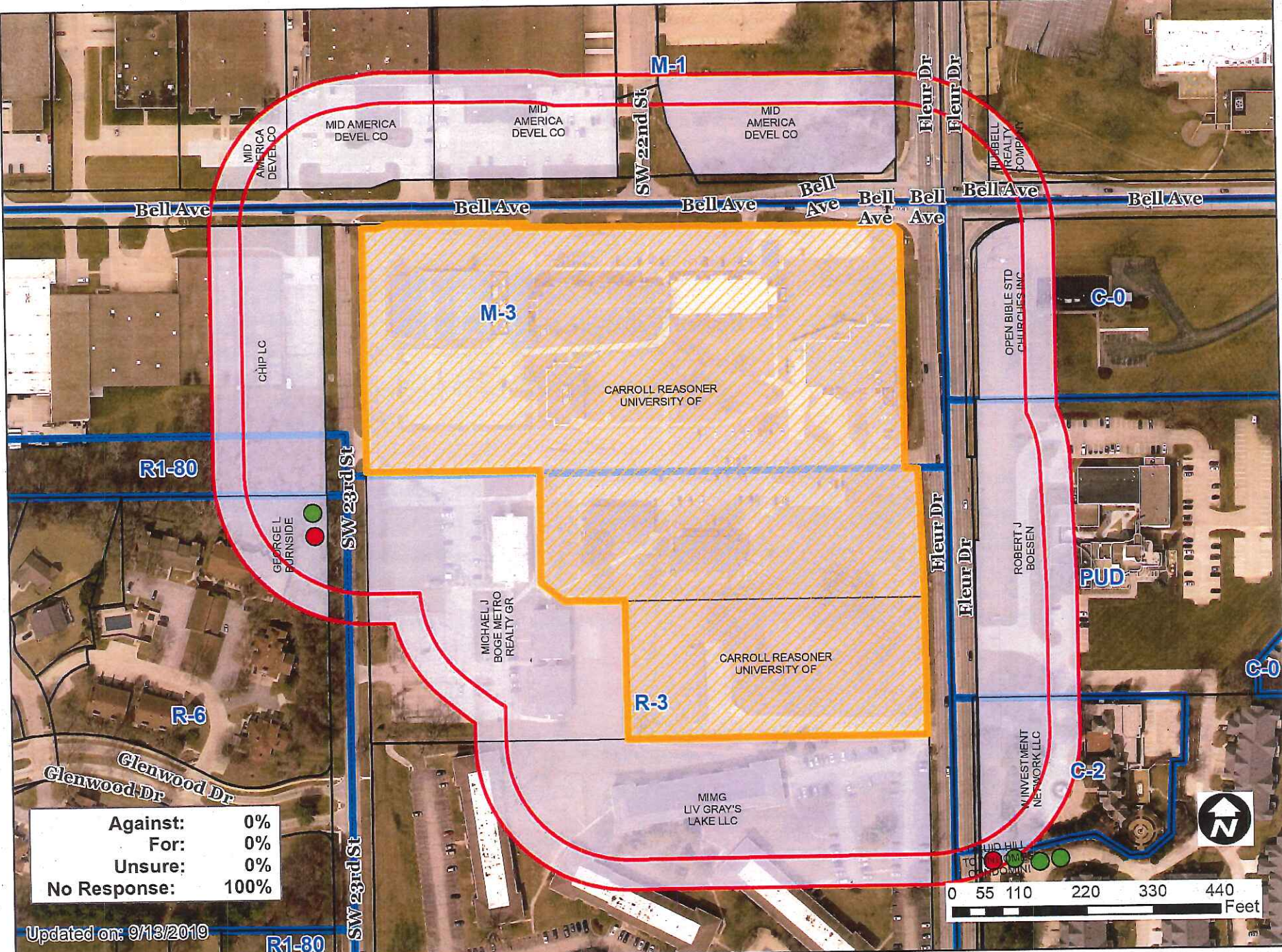
1 inch = 210 feet



100B

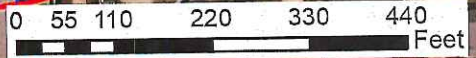
The Village at Gray's Lake, LLC, 2500 and 2710 Fleur Drive

ZON2019-00152



Against:	0%
For:	0%
Unsure:	0%
No Response:	100%

Updated on: 9/13/2019



6/08

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:

WB

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 Grove and liked his
plan for our neighborhood's long main
concern, traffic competition 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!

WJB

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, DSN
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 81 1/2 FEET OF THE EAST 50 1/2 FEET OF THE EASTMOST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M. NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, EXCEPT 73 FEET OF ROADWAY ON THE EAST SIDE, 20 FEET OF ROADWAY ON THE NORTH SIDE, 30 FEET OF ROADWAY ON THE WEST SIDE AND EXCEPT THAT PART BOUND TO THE CITY OF DES MOINES, IOWA, BY DEED RECORDED IN BOOK 276, PAGE 421.

AND:
THE NORTH 28 1/2 FEET OF THE SOUTH 1/4 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/4 ACRES OF THE EAST 1/2 FEET, AS MEASURED ON THE SOUTH LINE THEREOF, AND EXCEPT THE EAST 42 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 54 1/2 FEET OF THE EAST 3/4 FEET OF THE SOUTH 1/4 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 FEET OF THE 5TH P.M. NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND:
THE SOUTH 1/4 ACRES OF THE NORTH 20 ACRES OF THE SOUTH QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M. EXCEPT THE SOUTH 30 FEET THEREOF AND EXCEPT THE WEST 22 1/2 FEET THEREOF AND EXCEPT THE EAST 24 FEET THEREOF, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND:
PARCEL 2:
PARCEL 18 AS DESCRIBED ON THE PLAT OF SURVEY FILED NOVEMBER 14, 2013 IN BOOK 1867, PAGE 658 AND BEING PART OF THE SOUTH 240 FEET OF THE WEST 54 1/2 FEET OF THE EAST 3/4 FEET OF THE SOUTH 1/4 ACRES OF THE NORTH 20 ACRES OF THE EAST 1/2 FEET OF THE 5TH P.M. SECTION 17, TOWNSHIP 18 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF DES MOINES, POLK COUNTY, IOWA.

GENERAL DEVELOPMENT CONCEPT:
THE GENERAL DEVELOPMENT CONCEPT CONSIDERS RECONVERTING THE EXISTING 408 CAMPUS INTO A MULTI-USE PLANNED UNIT DEVELOPMENT. IT IS THE INTENT OF THIS PROJECT TO COURT ENHANCEMENTS AND IMPROVEMENTS TO THE EXISTING AND TO BE REPAIRED AND REDESIGNED NEW LOTS AND ADJACENT TO THE EXISTING BUILDING. LOT 1 HAS A 2,500 SQ FT COMMERCIAL AND ASSOCIATED PARKING (133 SPACES); IT WILL CONTINUE TO BE USED AS A CONVENIENCE STORE AND RETAIL CONNECTION TO THE PROPOSED APARTMENTS ON LOT 1.
LOT 2 HAS A LONGFORM CLASSROOM BUILDING AND ASSOCIATED PARKING (28 SPACES). THE BUILDING WILL BE CONVERTED INTO 18 TWO-BEDROOM APARTMENTS AND 18 ONE-BEDROOM APARTMENTS (18 APARTMENTS TOTAL). THE CLASSROOM BUILDING WILL BE CONVERTED TO AN OFFICE BUILDING. (TOTAL 38.5K SQ FT).
LOT 3 HAS AN ADMINISTRATION CLASSROOM BUILDING WITH ASSOCIATED PARKING (27 SPACES). THE BUILDING IS BEING USED AS AN OFFICE OF BUSINESS. (TOTAL 30.2K SQ FT).
LOT 4 HAS TWO CLASSROOM BUILDINGS AND ASSOCIATED PARKING (25 SPACES). THE CLASSROOM BUILDINGS WILL BE CONVERTED TO OFFICE BUILDING. (TOTAL 38.5K SQ FT).
LOT 5 HAS A MULTIFAMILY GARAGE BUILDING. THE LOT IS TO BE DEVELOPED AS A MULTIFAMILY BUILDING WITH COMMERCIAL USE ON THE FIRST FLOOR WITH APARTMENT UNITS ABOVE. ANY FUTURE DEVELOPMENT OF LOT 5 SHALL BE SUBJECT TO AN AGREEMENT TO THE PUD CONCEPTUAL PLAN AND THE ARCHITECTURAL CHARACTER AND SITE LAYOUT CAN BE REVIEWED AND APPROVED BY THE CITY AT SUCH TIME.

TENTATIVE PROJECT PHASES AND TIMING

PARCEL 1: 2025 REDEVELOPMENT OF LOTS 1, 2, 3, 4, 5
PERMITTED LAND USES AND CRISTIN USE TO REMAIN:
ALL BUILDINGS TO REMAIN IN EXISTING USE FOR LOTS 1, 2, 3, 4, 5. THESE WILL BE REMOVED AS LOT 1 IS DEVELOPED. THE PERMITTED LAND USES FOR LOTS 1, 2, 3 AND 4 SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT WHICH ALLOW MULTIPLE PURPOSE USES AS LOTS IN THE CONCEPTUAL DEVELOPMENT CONCEPT. LOT 5 SHALL CONFORM TO THE NPC NEIGHBORHOOD PEDESTRIAN COMMERCIAL DISTRICT USES.

MEETING SCHEDULE:

PRE-PROPOSAL MEETING:	MAY 14, 2019
CONCEPT PLAN PRESENTATION:	AUG. 2, 2019
NEIGHBORHOOD MEETING:	AUG. 6, 2019
TRAINING AND COMMUNITY MEETING:	SEP. 5, 2019
CITY COUNCIL MEETING PUBLIC HEARING:	OCT. 7, 2019
PLANNING BOARD SUBMITTAL:	AUG. 20TH, 2019
FINAL PLAT SUBMITTAL:	AUG. 20TH, 2019

LANDSCAPE STANDARDS

PLANT MATERIAL:
NOT LESS THAN 25% OF THE EXISTING LANDSCAPING, SHRUBS, TREES SHALL BE PRESERVED AND SHALL BE THE MINIMUM REQUIRED.
LOT 1 SHALL BE SUBJECT TO AN AGREEMENT TO THE PUD CONCEPTUAL PLAN SO THAT THE LANDSCAPE STANDARDS CAN BE REVIEWED AND APPROVED BY THE CITY.

OPEN SPACE

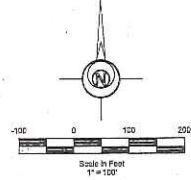
LOT 1 - 2%
LOT 2 - 2%
LOT 3 - 2%
LOT 4 - 2%
LOT 5 SHALL BE SUBJECT TO AN AGREEMENT TO THE PUD CONCEPTUAL PLAN SO THAT THE OPEN SPACE REQUIREMENT CAN BE REVIEWED AND APPROVED BY THE CITY.

OWNER/DEVELOPER:
THE VILLAGE AT GRAY'S LAKE, LLC
ATTN: JACOB GROVE
2845 GRAMMIE CT.
AGEE, IA 50503
PH: 515-282-2847

ENGINEER/SURVEYOR:
PELDS ENGINEERING
502 DIXON STREET
DES MOINES, IA 50319
PH: 515-282-4188
CONTACT: BO PELDS

TOTAL PROJECT AREA:
12.8 ACRES ±

ZONING:
EXISTING: R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
PROPOSED: PLANNED UNIT DEVELOPMENT



VICINITY SKETCH 1" = 2000'

DEVELOPMENT STANDARDS

LOT #	REGULATIONS	NOTES
LOT 1	SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT.	SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.
USE 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. REAR SETBACK: 7 FEET, MINIMUM ALONG REAR DRIVE. PARKING SETBACK: 7 FEET, MINIMUM ALONG PUBLIC STREET.	LOT # USE: SMALL CONFORMS TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT. SIGN 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. REAR SETBACK: 7 FEET, MINIMUM ALONG REAR DRIVE. PARKING SETBACK: 7 FEET, MINIMUM ALONG PUBLIC STREET.
PARCEL 1	SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT.	SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.
USE 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. REAR SETBACK: 7 FEET, MINIMUM ALONG REAR DRIVE. PARKING SETBACK: 7 FEET, MINIMUM ALONG PUBLIC STREET.	LOT # USE: SMALL CONFORMS TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT. SIGN 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. REAR SETBACK: 7 FEET, MINIMUM ALONG REAR DRIVE. PARKING SETBACK: 7 FEET, MINIMUM ALONG PUBLIC STREET.
PARCEL 2	SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT.	SHALL CONFORM TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT SIGN REGULATIONS.
USE 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. REAR SETBACK: 7 FEET, MINIMUM ALONG REAR DRIVE. PARKING SETBACK: 7 FEET, MINIMUM ALONG PUBLIC STREET.	LOT # USE: SMALL CONFORMS TO C-3 GENERAL RETAIL AND HIGHWAY-ORIENTED COMMERCIAL DISTRICT. SIGN 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. REAR SETBACK: 7 FEET, MINIMUM ALONG REAR DRIVE. PARKING SETBACK: 7 FEET, MINIMUM ALONG PUBLIC STREET.

PELDS ENGINEERING COMPANY

Architects | Engineers | Surveying
2323 Dixon Street, Des Moines, Iowa 50319 | P.O. Box 4024, Des Moines, Iowa 50316 | P: 515 282 4188

THE VILLAGE AT GRAY'S LAKE
DES MOINES, IOWA

DATE:	8.7.2019	SCALE:	1"=100'
PROJECT:	THE VILLAGE AT GRAY'S LAKE	SHEET:	19-054
COVER SHEET			

