



Date January 13, 2020

**RESOLUTION APPROVING “LEVEL” PUD DEVELOPMENT PLAN FOR  
PROPERTY LOCATED AT 220 MAPLE STREET**

**WHEREAS**, on September 23, 2019, by Roll Call No. 19-1546, the City Council rezoned and conditionally approved Bridge District II, L.L.C.’s “Bridge District PUD Conceptual Plan” for real property which included property located at 220 Maple Street (“Property”) to allow development of a 5-story, 121-unit multiple family development with 53 indoor parking spaces and 153 surface off-street parking spaces, which resolution required that “all final development plans are subject to review and approval by the Plan and Zoning Commission, and the City Council”; and

**WHEREAS**, at a public hearing held on December 19, 2019, the City of Des Moines Plan and Zoning Commission voted 12-0 for **APPROVAL** of a Preliminary Plat “Level” on property located at 220 Maple Street, owned by Bridge District II, L.L.C., represented by Kris Sadoris (officer), to allow Outlot C of Bridge District Plat 2 to be re-platted as a development lot, subject to conditions, and **APPROVAL** of a PUD Development Plan for “Level” to allow development of a 5-story, 121-unit multiple-family dwelling with 53 indoor parking spaces and 153 surface off-street parking spaces at 220 Maple Street, subject to the following conditions:

1. Compliance with all administrative review comments of the City’s Permit and Development Center.
2. All site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height.
3. Provision of black LED street light fixtures and black metal poles.
4. All necessary external mechanical equipment shall be roof-mounted and screened on all sides equal to the height of the equipment.
5. All utility meters, transformers, and other utilities shall be placed along internal side or rear facades of the buildings.
6. Any trash enclosure shall be constructed of masonry walls that match the primary building with solid steel gates.
7. Review and approval of the finalized landscaping plan by the Planning Administrator.
8. Provision of all necessary pedestrian and vehicular cross access easements.
9. Review and approval of the finalized building elevations and materials by the City’s Planning Administrator.

**WHEREAS** the property is legally described as follows:

Lot 1 of Bridge District Plat 4, An Official Plat, Now included in and forming a part of the City of Des Moines, Polk County, Iowa.

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

1. The communication from the Plan and Zoning Commission is hereby received and filed.



**Roll Call Number**

**Agenda Item Number**

29B

**Date** January 13, 2020

2. The proposed "Level" PUD Development Plan, as on file in the Community Development Department, is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to revision of the Plan to add the conditions stated above.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

Judy K. Parks-Kruse  
Judy K. Parks-Kruse  
Assistant City Attorney

(13-2020-7.56)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, P. Kay Cmelik, 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